



8/2 Blackwood Crescent
NEWINGTON | EDINBURGH | EH9 1QY

warners
solicitors & estate agents

Callander.co.uk
0131 558 3000
D.J. ALEXANDER
TO LET



8/2 Blackwood Crescent

NEWINGTON | EDINBURGH | EH9 1QY

Situated within the ever-popular Newington district, moments from the University of Edinburgh, excellent local amenities, and the expansive open green spaces of The Meadows, this immaculately presented two-bedroom first floor flat offers an exceptional opportunity for first-time buyers, professionals, or investors alike.

Internally, the property is bright, spacious, and beautifully maintained throughout, combining attractive period character with stylish modern finishes. The accommodation centres around a generously proportioned bay-windowed living room, offering an elegant and welcoming living space enhanced by high ceilings, decorative cornicing, and abundant natural light.

To the rear, a contemporary fitted kitchen/dining room is well-appointed with a range of modern units and integrated appliances, providing an excellent space for both everyday living and entertaining. The property further benefits from two well-proportioned double bedrooms, including a spacious principal bedroom, alongside a versatile box room ideally suited as a home office, study, nursery, or additional storage space.

Completing the accommodation is a well-maintained bathroom and excellent hallway storage, while additional benefits include gas central heating and access to a beautifully maintained communal rear garden.

Offering generous proportions, charming original features, and an enviable location in one of Edinburgh's most desirable residential areas, this is a superb city home with broad appeal.

- Early viewing is highly recommended.
- Prime Newington location near Edinburgh University & The Meadows
- Bright, immaculate first-floor flat
- Two spacious double bedrooms + box room
- Elegant period features & high ceilings
- Modern kitchen with integrated appliances
- Ideal first home or investment opportunity

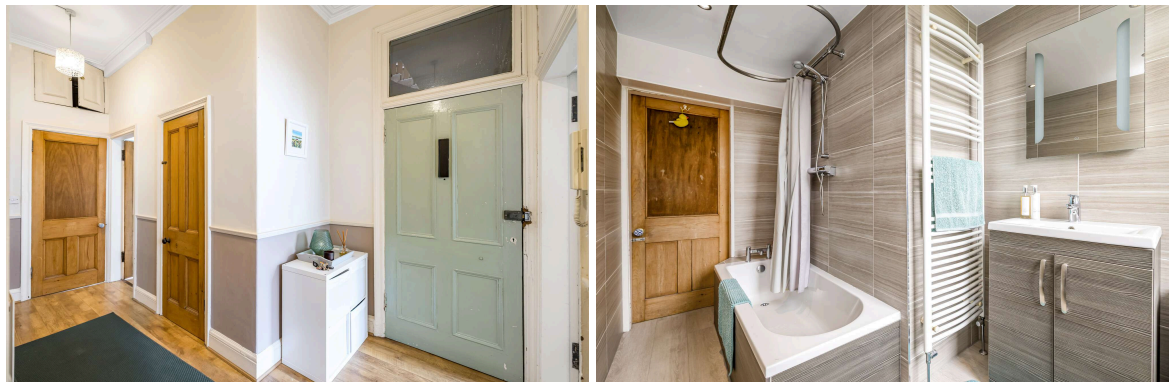
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

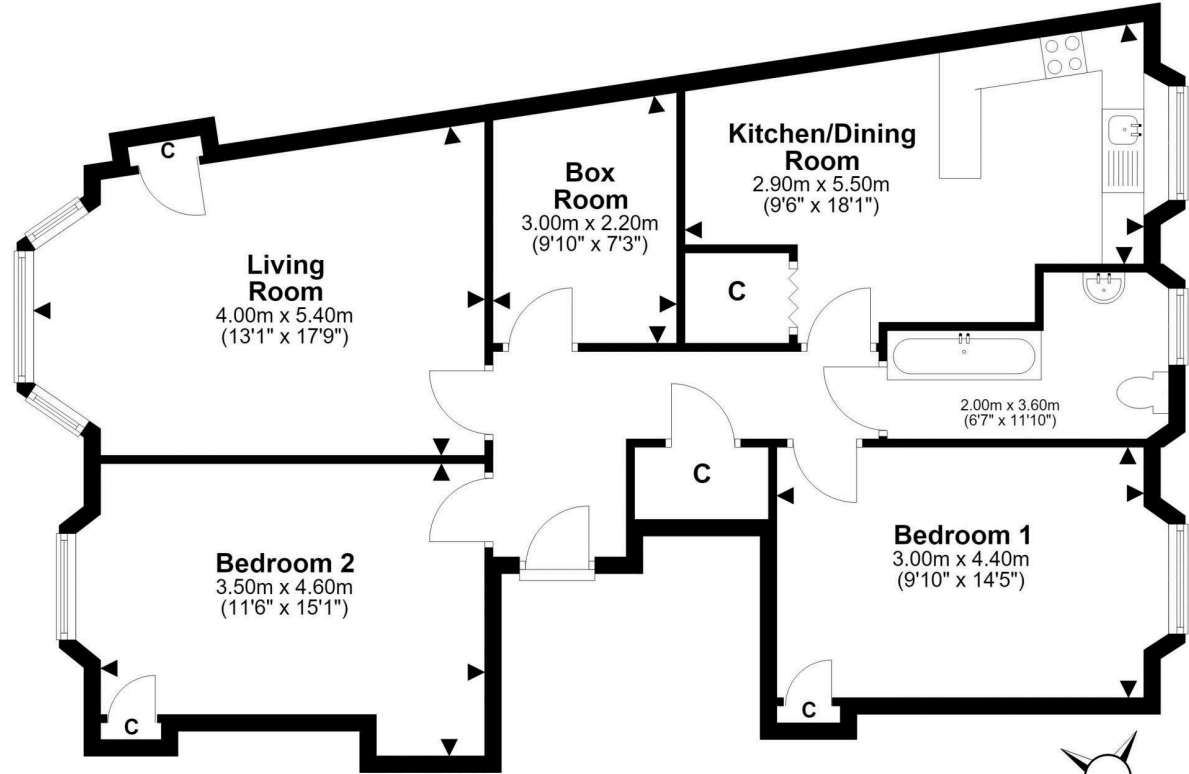




Newington is a thriving community in Edinburgh's southside, popular amongst city dwellers and students alike due to the superb amenities on offer and the convenience of access to Edinburgh's business sector and the central universities. The area is set against the backdrop of Arthur's Seat, one of the 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.

Energy rating C, Council tax band D. There is no formal factor fee for this property. Extras included in this sale will be living room blinds, front bedroom blind, back bedroom blind, bathroom blinds, kitchen blind, back bedroom curtains, fridge freezer located in kitchen, and washer/drier in kitchen.





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.

