

# 7/2 Blackwood Crescent

NEWINGTON, EDINBURGH, EH9 1QZ OFFERS



*Well presented, two-bedroom ground floor flat in great condition and very close to Edinburgh University, The Meadows and City Centre*



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McEwan Fraser Legal is delighted to present this traditional ground-floor flat with 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 LIVING ROOM



The two-bedroom flat 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 investors, professionals, couples, and first-time buyers alike.



# THE KITCHEN





# BEDROOM 1





# BEDROOM 2



# WC & BATHROOM



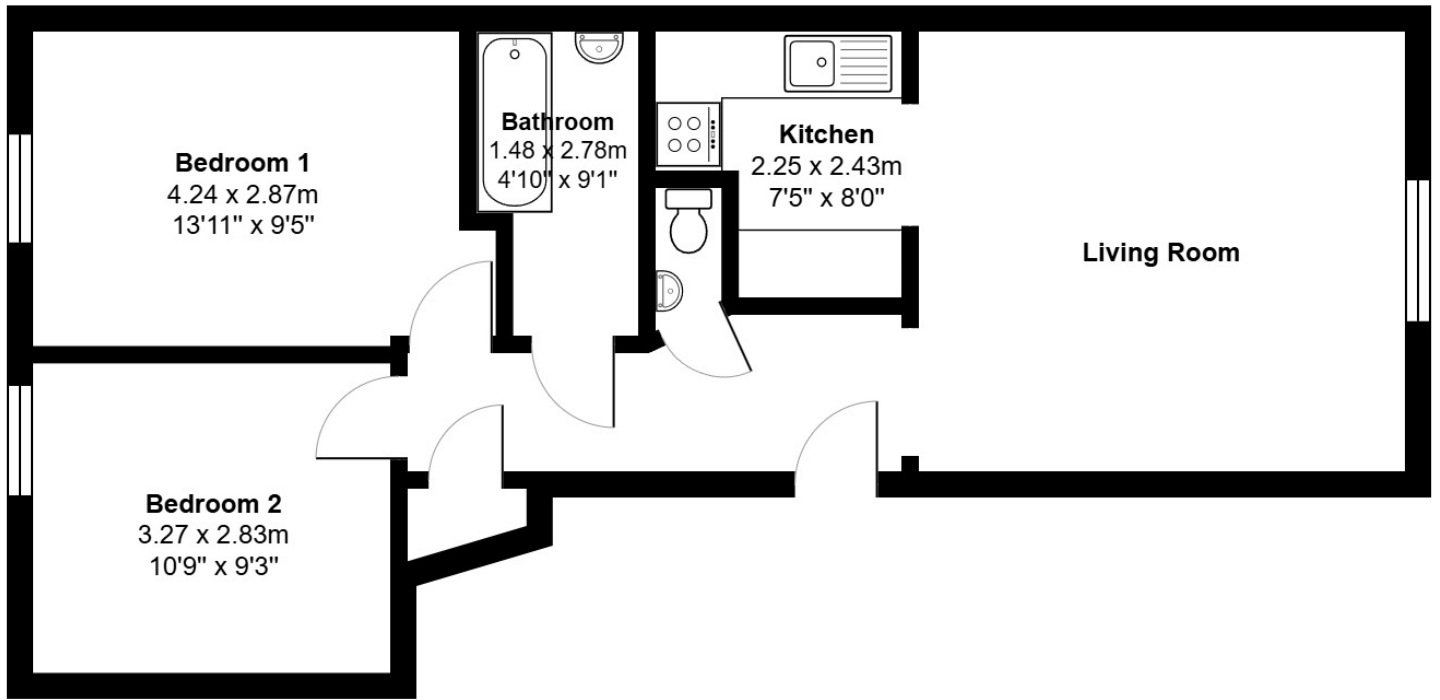


# EXTERNALS



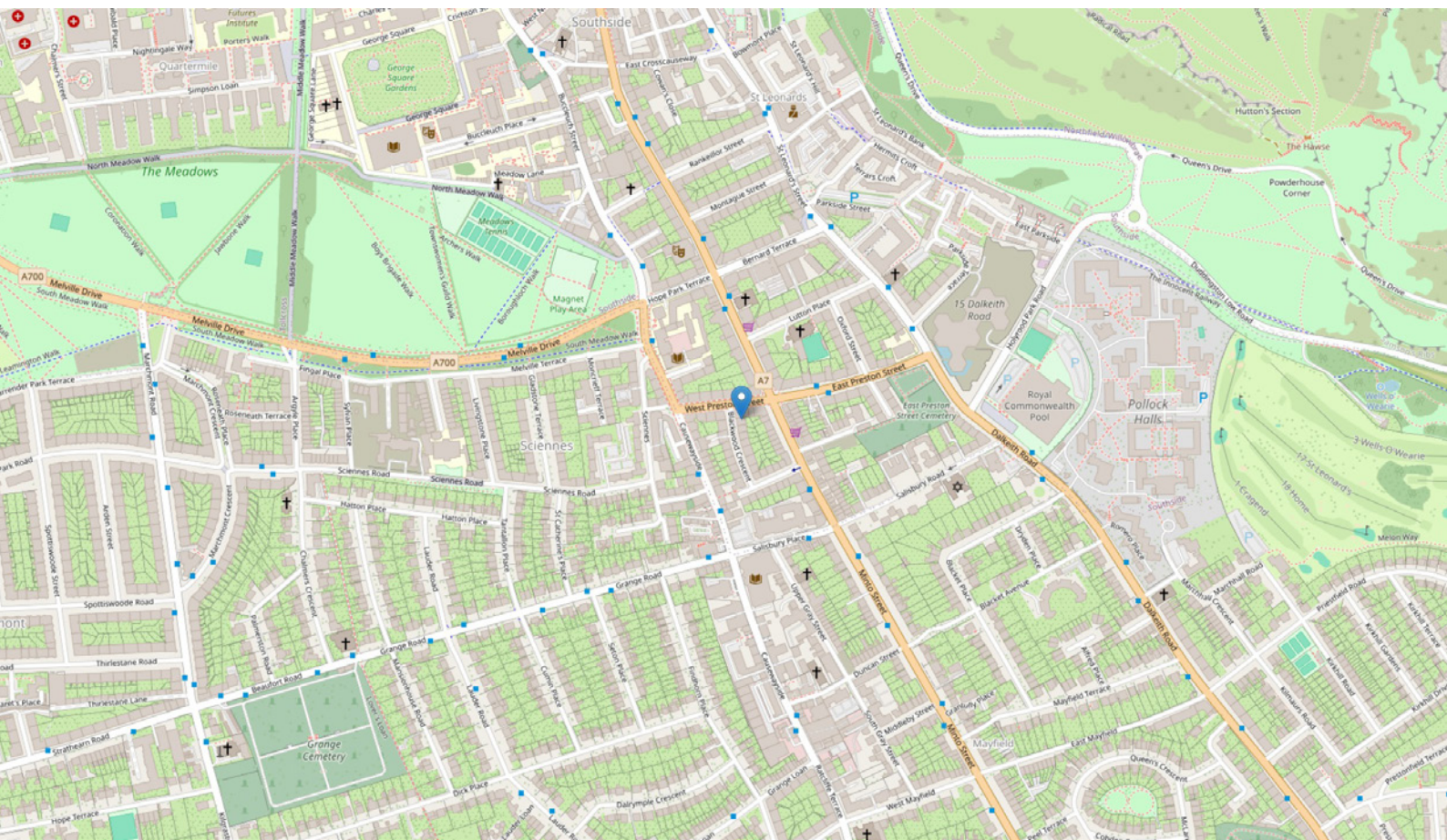


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 56m<sup>2</sup>  
EPC Rating: C





# THE LOCATION

The property is situated within the sought-after area of Newington close to excellent local day-to-day shopping requirements. Further specialised shopping can be found at Cameron Toll Shopping Centre and the city centre both a short drive from the property.







There is an excellent public transport service which passes by the property and travels to the city centre and many surrounding areas.

Excellent leisure and recreational facilities can be found close by which includes Royal Commonwealth Pool, Arthur's Seat and Holyrood Park. Good schooling can be found at primary and secondary levels within the vicinity.

Located within the sought-after, established residential area of Newington, the property is ideally placed to take advantage of the many local amenities and facilities on offer including many shops, bistro's and restaurants with the city centre easily accessible by way of good public transport services.



  
**McEwan Fraser Legal**

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Exchange  
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THE SUNDAY TIMES  
 THE TIMES



Text and description  
**JAMIE MCINTOSH**  
 Surveyor



Layout graphics and design  
**ALLY CLARK**  
 Designer

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