



48 3F3 Rodney Street

CANONMILLS | EDINBURGH | EH7 4DX



MURRAY
BEITH
MURRAY



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48 3F3 Rodney Street is a beautifully presented top floor flat with an open outlook within a traditional tenement building. The flat benefits from a wealth of excellent amenities on the doorstep and is within easy reach of the city centre.

Entrance hall; dual aspect living room with roof-top views; fitted kitchen with a range of wall mounted and floor standing units; double bedroom with built-in-wardrobes; modern bathroom with a contemporary three-piece suite comprising WC, wash hand basin and bath with shower over.

Zoned and metered parking are both also available locally.
Gas central heating. Double glazing.

Extras

Standard fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order, are strictly "sold as seen". White goods include the washing machine, fridge freezer, oven and hob and all are included in the price.

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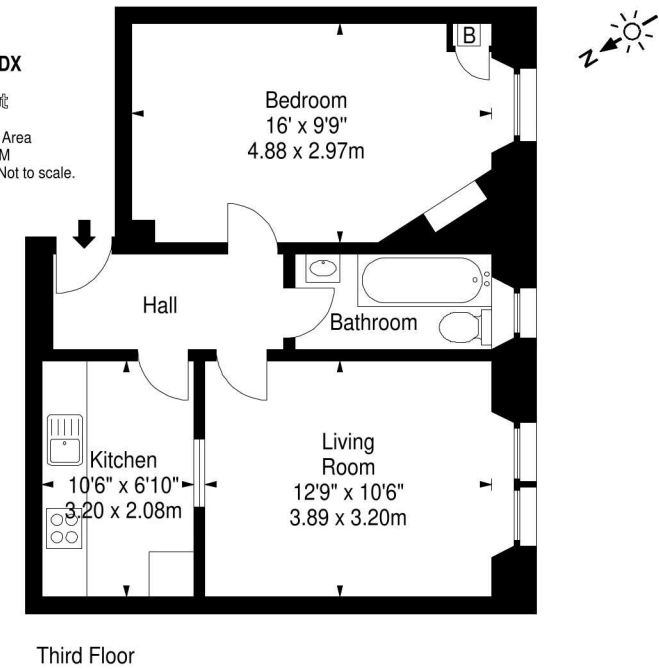
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All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.

Rodney Street,
Edinburgh,
Midlothian, EH7 4DX



Approx. Gross Internal Area
476 Sq Ft - 44.22 Sq M
For identification only. Not to scale.
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Third Floor



Location

Situated in the hugely desirable residential location of Canonmills with its easy access to a wide variety of boutique shops, cafes, bars and restaurants. The area also benefits from a Tesco and Lidl at Canonmills and a Waitrose supermarket at Comely Bank. Leisure facilities include Glenogle Baths and Gym, Inverleith Park, and the world-renowned The Royal Botanic Gardens make the perfect escape from the hustle and bustle of city life. Further sports facilities can be found at Edinburgh Accies and The Grange Club, with its tennis, (soon to include an indoor court and 2 padel courts), cricket, squash and hockey sections. The scenic Water of Leith offers tranquil walks to Leith and to the West End of the city, and the extensive cycle-path network of Edinburgh is also easily accessible. Public transport to the city centre and other parts of Edinburgh are available from Canonmills and further transport links are readily accessible, with a short journey to the city bypass, Edinburgh international airport and wider road network of central Scotland. Schools in both the public and private sector are also available locally.