



28/2 Blackwood Crescent, Edinburgh, EH9 1QX

Well-Presented & Spacious, One-Bedroom, Ground Floor Flat

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Property Description

Well-presented and spacious, one-bedroom, ground-floor flat, forming part of a traditional stone-built tenement. Conveniently located in the desirable Newington area, just south of Edinburgh city centre.

Comprises an entrance hall, living room, dining/kitchen, double bedroom, and bathroom.

With a vibrant city centre location, offering a great starter home or buy-to-let opportunity, ideally placed for professionals and universities, with the Meadows parklands adjacent.

Highlights include a fitted kitchen with real wood worktops and appliances, a modern bathroom suite and a wood-burning stove. Period features include tall ceilings, original wood flooring, ornate cornice work, and sash and case windows, including working shutters for the lounge. Additional features include a secure entry system, gas central heating, an allocated store cupboard in the communal hall, and zoned parking in the surrounding streets.

Externally, the property benefits from a charming private front garden with established shrubbery and a tree, while the well-maintained shared rear garden offers a peaceful outdoor retreat.

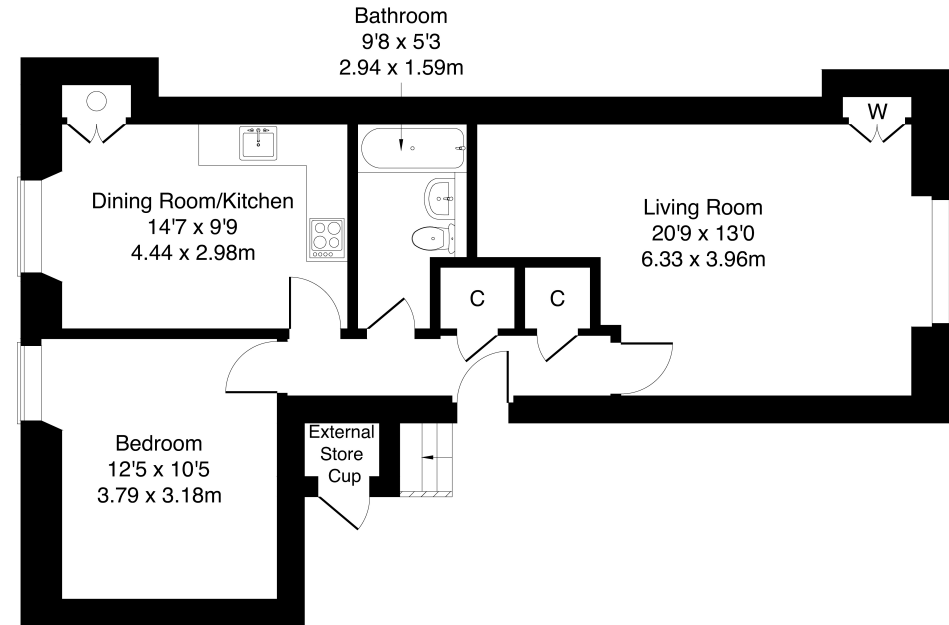
A welcoming entrance hallway, complete with painted original wood flooring, a ceiling-mounted drying pulley, and two deep store cupboards provides access throughout the home. The front-facing living room features tall ceilings, ornate cornice work, a wood-burning stove with a solid wood mantle, working window shutters, two pendant light fittings, and a raised mezzanine sleeping level for the current two-bedroom layout. Set to the rear, the bright dining/kitchen enjoys garden views and is fitted with sleek units, open shelving, real-wood worktops, and appliances including an integrated oven, gas hob, fridge freezer, and washing machine. A generous dining space makes this a sociable and functional area.

The peaceful double bedroom, also set to the rear, features painted original wood flooring, period cornice detailing, and a central pendant light fitting. Completing the accommodation, the modern bathroom is fitted with a three-piece suite, a mains shower over the bath, tiled flooring, splash walls, and a chrome ladder-style radiator.



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Approximate Gross Internal Area: (646 sq ft - 60 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Newington is a vibrant area situated just two miles south of Edinburgh city centre. This lively neighbourhood boasts a variety of local amenities, including specialist shops, as well as a selection of bars, restaurants, and cafes. The nearby Cameron Toll Shopping Centre offers high-street brands and a Sainsbury's superstore, while the world-renowned shopping streets of Princes Street and George Street are within walking distance. Major transport links, including Waverley Railway Station and St Andrew's Square, provide excellent connectivity across the city and beyond. This prime

location is ideal for students and professionals, with Edinburgh University, the Royal Infirmary, and the Scottish Parliament all easily accessible. For leisure, residents can enjoy green spaces, including Holyrood Park, Arthur's Seat, Blackford Hill, and The Meadows. The Royal Commonwealth Pool, a former venue for the Commonwealth Games, is also nearby. With well-regarded schools and a reliable public transport network, Newington offers an exceptional balance of urban convenience, natural beauty, and community living.





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