



3/I Rodney Place
Edinburgh, EH7 4FR

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"Rodney Place is ideally positioned within the popular and well-connected area of Canonmills, this well-presented ground-floor flat forms part of a modern development"

- ENTRANCE HALL
- LIVING ROOM
- KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- SHOWER ROOM
- ELECTRIC HEATING
- DOUBLE GLAZING
- RESIDENTS PARKING
- COMMUNAL GROUNDS
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINK





LOCATION

The popular district of Canonmills is in the North of Edinburgh and offers all the convenience of City Centre living. The property is a short distance from Edinburgh City Centre and Stockbridge. There is a wide array of restaurants, coffee shops and bars in the surrounding area. Schooling in the area is provided from nursery to senior levels. A regular bus service operates to the City Centre and beyond. There is also easy access to the trams and Waverley Railway Station and St Andrews Square bus station. There are delightful open green spaces at the Royal Botanic Gardens, King George V Park and Inverleith Park nearby.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.

EPC RATING

The energy efficiency rating for this property is band C



DESCRIPTION

Rodney Place is ideally positioned within the popular and well-connected area of Canonmills, this well-presented ground-floor flat forms part of a modern development and enjoys a pleasant outlook. Situated beside King George V Park, the property offers immediate access to green space and riverside walks, while a wide range of cafés, shops and everyday amenities are conveniently located nearby. Excellent transport links and the city centre being within strolling distance make this an ideal home for professionals, first-time buyers or those seeking a convenient city lifestyle. Having been fully renovated by the current owners prior to marketing, this well-proportioned accommodation comprises: an entrance hall with useful storage cupboard; a generous sitting room/dining room with pleasant outlook of secluded garden; modern fitted white high gloss kitchen with a range of wall-mounted and floor-standing units; 2 well-proportioned bedrooms, both benefiting from built-in mirrored wardrobes along with a shower room which completes the accommodation on offer. Further benefits include secure entry, residents' permit parking with additional metered parking available locally, electric heating and double glazing. The factor is managed by Charles White, with an approximate cost of £85 per month, billed and paid quarterly.

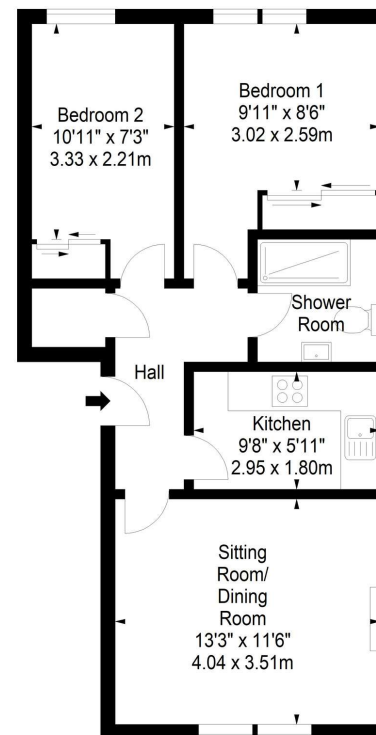
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Approx. Gross Internal Area
553 Sq Ft - 51.37 Sq M
For identification only. Not to scale.
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Ground Floor

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