

23/5 Blackwood Crescent

NEWINGTON, EDINBURGH, EH9 1RA



ONE-BEDROOM
SECOND-FLOOR FLAT



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser is delighted to present this one-bedroom second-floor flat that lies close to the major university campuses and is only a short walk to either the Meadows or Holyrood Park.

The property boasts a versatile box room, double glazing, and a shared rear garden. Internally, it is in excellent condition and would make an ideal first-time buy or sound buy-to-let investment.

The flat opens into an airy hall, on the left is a striking living room that retains a wealth of period features including an original cornice, an Edinburgh press, and high skirting boards. The galley kitchen is accessed directly from the living room and makes exceptional use of the available space. The kitchen has ample storage, an electric hob, an electric oven, an integrated microwave, and an integrated fridge freezer.



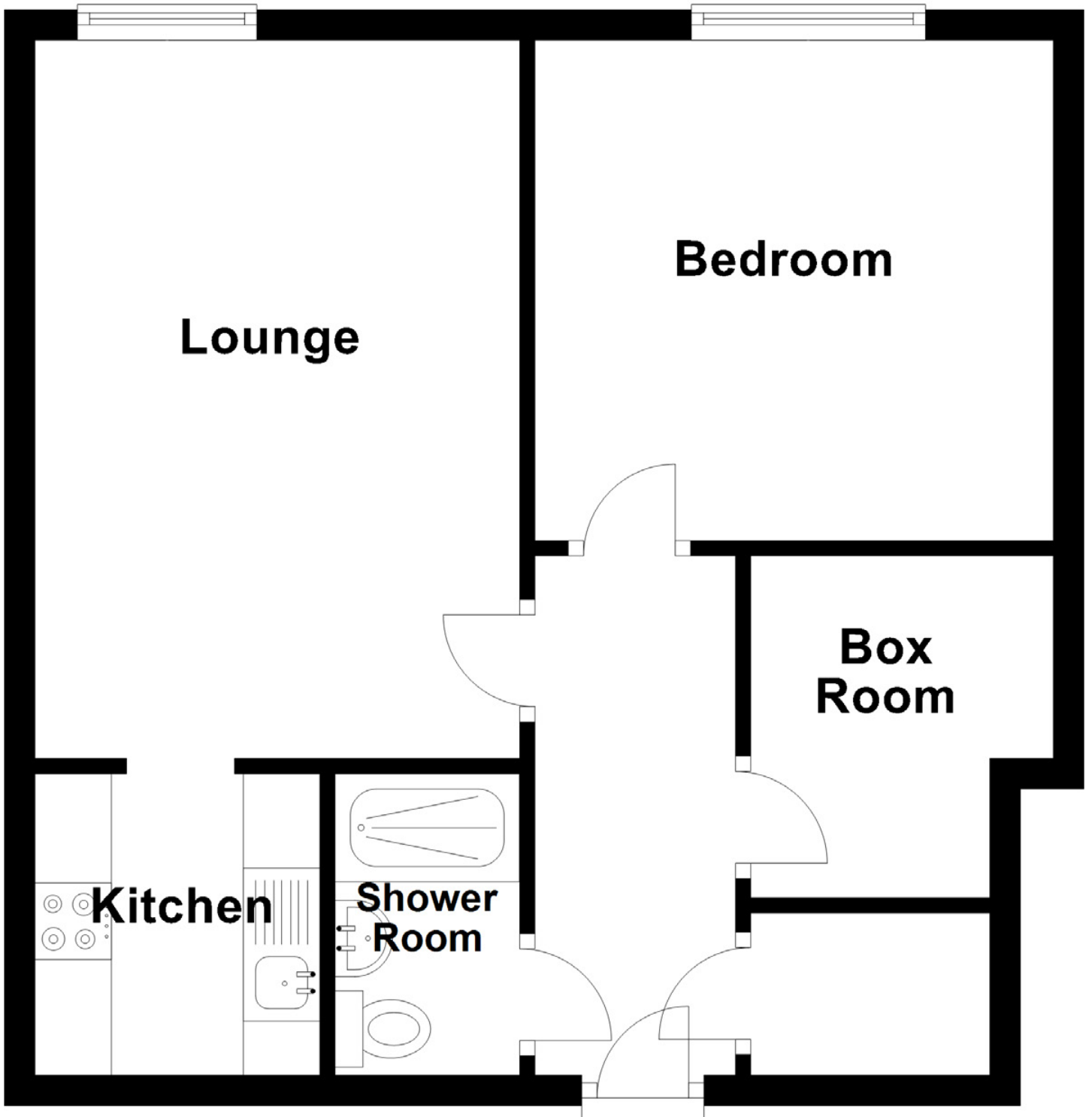


The attractive double bedroom has ample space for a range of bedroom furniture and is complimented by a luxurious ultra-modern shower room with feature tiling. Off the hall is a deep cupboard and a versatile box room which would make an ideal home office or guest room.





Shower Room



Approximate Dimensions

(Taken from the widest point)

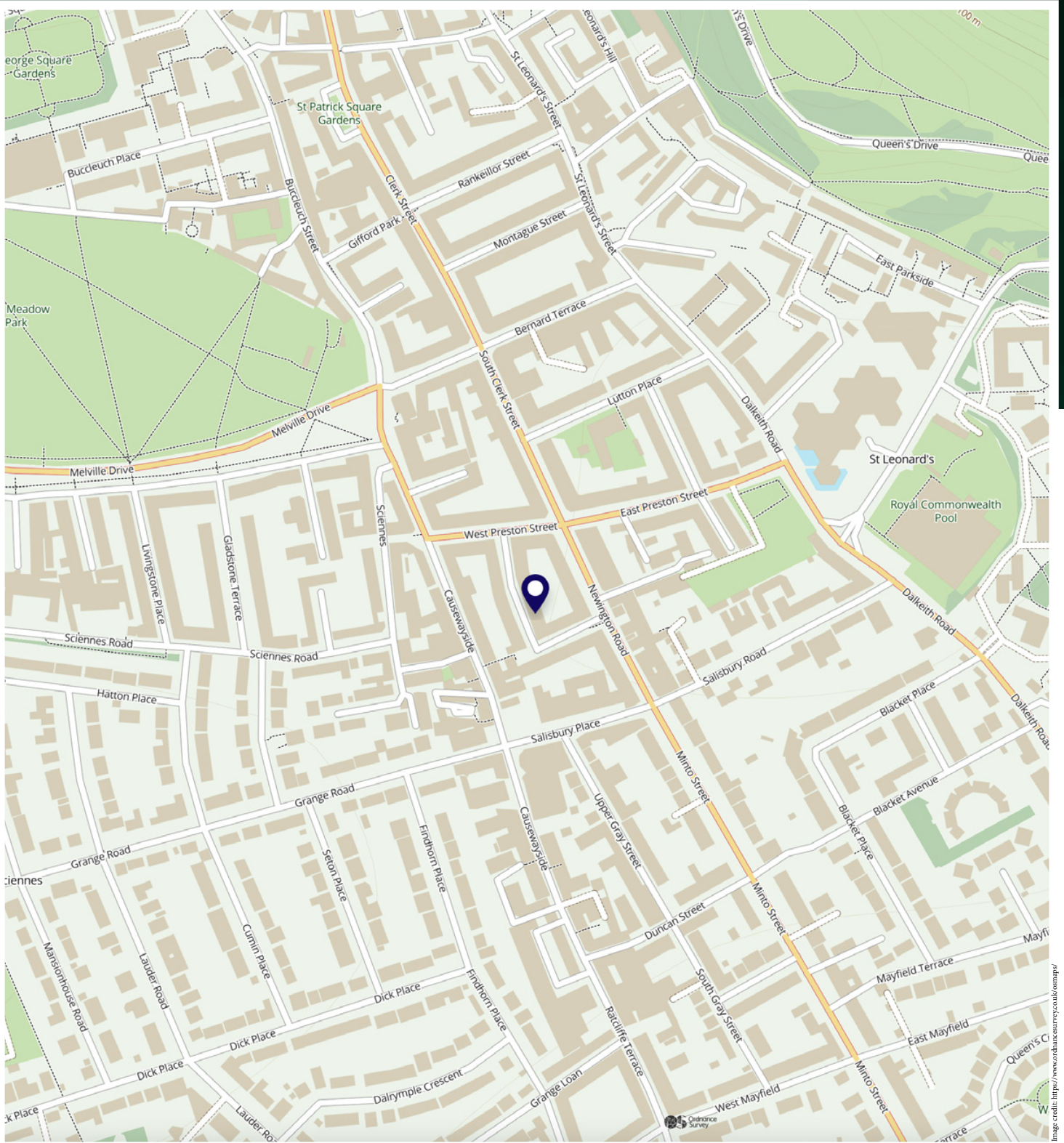
Lounge	4.70m (15'5") x 3.17m (10'5")	Shower Room	1.97m (6'6") x 1.21m (4')
Kitchen	1.97m (6'6") x 1.86m (6'1")		
Bedroom	3.39m (11'2") x 3.27m (10'9")	Gross internal floor area (m ²): 41m ²	
Box Room	2.24m (7'4") x 1.98m (6'6")	EPC Rating: D	





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. There is an extensive choice of shops available and plenty of fashionable bars, cafes and restaurants. Regular bus services run to the City Centre and other areas, whilst The Royal Infirmary and Scottish Parliament are easily accessible. The Royal Commonwealth Pool is a short drive away, and for film and theatre aficionados, the Dominion Cinema and the Churchill Theatre are also easily accessible. A wealth of both private and public schools are located in surrounding areas and include James Gillespie's, George Heriot's, George Watson's and Merchiston Castle School.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Exchange
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