

COULTERS[©]

3F1 23 BLACKWOOD CRESCENT

NEWINGTON, EDINBURGH, EH9 1RA

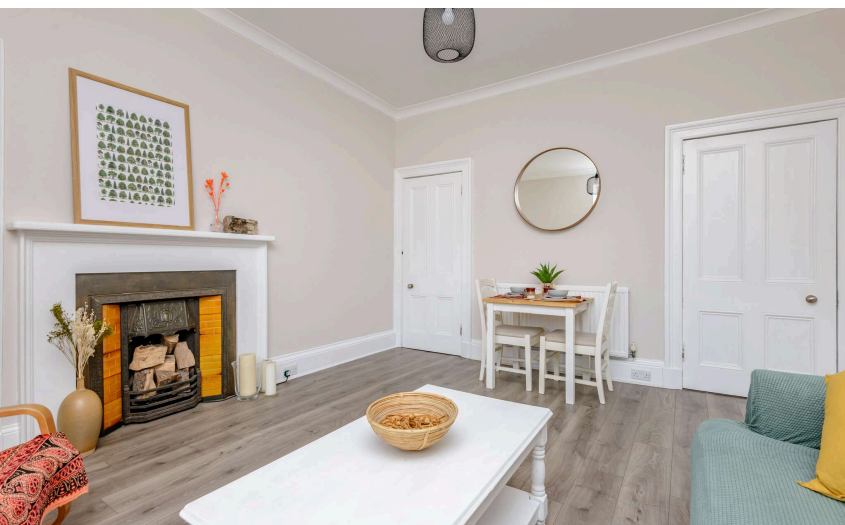
 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated in the popular Newington area, within easy reach of the University of Edinburgh, a wide range of local amenities and the open green spaces of The Meadows, this beautifully presented two-bedroom top floor flat offers bright and well-proportioned accommodation in a highly convenient location with picturesque views towards Arthur's Seat often featuring breathtaking sunrises.

The property is ideally suited to first-time buyers, professionals and investors. Accommodation comprises in brief:



Spacious entrance hall, elegant living/dining room with fireplace and access to kitchen with natural light from above. Two spacious double bedrooms, the primary featuring built-in storage and a convenient wash hand basin. The bathroom, separate wc and utility cupboard are all accessed from the circulation hallway.

Outside: To the rear of the property is a well-maintained enclosed communal garden directly accessed from the communal stair.



KEY FEATURES



Superb top floor 2 bedroom flat



Bright and beautifully presented



Elegant living/dining room with fireplace



Picturesque views to Arthur's Seat



Bathroom and separate WC



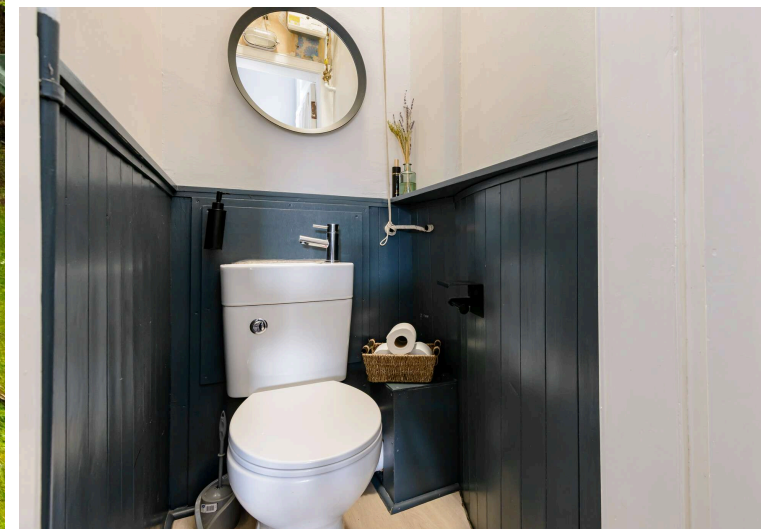
Communal garden to rear



EPC Rating - D



Council Tax Band - C



Communal area

The communal owners of the tenement are in regular communication - the cupola above the communal stairwell was extensively repaired during July 2026 and the lighting to the communal stair is undergoing an upgrade during August 2026.

Fixtures and Fittings

All integrated appliances and floor coverings are included in the sale. White goods and furniture may be available by separate negotiation





THE LOCAL AREA

Newington is an ideal location for families, professionals and students alike, with excellent nearby local amenities and the University of Edinburgh close by.

Fantastic recreational opportunities include The Royal Commonwealth pool and gym a short walk away, The Meadows with its tennis courts and cycle tracks, and the wonderful open spaces of Holyrood Park and Arthur's Seat.

Prestonfield Golf Club and Priestfield Tennis Club are also just a short distance away. There are regular bus services connecting Newington to other parts of the city and Waverley Train Station.



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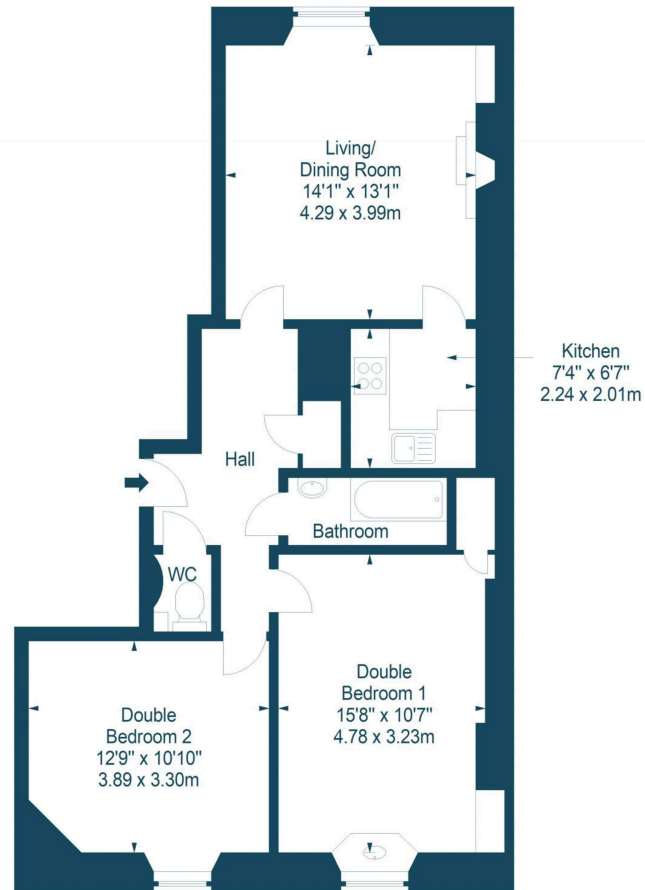
HOME REPORT VALUATION: £300,000



Blackwood Crescent,
Edinburgh,
Midlothian, EH9 1RA



Approx. Gross Internal Area
735 Sq Ft - 68.28 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Third Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.