



RALPH SAYER
SOLICITORS & ESTATE AGENTS

5/2, Rodney Place

Canonmills, Edinburgh, EH7 4FR

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Set within the popular and well-connected area of Canonmills, this raised ground-floor flat enjoys a prime position beside King George V Park, offering immediate access to green space, riverside walks, and a wide range of local cafés, shops, and amenities. The location also benefits from excellent transport links and is within strolling distance of central Edinburgh, making it ideal for professionals and first-time buyers seeking both convenience and lifestyle. The flat itself offers bright and well-proportioned accommodation, including a spacious living room, a modern kitchen, two bedrooms, and a shower room, complemented by secure entry, residents' parking, electric heating, and double glazing.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale. Please note that no warranties or guarantees shall be provided in relation to any of the services and appliances included in the price.

Factor: The factor is managed by Charles White at an approximate monthly cost of £100 (billed and paid quarterly).

Property Summary

- Raised ground-floor flat in Canonmills
- Part of a modern development
- Secure phone entry system
- Entrance hall with storage cupboard
- Sunny and spacious living room
- Modern kitchen with fitted units
- Carpeted main bedroom with a built-in wardrobe
- Second bedroom/study with wardrobe
- Shower room with vanity storage and wall-hung mirror
- Residents' parking
- Electric heating and double glazing
- EPC Rating - D | Council Tax Band - D | Home Report Value - £240,000







Sunny and spacious living
room and a
modern kitchen with
fitted units







Main bedroom with a built-in wardrobe and a second bedroom/study with wardrobe





Let us help you find your next
dream property!



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property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

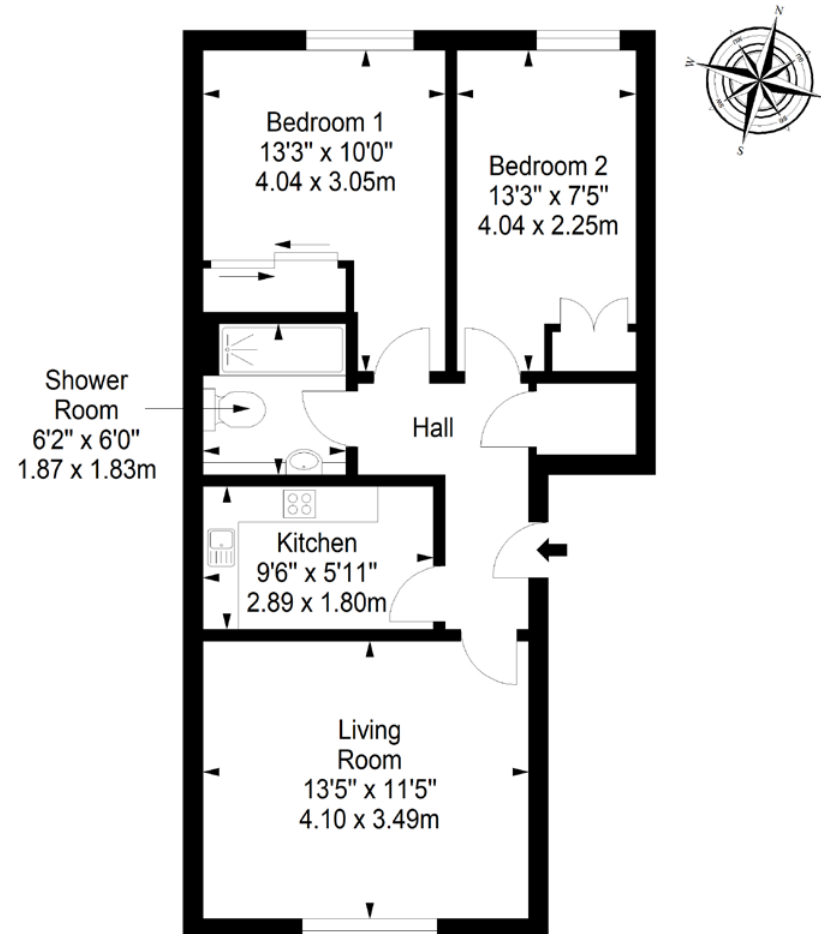
 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Ground Floor
Approx. 51.8 sq. metres (557.6 sq. feet)



Total area: approx. 51.8 sq. metres (557.6 sq. feet)