



6/12 Rodney Place  
CANONMILLS | EDINBURGH | EH7 4FR



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Warner's is thrilled to present this bright and spacious one-bedroom, second-floor apartment to the market. Offering well-proportioned living space and presented in excellent condition throughout, this property is located in the highly desirable area of Canonmills. This vibrant neighborhood offers a fantastic lifestyle, with Inverleith Park, the Botanic Garden, Stockbridge, and Broughton Street all within easy walking distance. These nearby areas are known for their excellent selection of independent shops, cafes, and restaurants. Additional benefits include private residents' parking and a secure bicycle store, making it an ideal choice for first-time buyers, young professionals, or buy-to-let investors. Early viewing is highly recommended!

The apartment's accommodation includes a welcoming entrance hallway with two large storage cupboards, a modern kitchen with high-gloss base and wall units, and ample space for freestanding appliances. The exceptionally spacious lounge features a large window that fills the room with natural light, a charming fireplace, and plenty of room for dining. The generously sized bedroom comes with a built-in wardrobe, and the bathroom features a traditional three-piece white suite, a shower over the bath, and a vanity unit, completing this excellent flat.

- Bright and spacious one-bedroom apartment in excellent condition.
- Desirable Canonmills location with easy access to Inverleith Park, the Botanic Garden, Stockbridge, and Broughton Street.
- Modern kitchen with high-gloss units and space for freestanding appliances.
- Large, light-filled lounge with a feature fireplace and space for dining.
- Private residents' parking and a secure bicycle store.
- Ideal for first-time buyers, young professionals, or investors looking for a buy-to-let opportunity.

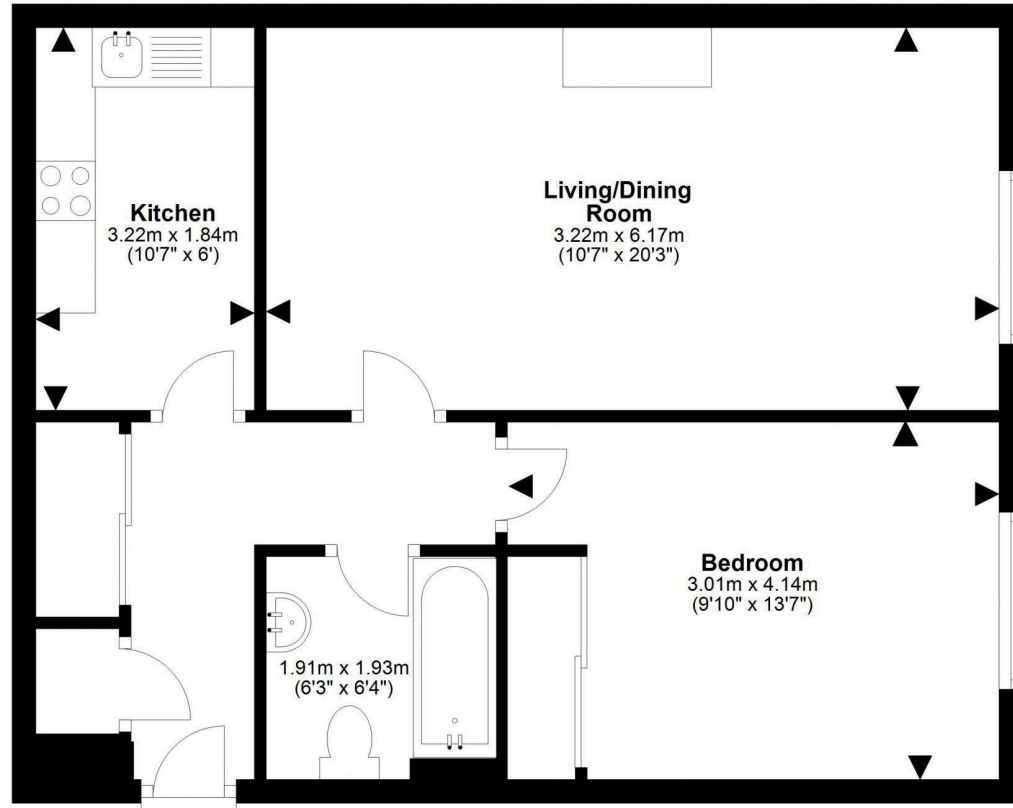
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The subjects are located in the popular Canonmills area of Edinburgh, which adjoins the city's prestigious New Town. The area is typified by a variety of traditional flats and houses, mainly Victorian and Georgian. Residents are well placed for an excellent range of amenities in the vicinity, including a range of fashionable bars and restaurants. The vibrant Stockbridge area can be accessed on foot in a matter of minutes, whilst Princes Street is just a five minute journey away by bus or car. Some of Edinburgh's best loved green areas are close by, including the Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway. Schooling is well represented from nursery to senior level, both in the public and private sectors. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.

EPC C, council tax D. Factor charge is approximately £250 per quarter which covers parking area and landscaping within development, maintenance of common stairwell and roof, and buildings insurance. Extras included in the sale are the standard curtains, blinds, light fittings and kitchen white goods. Other furniture may be available with separate negotiation.





For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.