



30/8 Blackwood Crescent
NEWINGTON | EDINBURGH | EH9 1QX

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Simply stunning two-bedroom, double upper style flat forming part of a traditional tenement in the highly sought-after Newington district of Edinburgh, just south of the city centre.

This outstanding apartment has been tastefully decorated to a high standard throughout and is presented to the market in move-in condition. The spacious living room is flooded with natural light creating a fantastic space for relaxing or entertaining guests. The open plan kitchen/dining room is also of an excellent size and stylishly blends contemporary fittings with period features. The bedroom on the lower level as a reasonably sized double, and could also be employed as a home office, study or gym giving the property a good degree of flexibility. A stylish shower room with WC completes the accommodation on this level.

the accommodation on the upper level comprises the principal bedroom which is of an excellent size, benefitting from plenty of integral cupboard storage, and a modern family bathroom.

Outstanding local amenities include the Royal Commonwealth Pool and a range of retail outlets and eateries, and the property is conveniently located to offer easy access to public transport links.

Offering immense appeal to a wide range of buyers including couples and young families in addition to holding investment potential, early viewing is essential.

- Two-bedroom double upper flat
- Highly desirable, central location
- Living room
- Kitchen/dining room
- Two double bedrooms
- Shower room
- Bathroom
- Communal rear garden
- Permit parking
- Excellent local amenities
- Roof access via ladder

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



Energy Rating D, Council Tax D

Stair cleaning fees are approximately £92 per year.

All fixtures, fittings, appliances and almost all furniture are included in the sale. (excluding the desk and chair in the study, piano and stool, living room wooden coffee table, and any rugs and soft furnishings)

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.



