

MORTON FRASER

SOLICITORS



MARCHMONT
1F1, 8 Livingstone Place, EH9 1PA

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1F1, 8 Livingstone Place,
EH9 1PA

VIEWING

By appointment, Telephone
0131 247 1010

PRICE

Offers Around £165,000.

This well appointed traditional first floor flat occupies a sought after residential location and is within close proximity to the green open spaces of The Meadows, excellent local amenities and Sciennes Primary School. The property presents an ideal buy to let opportunity, has been freshly decorated in neutral tones and provides well proportioned accommodation comprising: entrance hall, spacious lounge/kitchen which benefits from substantial built in storage facilities and an attractive focal fireplace which incorporates an electric fire. The kitchen area itself has been fitted with a range of modern units to base and wall level with the electric cooker and the fridge being included in the sale. A shower room with two piece white suite and separate shower recessed area. One double bedroom with decorative coving to ceiling and one single bedroom. The property further benefits from double glazing and all main rooms have been fitted with electric wall heaters.

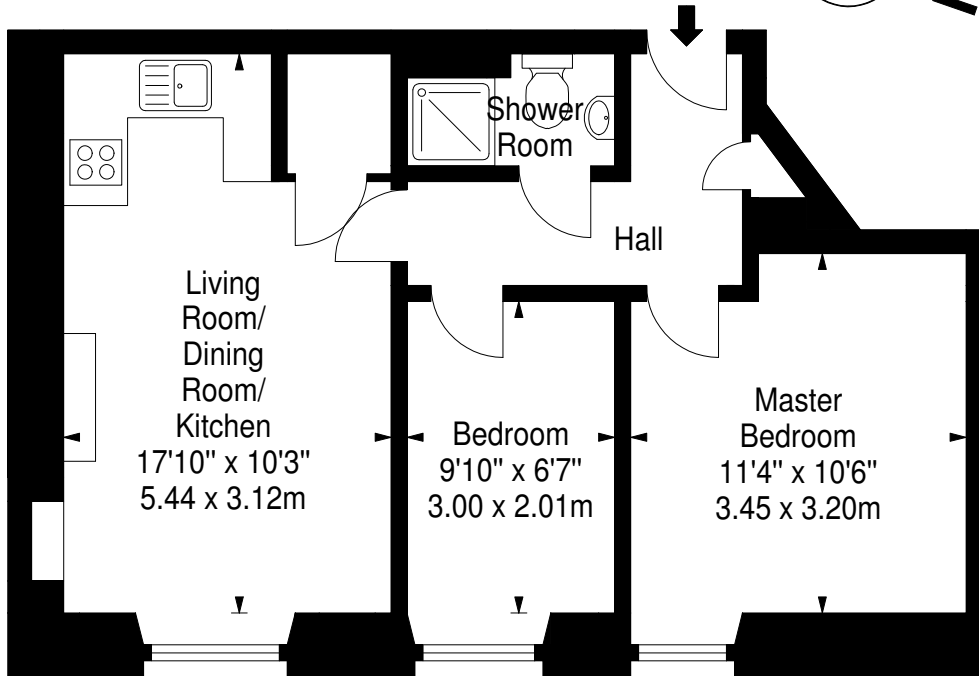
LOCATION

Marchmont is located to the south of the city centre, about a mile and a half from Princes Street and a short walk from the neighbouring areas of Morningside, Bruntsfield and Newington. The convenience of location and high level of local amenity have made it one of the city's most sought after locations. Marchmont has an excellent selection of speciality shops including delicatessens, grocers, butchers and fishmongers along with a post office and bank. There are cafes, bars and restaurants in Marchmont and the neighbouring areas, all within comfortable walking distance. Marchmont has swimming baths on Thirlestane Road and it is just a few minutes walk to the open spaces and sports facilities available on The Meadows and Bruntsfield Links. There are a number of golf courses on the south side of the city and there are cinemas at Morningside, Tollcross and Lothian Road with Theatres at Morningside and Tollcross. Regular bus services are available from Marchmont and there is easy access to the city bypass from Fairmilehead. There is both public and private schooling in the area.

EXTERIOR

There is an area of communal garden ground to rear and on-street residents permit parking is located to the front.

Livingstone Place, EH9 1PA
Approx. Gross Internal Area
468 Sq Ft - 43.48 Sq M



First Floor

For identification only. Not to scale.
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MORTON FRASER LLP

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1. Interested parties: (a) Should contact Morton Fraser Property if they have any specific queries about the property or the property schedule, particularly if they intend to travel long distances to view. (b) Should not assume that any planning permission, building warrants, completion certificates or other consents have been obtained for alterations, replacement windows or changes of use and they should verify the position before offering. (c) Are advised to note their interest with Morton Fraser Property as soon as possible so that they may be informed if a closing date is set or if there is a change in the selling circumstances. Noting interest does not place any obligation on our client to set a closing date or give every noted interest the opportunity to offer. No responsibility will be accepted for expenses incurred by parties who have noted interest but do not get an opportunity to offer. (d) Should note that no responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn. 2. Although it is our clients' intention to sell the property they are not bound to accept the highest offer, or any offer, or in the event of competing interest, to set a closing date.

