











## 20/4 Rodney Street

Canonmils | Edinburgh | EH7 4EA

An excellent opportunity has arisen to purchase this beautifully presented, generously proportioned second floor flat, within walking distance of the city centre and fantastic local amenities. In move-in condition the property would undoubtedly appeal to first time buyers and professionals.

-  1 Bedroom
-  2 Public Rooms
-  1 Bathroom
-  1 Box Room
-  Zoned Parking
-  Communal Garden
-  EPC Rating – D
-  Council Tax Band - C



## Description

In brief the accommodation comprises; secure entry system, welcoming hallway with storage facilities, light and airy bay windowed reception room with beautiful corning and fireplace, spacious dining/kitchen with integrated appliances, well proportioned double bedroom with fitted cupboard, useful box room creating the perfect home office and bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.

*The box room has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the box room is currently empty as per the "before" images which have also been uploaded for perusal.*



## Extras

All fitted floor coverings will be included in the sale together with the gas hob, ovens, integrated dishwasher and integrated washing machine.

## Gardens & Parking

There is a lovely, well maintained communal garden located to the rear and permit/metered parking can be found within the area.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

The property is set within the fashionable Canonmills district of the city. Located on the edge of Edinburgh's historic New Town, well positioned for access to many local amenities including a Tesco and Lidl supermarkets with the city centre and Stockbridge both within walking distance and providing a further extensive choice of retailers, restaurants, and bistros together with a range of services. In addition, the Royal Botanic Gardens and Water of Leith Walkway are easily accessible and for the commuter, all the major road networks and regular bus services run close by providing access to many parts of the City with Waverley Train Station located approximately 1 mile away.





Approx. Gross Internal Floor Area 73.57 Sq M / 792 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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