



18/7 Blackwood Crescent  
NEWINGTON | EDINBURGH | EH9 1QY

**warners**  
solicitors & estate agents



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Set within a modern, purpose-built development in the highly sought-after heart of Newington, this spacious second-floor apartment offers comfortable contemporary living along with the added benefit of a secure, off-street, lockable allocated parking space. Ideally positioned, the property is surrounded by an excellent range of local amenities and is within easy walking distance of the city centre. Superb transport links, University buildings, and the expansive green spaces of the Meadows and Arthur's Seat are all conveniently close by.

The accommodation opens into a welcoming entrance hallway featuring two generous storage cupboards. The bright and airy lounge provides an attractive Juliet balcony and ample space for dining, creating a wonderful area for both relaxing and entertaining. A well-appointed fitted kitchen complements the living space. The principal bedroom benefits from a built-in wardrobe and a stylish en-suite shower room, while the second well-proportioned double bedroom offers flexible accommodation. A modern main bathroom completes the apartment.

- Modern apartment in the heart of Newington
- Secure, lockable allocated parking space
- Welcoming hallway with excellent storage
- Bright lounge with Juliet balcony
- Fitted kitchen
- Two double bedrooms
- Two bathrooms
- Extensive transport links and local amenities.

Council Tax Band E, Energy Rating B

Fees payable to factor approx. £84 per month.

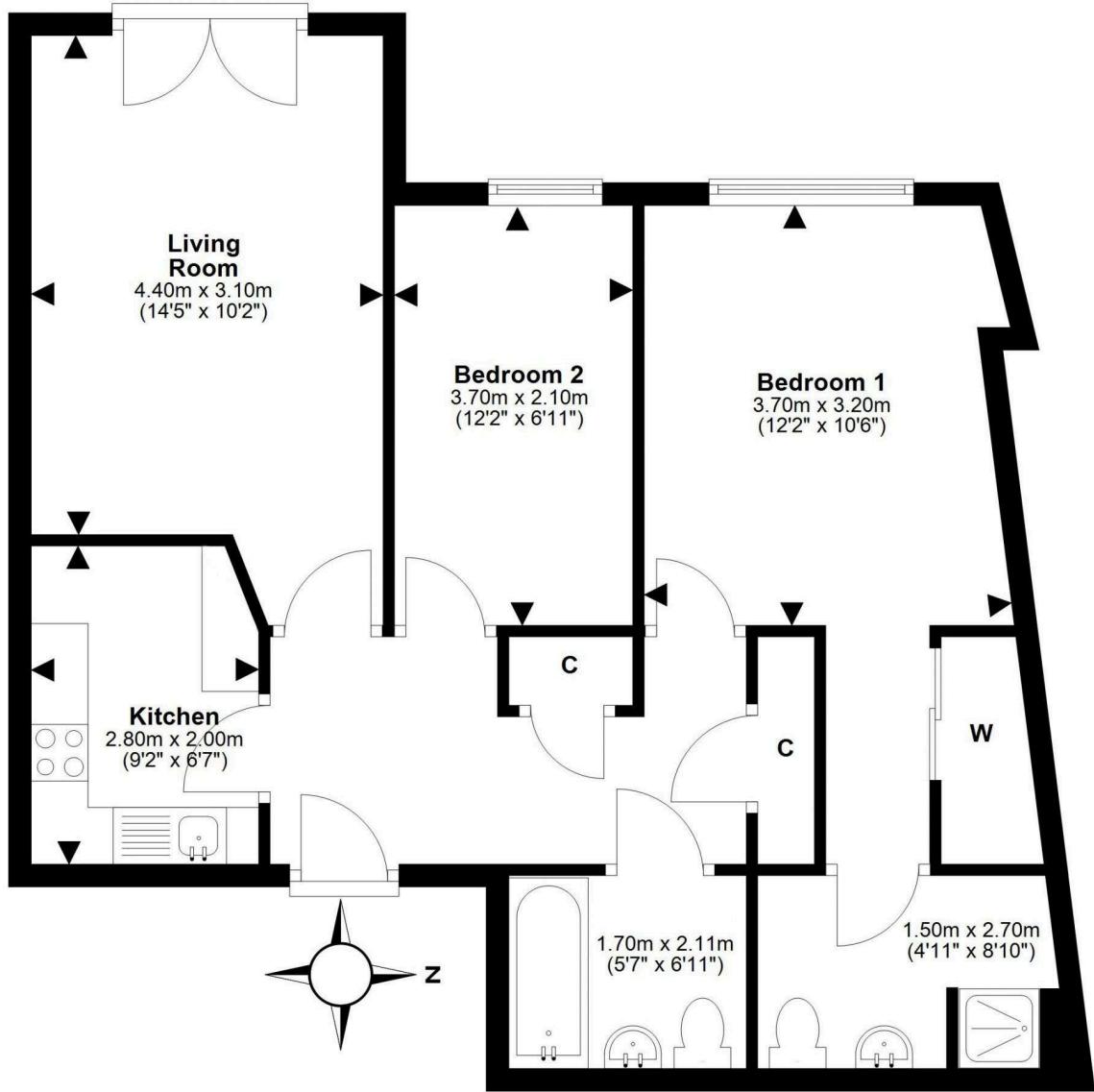
**ASKING PRICE: OFFERS OVER £265,000**



Property sold as seen.

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 available and plenty of fashionable bars, cafes and restaurants. Leisure and sporting opportunities are available at the nearby Royal Commonwealth Pool. Regular bus services run to the City Centre and other areas, whilst The Royal Infirmary and Scottish Parliament are easily accessible. There is good quality schooling, both in the public and private sectors.





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.