



# 28/1 Blackwood Crescent

Newington, Edinburgh, EH9 1QX



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## Immaculately presented 2 bed ground floor flat in the popular Newington area, close to Edinburgh University.

- Sitting room
  - Kitchen
  - 2 bedrooms
  - Bathroom & separate WC
  - Communal rear garden
  - Secure entryphone system
  - Bright & spacious accommodation
  - Well presented & in move in condition
  - Excellent location close to amenities
  - Gas central heating & double glazing
- Offers Over:

**£260,000**



Further information can be found in the home report.

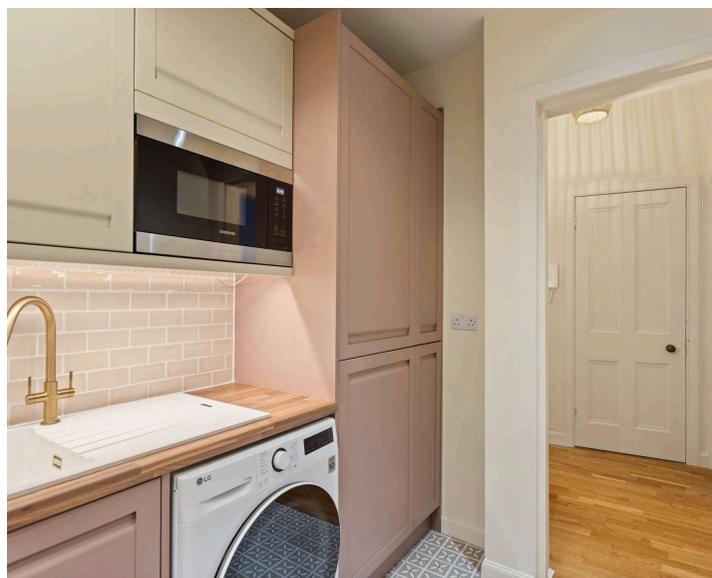
## About the Property

Located in the popular Newington area, close to the University of Edinburgh & the wide open spaces of The Meadows, this immaculately presented 2 bed ground floor flat offers a fantastic home ideal for a first-time buyer or investor alike.

Internally, the property is bright and well proportioned, featuring a modern fitted kitchen with integrated appliances alongside attractive period details such as cornicing and high ceilings. It further benefits from gas central heating, double glazing, and a well-maintained communal rear garden.

## Extras

To include all fitted carpets, floor coverings, curtains, curtain rails & blinds in addition to the white goods within the kitchen - oven, hob, cooker hood, fridge/freezer microwave and washing machine. Other items of furniture may be available by separate negotiation.





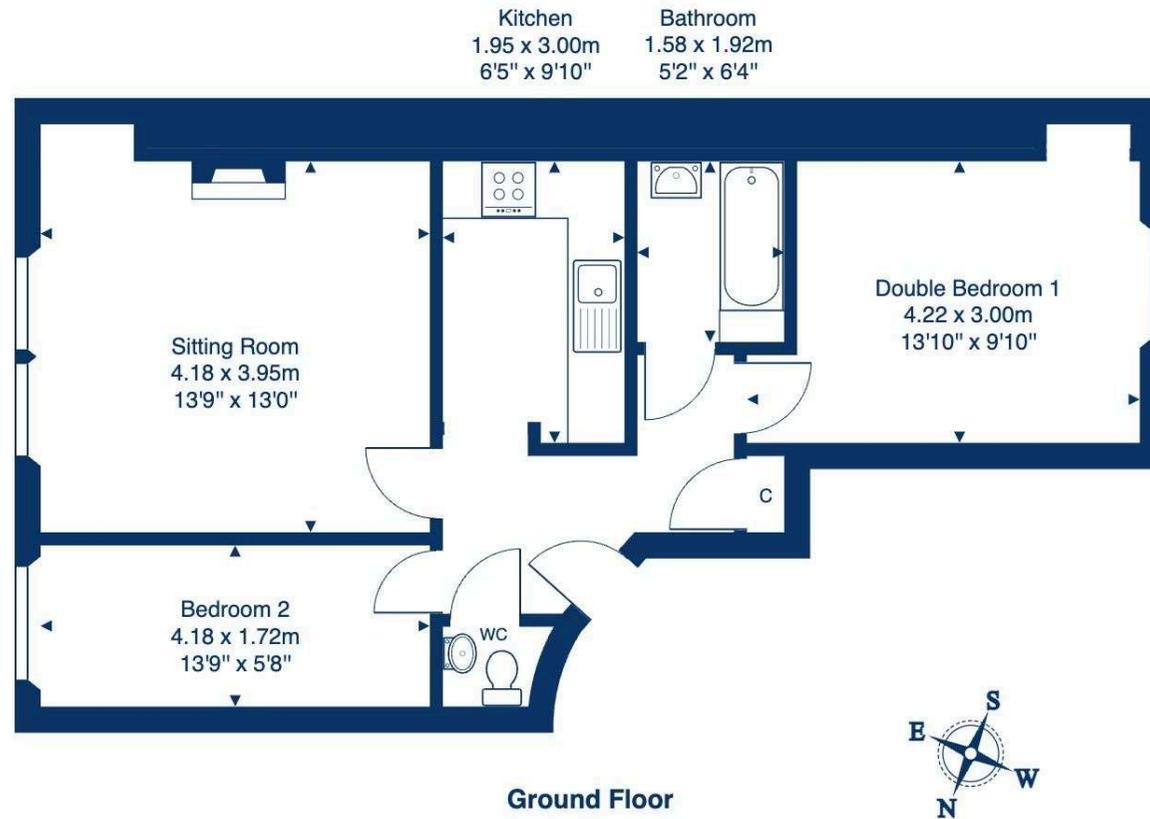
## 📍 Location

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 Cameron Toll Shopping Centre, as well as Straiton Retail Park and Fort Kinnaird. 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 are all located 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.



# Floor Plan

28/1 Blackwood Crescent, Edinburgh, EH9 1QX



Total Area: 58.2 m<sup>2</sup> ... 626 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



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**Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT**

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

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