



26/5 Blackwood Crescent
Newington, EH9 1QX

Deans 
Solicitors & Estate Agents LLP



SECOND FLOOR FLAT

- Living Room
- Kitchen
- Three Bedrooms
- Shower Room
- Communal Rear Garden
- On-Street Permit Parking
- GCH
- Sash Windows and Working Wooden Shutters
- EPC Rating – C



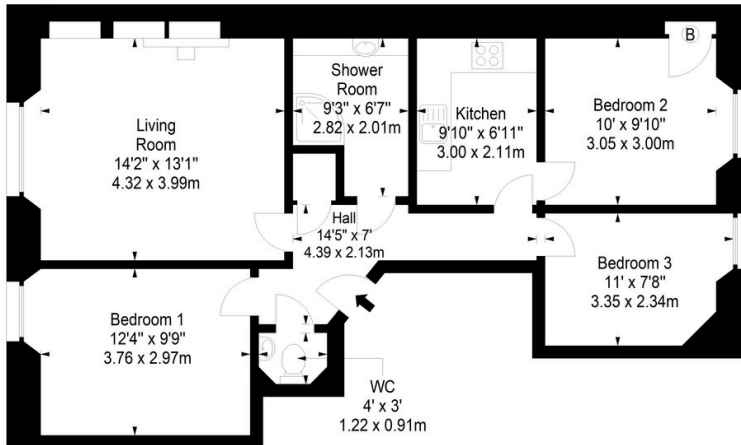
Forming part of a traditional tenement with original period features including ornate cornicing and working shutters this well-presented second floor flat is situated in the highly desirable location of Newington, south of Edinburgh city centre. The property is close to convenient amenities including shops, bars and restaurants. There is lovely outdoor space at the Meadows and Arthurs Seat. The property is also a short walk away from Edinburgh University and Kings Buildings. The accommodation comprises; a welcoming hallway, spacious living room with original marble fireplace, separate kitchen, three generously sized bedrooms, shower room and separate toilet. Externally there is a shared garden to the rear and on-street permit parking is available in the area. The property has sash windows and working wooden shutters and has gas central heating with newly fitted boiler in September 2022 with a 10-year warranty. Included in the sale are the fitted floor coverings, curtains, oven, hob, fridge-freezer and light shades. Other items may be available by separate negotiation. All appliances are sold as seen with no warranty provided. The property has been let under its HMO licence with long term tenants and the application for a 3-year continuation of the existing licence has recently been lodged with the local authority.



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



Approx. Gross Internal Area
757 Sq Ft - 70.33 Sq M
For identification only. Not to scale.
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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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