



24/8 Blackwood Crescent
NEWINGTON | EDINBURGH | EH9 1QX


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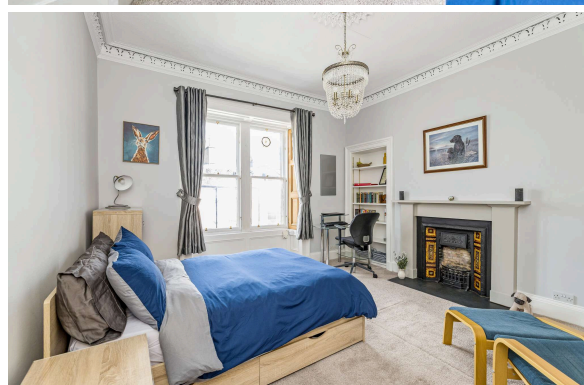
A rare opportunity has arisen to acquire a particularly charming top floor, two-bedroom flat retaining some lovely period features, including working shutters throughout, and forming part of a sought after, high amenity area. This lovely home is presented in excellent decorative order throughout having been renovated by the present owner and offers spacious accommodation making it an ideal buy for a small family, investor or a couple looking for more space. The living room, currently used as a bedroom, is bright and spacious with great views to Arthur's Seat, a fireplace, Edinburgh press and ornate cornicing. It also features a deep storage cupboard. The fully fitted kitchen comprises a fridge/freezer, integrated dishwasher, integrated washer/dryer, induction hob, oven and fan. There are two well-proportioned bedrooms, one of which is currently used as a living room, and has a fireplace and space for dining, while the other features an Edinburgh Press and window seat. Completing the accommodation is the bathroom with walk-in shower, and heated towel rail. There is a separate WC. The property also benefits from a shared garden and permit parking.

- Hallway with storage cupboard
- Well appointed kitchen with integrated appliances
- Spacious living room, currently used as a bedroom, with traditional features and views
- Two well-proportioned bedrooms
- Bathroom
- Separate WC
- Gas central heating
- Shared garden
- Residents' permit parking
- Excellent local amenities close at hand

Energy Rating C. Council Tax band B.

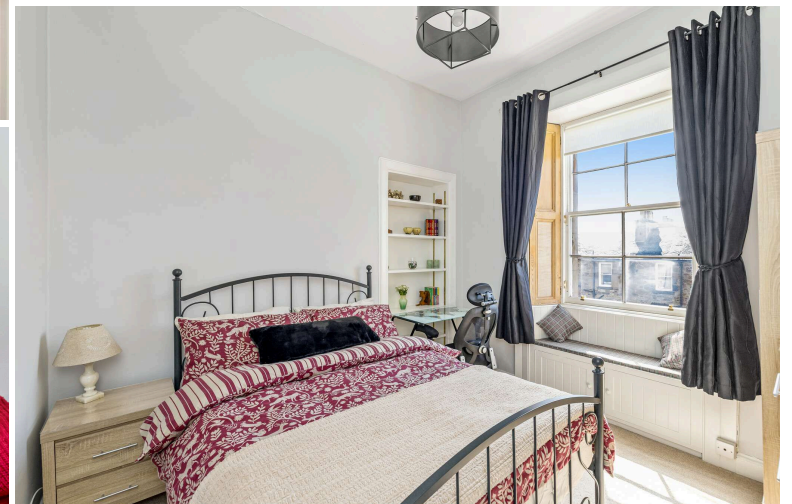
Included in the sale will be the integrated appliances and blinds. Please note that the chandelier in the living room and lights in the hall will be replaced prior to sale. Other items will be available by separate negotiation.

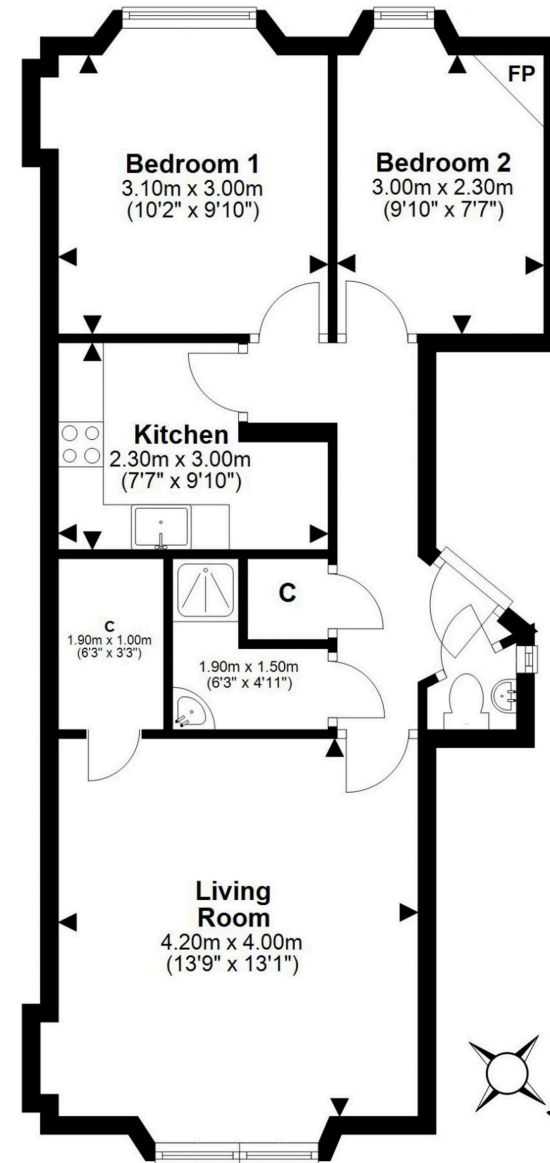
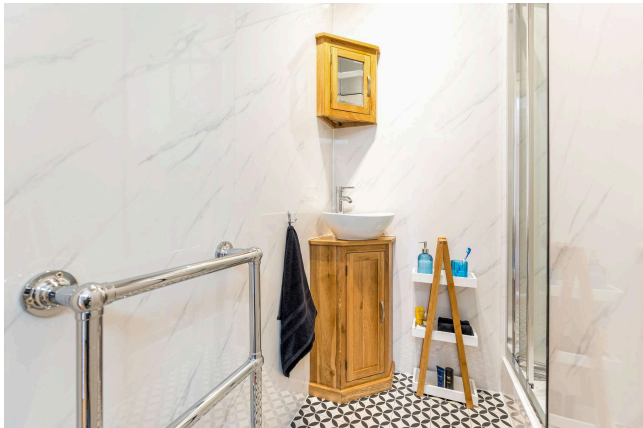
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





Newington is a thriving community in Edinburgh's southside, popular amongst city dwellers and students alike due to the superb amenities on offer and the convenience of access to Edinburgh's business sector and the central universities. The area is set against the backdrop of Arthur's Seat, one of the City's famous landmarks and also borders the green expanse of the Meadows. There is an extensive choice of shops including Tesco and Sainsbury stores, plus banking and post office services. The Cameron Toll Centre offers shopping facilities open seven days a week. Leisure and sporting opportunities are in abundance and include the Festival Theatre, the Queen's Hall, Dynamic Earth, the Royal Commonwealth Pool and plenty of fashionable bars, cafes and restaurants. The property is conveniently placed for those connected to the Royal Infirmary and Scottish Parliament. Regular bus services run to the City Centre and other areas, whilst Waverley Railway Station and the City Bypass are both within easy reach.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.