



Solicitors & Estate Agents



Offers Over

£270,000

18/11 Blackwood Crescent

Newington | Edinburgh | EH9 1QY

A well-presented third floor flat forming part of an attractive small-scale modern development and enjoying a superb high amenity location close to The Meadows, in Edinburgh's vibrant Newington area.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Allocated parking space
-  EPC rating – C
-  Council tax band - E



Virtually staged by

NEILSON'S
Solicitors & Estate Agents

Description

The property offers well proportioned accommodation and has been well maintained/upgraded over the years, making it a superb option for a first home or an excellent rental investment.

The property is accessed via secure entry and communal steps and briefly comprises; entrance hallway, rear facing reception/dining room with coving and an open outlook over the adjacent courtyard, modern kitchen which has been fitted with a variety of light contemporary units complete with coordinated worktops and a selection of built-in appliances, spacious principal bedroom with en-suite shower room, a second good sized bedroom, and main family bathroom with three piece white suite and over-bath shower.

It should be noted that this property has been subject to partial virtual staging to show the effect of a makeover on the property. The "before" images which have also been uploaded for perusal.



Virtually staged by **NEILSON'S**
Solicitors & Estate Agents

Extras

All white goods, curtains, blinds, light fittings and floor coverings will be included. Please note that property can be sold as seen, with all furniture if required.

Parking and Factor

The property benefits from a covered allocated parking space, which is accessed via a secure gate. James Gibb Factors manage the communal areas in the development for a monthly fee of approximately £108.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

Blackwood Crescent is ideally situated in Edinburgh's popular Southside, offering an excellent blend of city living and access to green open spaces. The Meadows is within easy reach, providing a wonderful setting for walking, jogging and outdoor recreation. The surrounding area boasts an excellent selection of cafés, bars, restaurants and independent shops, particularly along South Clerk Street and Newington Road. The property is conveniently positioned for the University of Edinburgh, with other university campuses also accessible. Nearby attractions include the Royal Commonwealth Pool and the beautiful surroundings of Holyrood Park and Arthur's Seat. Excellent public transport links provide easy access to the city centre and beyond, making this an appealing location for students, professionals and city dwellers alike.



Approx. Gross Internal Floor Area 61 Sq M / 653 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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