



# 7/4 Blackwood Crescent

Edinburgh, EH9 1QZ



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62sqm

EPC

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**AS** Anderson  
Strathern



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This attractive first-floor flat forms part of a traditional stone-built tenement in the sought-after Newington district. Offering approximately 62sqm of well-proportioned accommodation, the property combines period character with modern upgrades.

The layout comprises a welcoming entrance hall, a bright living room with sash-and-case windows, a fitted kitchen, two bedrooms, a bathroom, and a separate cloakroom with WC.

The main living space enjoys excellent natural light, thanks to its west-facing aspect. Both bedrooms are generously sized, with one offering flexibility as a home office or study, if required. The kitchen is fitted with contemporary units and ample worktop space, while the bathroom and cloakroom add convenience for modern living.

Further benefits include gas central heating, double glazing, and access to a shared rear garden. The property retains original features such as timber doors and decorative plasterwork, adding charm to its practical layout.

Ideal for professionals, first-time buyers, or investors, this flat offers a versatile and comfortable home in a vibrant location close to excellent amenities and transport links.

## Property features

- Period features
- Modern kitchen
- Spacious bedrooms
- Gas central heating
- Double glazing
- Shared garden grounds
- On-street parking

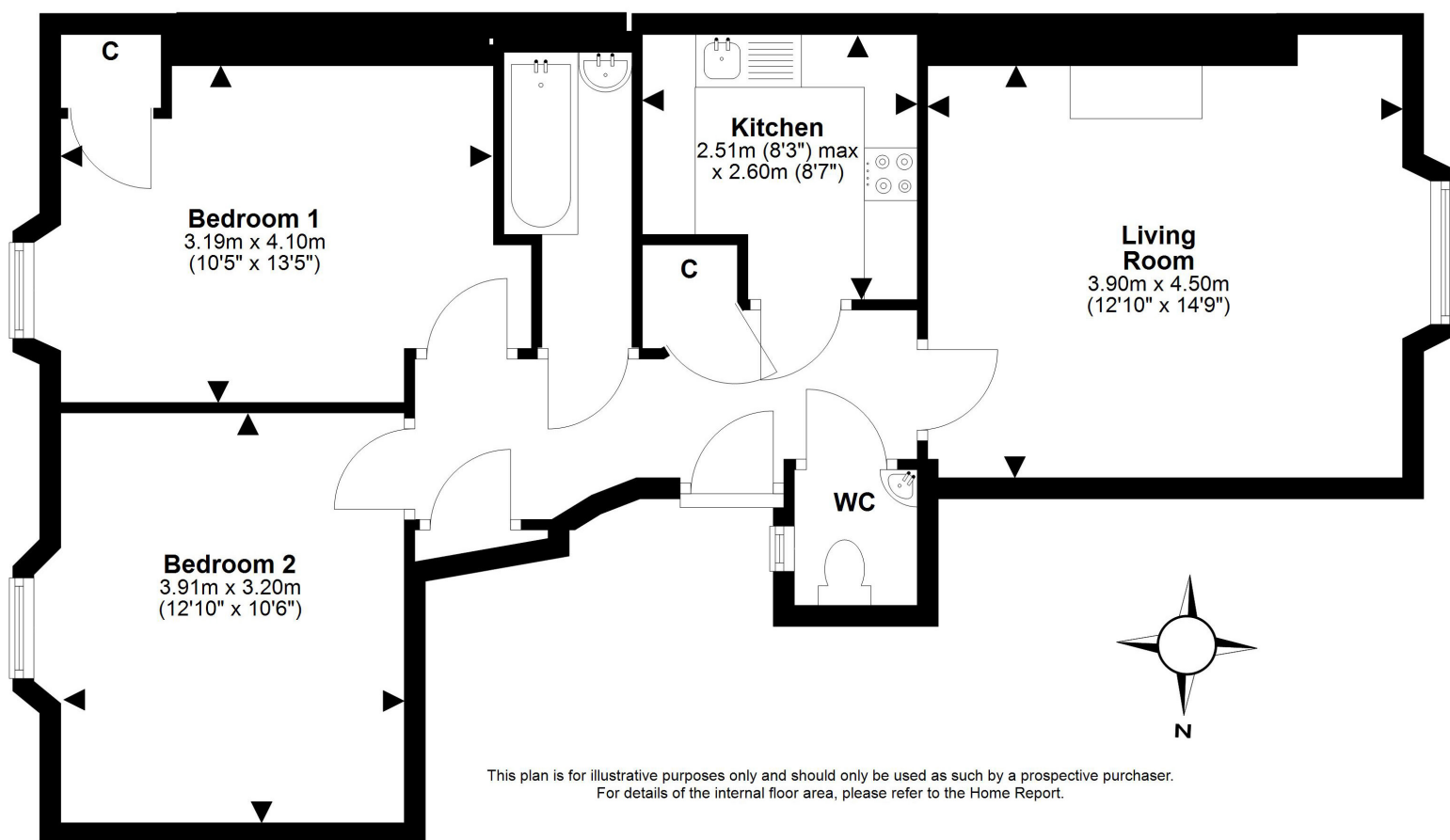






## Location

Newington is a highly sought after residential neighbourhood south of the city, served by excellent local amenities including a wide range of everyday and specialist shops, bars, restaurants and cafes. Within easy reach is more comprehensive shopping at Cameron Toll Shopping Centre as well as a number of other retail shops within a short car drive or bus journey away at Straiton Retail Park. Leisure and recreational amenities are plentiful with the Royal Commonwealth Pool and the green open spaces of The Meadows, Arthur's Seat, Holyrood Park, Prestonfield and Craigmillar golf courses, the Hermitage of Braid and Blackford Hills all located nearby. The area is also well suited for access to the Royal Infirmary of Edinburgh and Edinburgh University. There is good road access to the city bypass with excellent connections to the central motorway network. There are also regular bus services running to and from the city centre.



## Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

Council Tax band C

The building is managed by Charles White Factors at an approximate cost of £134pm, which includes building block insurance, garden maintenance, stair cleaning, upkeep of common grounds, window cleaning and gutter cleaning.

As of January 2026, the property is tenanted, however it will be sold with vacant possession.

Any offers should be submitted to [residential@andersonstrathern.co.uk](mailto:residential@andersonstrathern.co.uk)

### Notes

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 receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form 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 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 Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

**espc**

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