



17 (3F1) Blackwood Crescent
Newington, EH9 1RA

deans 
Solicitors & Estate Agents LLP



THIRD FLOOR FLAT

- Living Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- W.C.
- Communal Rear Garden
- On-Street Permit Parking
- Double Glazing & GCH
- EPC Rating – D



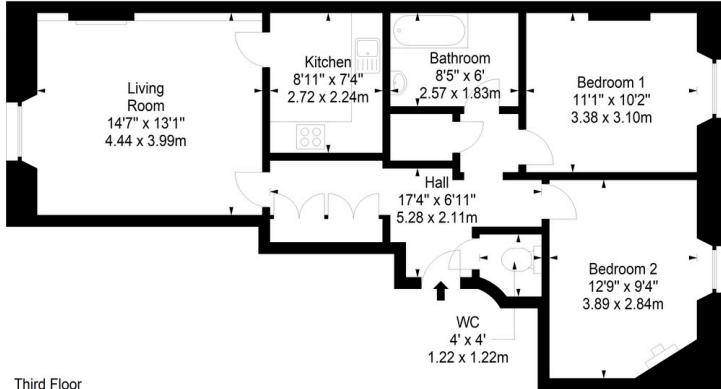
Forming part of a traditional building boasting views of Arthurs Seat and Sailsbury Crags, this light and airy third floor flat is situated in the popular area of Newington, south of Edinburgh City Centre. The property is close to a wide range of convenient local amenities including shops, bars and restaurants. Ideally located near the meadows, this property offers easy access to peaceful green spaces, with Edinburgh University and the Kings Buildings just a short walk away. The accommodation comprises: a welcoming entrance hallway, spacious living room with featured fireplace, separate kitchen, two good-sized double bedrooms, bathroom and separate W.C. Externally there is a communal garden to the rear and on-street permit parking is available in the area. The property features double glazing and gas central heating. Included in the sale are the: fitted carpets and floor coverings, curtains, oven, hob, hood, fridge, washing machine and light shades. All appliances are sold as seen with no warranty provided.



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



Approx. Gross Internal Area
721 Sq Ft - 66.98 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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