



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**27/8 BLACKWOOD CRESCENT,**  
Newington, Edinburgh, EH9 1RA



Part of Newington's South Side conservation area, this traditional top-floor flat has a highly convenient location. It is close to The Meadows, and is within easy reach of fantastic amenities and regular transport links for swift travel to the heart of the city centre. The one-bedroom home also benefits from large rooms with high ceilings, offering a generous amount of space. Furthermore, it is presented throughout in light neutral hues, providing buyers with an appealing blank canvas. The city flat will certainly appeal to professionals, couples, and first-time buyers alike.

Extras: an electric cooker, a fridge/freezer, and a new washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

## FEATURES

- A spacious top-floor flat
- Part of a traditional tenement building
- Sought-after location in Newington
- Neutral interior design
- Welcoming entrance hall
- Southwest-facing living room with period features
- Spacious dining kitchen with a pantry
- Large double bedroom with built-in wardrobe
- 2pc bathroom with overhead shower
- Separate 1pc WC
- Large, well-kept communal garden
- Controlled permit parking (Zone 7)



"A SPACIOUS  
ONE-BEDROOM CITY  
FLAT IN A DESIRABLE  
LOCATION THAT IS  
SURE TO APPEAL TO  
PROFESSIONALS"



EPC RATING:

D

COUNCIL TAX BAND:

C

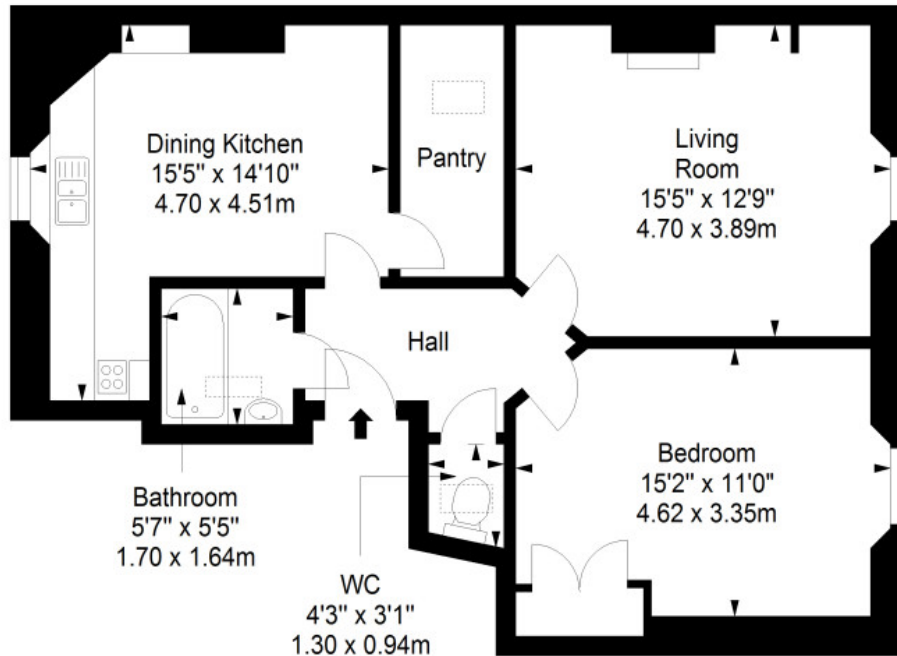
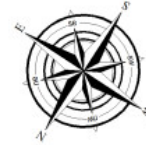
VIEWINGS

By appointment with Gilson Gray on 0131 516 5366



GILSONGRAY.CO.UK

Top Floor  
Approx. 64.2 sq. metres (691.1 sq. feet)



Total area: approx. 64.2 sq. metres (691.1 sq. feet)

EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



BORDERS

01890 880 008

@gilsongrayprop | gilson gray property | gilson gray property | @gilsongrayprop



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