



28/8 Blackwood Crescent

Blackford, Edinburgh, EH9 1QX



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Charming top floor flat, close to The Meadows & Edinburgh University

- Sitting/dining room
- Well-appointed kitchen
- Double bedroom
- Boxroom with skylight
- 2-piece bathroom & separate WC
- Excellent location close to amenities
- Original period features
- Secure entryphone system
- Communal rear garden
- Gas central heating



Offers Over: £235,000

EPC Rating: D

Council Tax: C

Tenure: Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

Located in the popular Newington area, close to the University of Edinburgh & the wide open spaces of The Meadows, this well presented 1 bedroom top floor flat offers a fantastic home ideal for a first-time buyer or investor alike.

The property is bright and well proportioned, and enjoys gas central heating, working shutters & period features throughout.

Extras

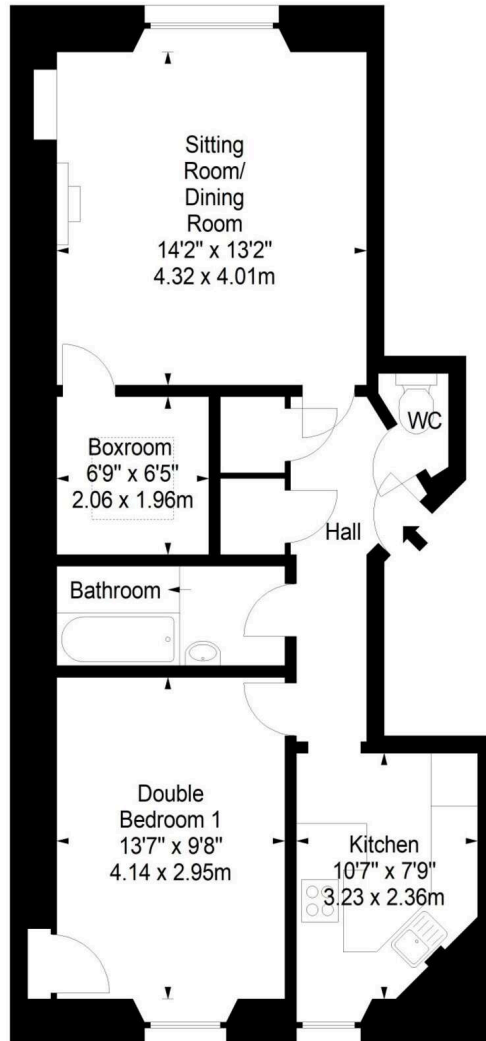
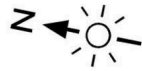
To include all fitted floor coverings, carpets, curtains, curtain poles, fridge/freezer, washing machine, oven, hob and cooker hood.



Blackwood Crescent,
Edinburgh,
Midlothian, EH9 1QX



Approx. Gross Internal Area
621 Sq Ft - 57.69 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Third Floor

Location

Newington is a sought-after residential neighbourhood south of the city, served by excellent amenities including a wide range of everyday and specialist shops, bars, restaurants and cafes. Leisure and recreational amenities are plentiful with the Royal Commonwealth Pool, The Meadows, Arthur's Seat, Holyrood Park, Prestonfield and Craigmillar golf courses, the Hermitage of Braid and Blackford Hills all nearby. This area is well suited for access to the Royal Infirmary of Edinburgh and Edinburgh University. There is convenient commuter links to the City Bypass with excellent connections to the central motorway network and regular bus services run to and from the city centre.





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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.