



**Deans Properties**

Deans Solicitors and Estate Agents LLP



**8/9 Blackwood Crescent  
Newington, EH9 1QY**



## FOURTH FLOOR FLAT

- Living Room
- Kitchen/Dining Room
- Utility
- Double Bedroom
- Boxroom
- Bathroom
- Shared Rear Garden
- On-Street Permit Parking
- Double Glazing
- EPC Rating – E



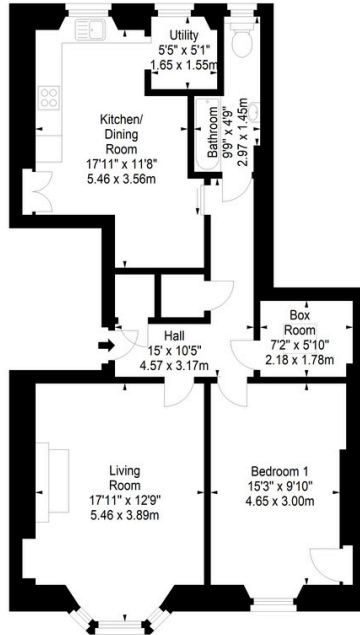
This exceptionally spacious fourth floor flat forms part of a traditional tenement in Newington, close to convenient amenities including shops, restaurants and leisure facilities at the Commonwealth Pool. Edinburgh University is easily accessible and there is lovely outdoor space at the Meadows and Arthur's Seat. The accommodation comprises; generous, bay-windowed living room with attractive marble fireplace, recently upgraded kitchen/dining room with utility, spacious double bedroom, boxroom and bathroom with shower over bath. There is a shared garden to the rear and on-street permit parking in the area. The property is fully double glazed and has electric storage heaters. The whole roof has been previously overhauled. Included in the sale are the fitted floor coverings, curtains, oven, hob, hood, dishwasher, lightshades and bedroom wardrobe. The appliances included are sold as seen with no warranty provided.



**Blackwood Crescent,  
Edinburgh,  
Midlothian, EH9 1QY**



Approx. Gross Internal Area  
814 Sq Ft - 75.62 Sq M  
For identification only. Not to scale.  
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Fourth Floor

Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.



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