



1/3 Rodney Place

CANONMILLS | EDINBURGH | EH7 4FR



MURRAY
BEITH
MURRAY



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1/3 Rodney Place is a well-presented first-floor flat forming part of a mature modern development, enjoying an open outlook and a convenient position within easy reach of the city centre. The property benefits from an excellent range of local amenities on the doorstep.

The property offers well-proportioned accommodation comprising: entrance hall with storage cupboard; sitting room / dining room; fitted kitchen with a range of wall mounted and floor standing units; double bedroom 1 with built-in wardrobes; double bedroom 2 with built-in wardrobes; and bathroom with a three-piece suite including bath with shower over.

The property further benefits from residents' permit parking, with additional metered parking available locally.

Electric 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".

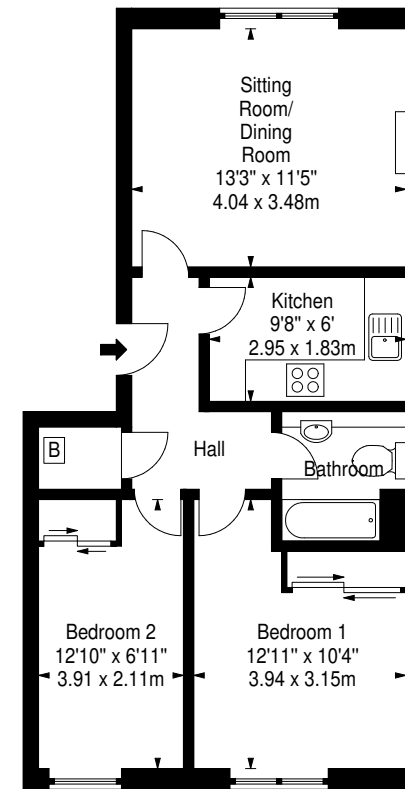
Murray Beith Murray | 3 Glenfinlas Street | Edinburgh | EH3 6AQ

T: 0131 225 1200 F: 0131 225 4412 E: property@murraybeith.co.uk

www.murraybeith.co.uk

The following note is of crucial importance to intending viewers and/or purchasers of the property.
 1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise.
 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities.
 3. Photographs appearing in the brochure were taken in 2026 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs.
 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves.
 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them.
 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property.
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 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers.
 9. The seller shall not be obliged to accept the highest offer or any offer.

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.



First Floor

Rodney Place,
Edinburgh,
Midlothian, EH7 4FR



Approx. Gross Internal Area
555 Sq Ft - 51.56 Sq M
For identification only. Not to scale.
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Location

Situated in the popular and highly desirable residential area of Canonmills, the property is well placed for access to a wide range of local amenities, including a selection of shops, cafés, bars and restaurants.

There are Tesco and Lidl supermarkets within Canonmills. Leisure facilities include Glenogle Swim Centre, Inverleith Park and the Royal Botanic Garden Edinburgh. The Water of Leith offers attractive walks towards Leith and the West End, and the extensive cycle path network is also easily accessible.

The property is within approximately a 10–15 minute walk of the St James Quarter, and the area is well served by public transport, with convenient access to the city centre, Edinburgh City Bypass, Edinburgh Airport and the wider road network.