



6/11 Rodney Place,
Canonmills, Edinburgh, EH7 4FR

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Reception hall with storage.
- Attractive living room/dining room with feature fireplace.
- Modern fitted kitchen with appliances.
- Double bedroom with built-in mirrored wardrobes.
- Bathroom with shower.
- White meter heating.
- Double glazing.
- Well-maintained communal grounds.
- Residents parking.



GENERAL DESCRIPTION

A second-floor flat part of the established modern Development in the vibrant Canonmills district of the city within walking distance of Edinburgh city centre and excellent range of local amenities. The property would make an ideal purchase for a first-time buyer or young couple.

FACTORING NOTE:

The development is factored by Charles White at an approximate charge of £90.00 per calendar month. This covers the maintenance of all the communal areas and also the blocks building insurance.

COUNCIL TAX BAND:

TRAIN STATION:

AIRPORT:

BUSES:

D.

APPROXIMATELY 1 MILE TO EDINBURGH WAVERLEY TRAIN STATION.

APPROXIMATELY 9.1 MILES TO EDINBURGH AIRPORT.

WITHIN 100 METRES.

LOCATION

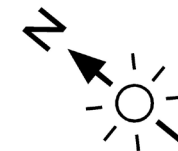
On the edge of the New Town just a short stroll from the centre of the capital, lies the desirable Canonmills district. Enjoying quaint cobbled streets and an abundance of elegant Georgian architecture, this charming part of the city is home to a fantastic selection of local amenities and is conveniently placed to sample the rest of the city's wide-ranging cultural, recreational, and shopping facilities. A short stroll will take you to some of the capital's best green spaces including the Royal Botanic Gardens and Inverleith Park. The district's main thoroughfare features a lovely selection of artisan shops, restaurants, and fashionable bars, with handy supermarkets also close by, whilst high-end shops, such as Harvey Nichols and the stylish George Street area are all in easy reach. Canonmills is also home to The Biscuit Factory, a creative cultural hub. Within easy reach is the renowned Playhouse Theatre, host to many major touring productions, and the Omni Centre, with its great selection of chain restaurants and bars, a multiplex cinema, and a deluxe gym and swimming pool. Benefiting from outstanding transport links, day and night, Canonmills is serviced by good bus routes and neighbours the tramline to the airport, whilst Waverley train station is within walking distance. Well-regarded state schooling options fall into the district's catchment area, whilst many of Edinburgh's superior independent schools are also easily accessible

EXTRAS: ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER-HOOD, FREESTANDING FRIDGE/FREEZER, AUTOMATIC WASHING MACHINE AND MICROWAVE OVEN. ALL FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS.





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Approx. Gross Internal Area

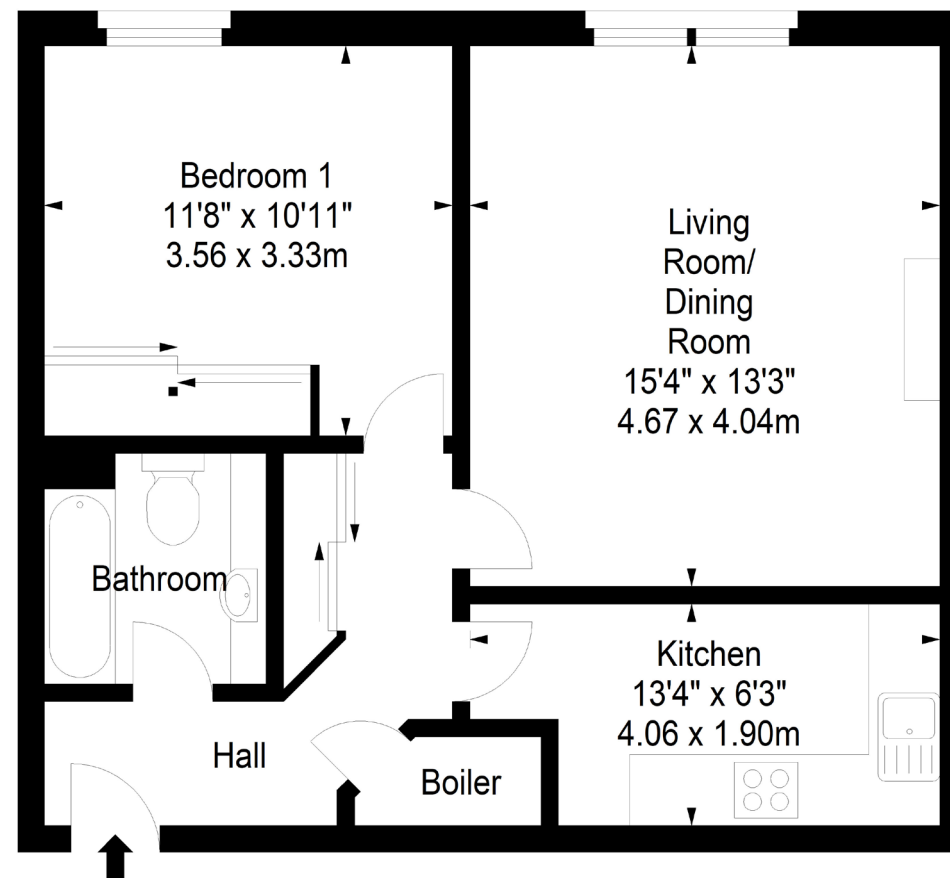
556 Sq Ft - 51.65 Sq M

For identification only. Not to scale.

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ENERGY PERFORMANCE
CERTIFICATE RATING C



Second Floor

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T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.