



Solicitors & Estate Agents



3/1 Rodney Street

Canonmills | Edinburgh | EH7 4EN

Perfectly positioned just a short walk from Edinburgh's city centre, this attractive one-bedroom flat enjoys a superb location in Canonmills, surrounded by an excellent choice of cafés, bars, and restaurants, as well as parks and easy access to the Botanic Gardens. The flat offers a blend of period character and modern comfort, and is ideally suited to first-time buyers, professionals, and investors seeking a prime city address.

-  1 bedroom
-  1 public room
-  1 shower room
-  Shared garden
-  On-street parking
-  EPC Band - E
-  Council Tax Band – B



Description

The spacious hallway sets a welcoming tone and leads into a bright living room enhanced by a dining alcove – a versatile space for everyday living and entertaining. The good-sized double bedroom provides ample room for freestanding furniture, while the modern fitted kitchen features integrated white goods, and tiling in splash areas for easy upkeep. A separate utility area houses an extra sink and offers excellent further storage for additional white goods. The partially tiled shower room completes the accommodation, while polished wooden floors and original doors throughout the property add a touch of traditional charm.

All white goods are included in the sale price. All furniture available by separate negotiation.

Further benefits include electric heating, double glazing, a well-maintained stairwell.



Extras

Selected fixtures and fittings, including; integrated hob, oven, and extractor hood, light fittings/shades and floor coverings. Other items are available through separate negotiation.

Gardens & Parking

Residents can enjoy an attractive, well-kept shared garden to the rear of the property, whilst permit/metered parking can be found within the area for car owners.

Viewing

By appointment through Neilsons 0131 625 2222.





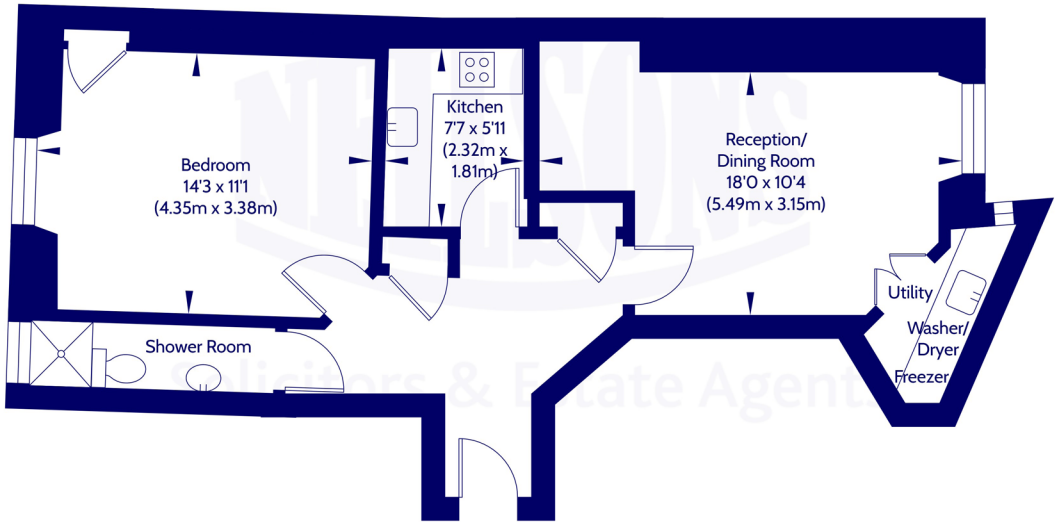
Location

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 further extensive choice of retailers, restaurants, and bistros together with a range of services. In addition, George V Park, the Water of Leith Walkway, and the Royal Botanic Gardens are all also easily walkable. 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 49.69 Sq M / 535 Sq Ft.

1st Floor



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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