

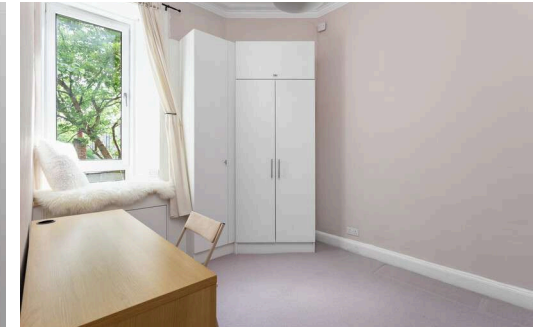
11 (1F3) Rodney Street
Edinburgh, EH7 4EN



"11 (1F3) Rodney Street is a superb two bedroom first floor flat which has been renovated to a high standard"

- WELL MAINTAINED STAIRWELL
- ENTRANCE HALL
- LIVING / DINING ROOM
- KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COMMUNAL REAR GARDEN
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- REFURBISHED IN 2022





LOCATION

The popular district of Canonmills is in the North of Edinburgh and offers all the convenience of City Centre living. The property is a short distance from Edinburgh City Centre and Stockbridge. There is a wide array of restaurants, coffee shops and bars in the surrounding area. Schooling in the area is provided from nursery to senior levels. A regular bus service operates to the City Centre and beyond. There is also easy access to the trams and Waverley Railway Station and St Andrews Square bus station. There are delightful open green spaces at the Royal Botanic Gardens, King George V Park and Inverleith Park nearby.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.

EPC RATING

The energy efficiency rating for this property is band C

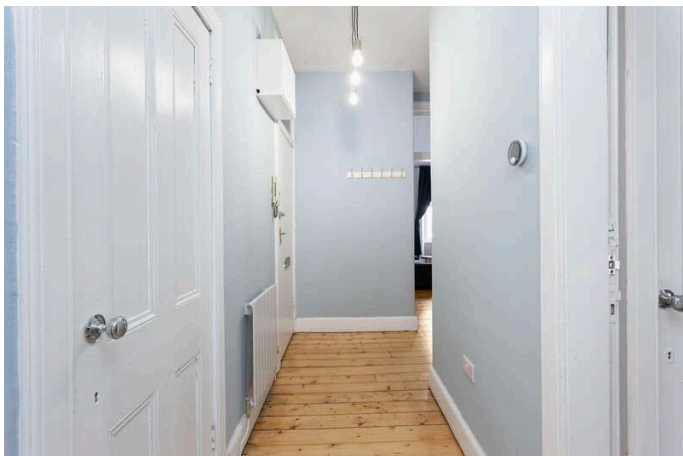
DESCRIPTION

11 (1F3) Rodney Street is a superb two bedroom first floor flat, forming part of a traditional tenement building situated in the highly south-after area of Canonmills.

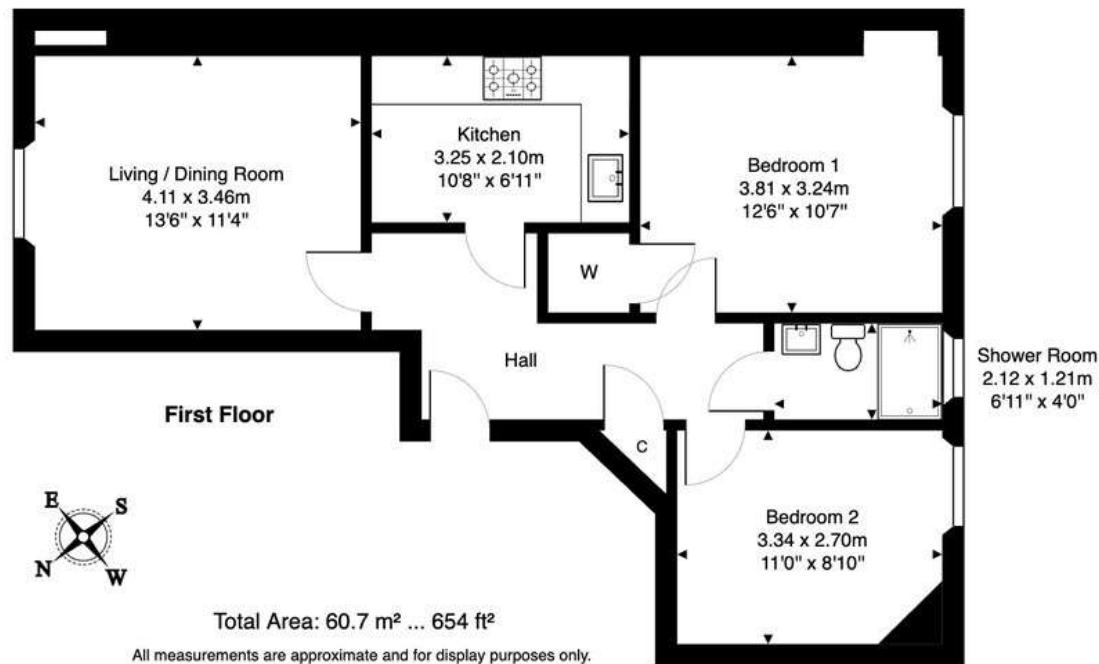
The accommodation, which has been renovated to a high standard throughout in 2022, comprises: well maintained shared stairwell; welcoming entrance hall with cupboard off; bright and spacious living / dining room; modern and stylish fitted internal kitchen with integrated appliances including gas hob, electric oven, fridge freezer and dishwasher along with free standing washing machine; generously sized double bedroom 1 with shelved recess; double bedroom 2 with window seat and storage underneath and contemporary shower room with mains operated shower.

Further benefits include: gas central heating with new and efficient radiators installed 2022; newly installed boiler in 2022, which has been maintained annually with 10 year guarantee; double glazing; shared communal garden; excellent opportunity for a first time buy or buy to let investment; permit holder and pay and display parking can be found in surrounding streets; excellent local amenities and great transport links.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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