



**25/7 Rodney Street,  
Canonmills, Edinburgh, EH7 4EL**

CALL US ON 0131 447 4747



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For price and viewing information please visit [residential.gillespiemacandrew.co.uk](http://residential.gillespiemacandrew.co.uk) or call 0131 447 4747

- Shared secure entry.
- Reception hall with storage.
- Attractive open plan living room/dining room each with feature wall & lighting.
- Open access to fitted kitchen with appliances.
- Good sized double bedroom with fitted wardrobes.
- Freshly presented bathroom with shower.
- Wooden staircase with feature lighting to upper level.
- Upper landing with access to common stair.
- Master bedroom with fitted wardrobes & ensuite shower room.
- Further double bedroom with walk-in dressing area.
- Gas central heating.
- Double glazing.
- Well maintained communal grounds.
- Allocated parking space within parking area to rear.
- Permit & metered parking within surrounding streets.



## GENERAL DESCRIPTION

A well-presented duplex flat over the second and third floors in the vibrant and highly sought after Canonmills district of the City, ideally positioned for access to a wide range of local amenities and within walking distance of Edinburgh City Centre. The property is part of a converted school building and would be perfect for a professional person/couple

## FACTORING NOTE

The development is factored by Hacking & Paterson at an approximate charge of £1600 per annum. This covers the maintenance of all the communal areas and also the blocks' buildings insurance.

## LOCATION

On the edge of the New Town just a short stroll from the centre of the capital, lies the desirable Canonmills district. Enjoying quaint cobbled streets and an abundance of elegant Georgian architecture, this charming part of the city is home to a fantastic selection of local amenities and is conveniently placed to sample the rest of the city's wide-ranging cultural, recreational, and shopping facilities. A short stroll will take you to some of the capital's best green spaces including the Royal Botanic Gardens and Inverleith Park. The district's main thoroughfare features a lovely selection of artisan shops, restaurants, and fashionable bars, with handy supermarkets also close by, whilst high-end shops, such as Harvey Nichols and the stylish George Street area are all in easy reach. Canonmills is also home to The Biscuit Factory, a creative cultural hub. Within easy reach is the renowned Playhouse Theatre, host to many major touring productions, and the Omni Centre, with its great selection of chain restaurants and bars, a multiplex cinema, and a deluxe gym and swimming pool. Benefiting from outstanding transport links, day and night, Canonmills is serviced by good bus routes and neighbours the tramline to the airport, whilst Waverley train station is within walking distance. Well-regarded state schooling options fall into the district's catchment area, whilst many of Edinburgh's superior independent schools are also easily accessible.

|                  |   |
|------------------|---|
| COUNCIL TAX BAND | F.  |
| TRAIN STATION    | APPROXIMATELY 1 MILE TO EDINBURGH WAVERLEY STATION. |
| AIRPORT          | APPROXIMATELY 9.1 MILES TO EDINBURGH AIRPORT.       |
| BUSES            | WITHIN 100 METRES.                                  |

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE, FREEZER, DISHWASHER AND WASHER/DRYER. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS.









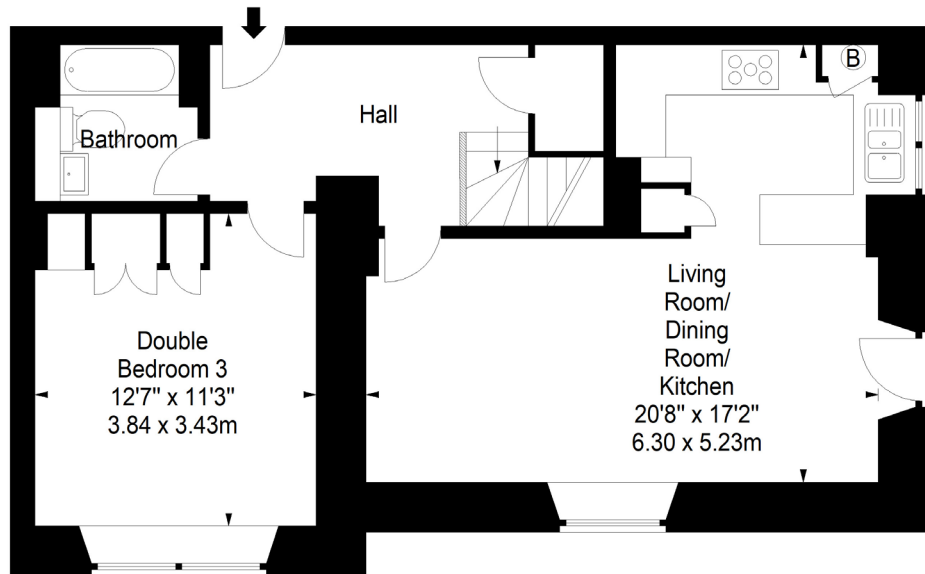
Rodney Street,  
Edinburgh,  
Midlothian, EH7 4EL



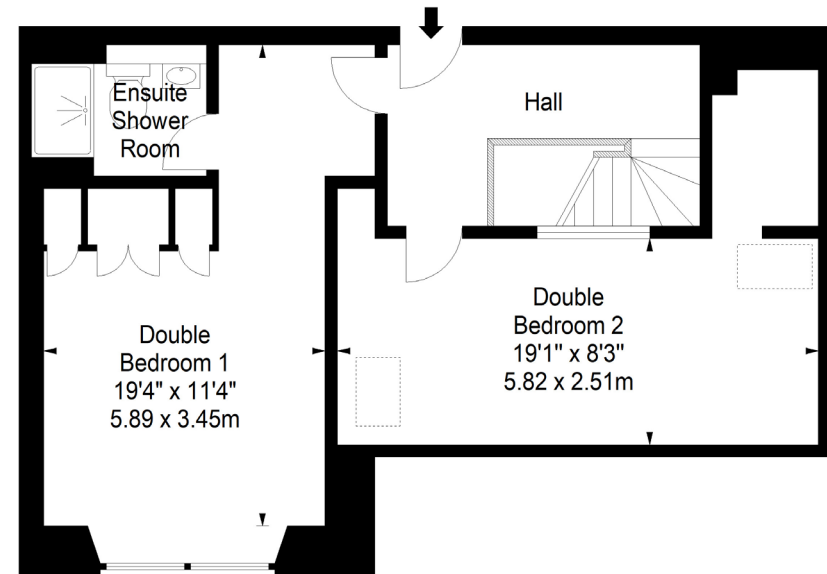
Approx. Gross Internal Area  
1164 Sq Ft - 108.14 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



ENERGY PERFORMANCE  
CERTIFICATE RATING B



Second Floor



Third Floor

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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.