

COULTERS[©]

FLAT 10, 35 RODNEY STREET

NEW TOWN, EDINBURGH, EH7 4EL

 2 BED

 2 BATH

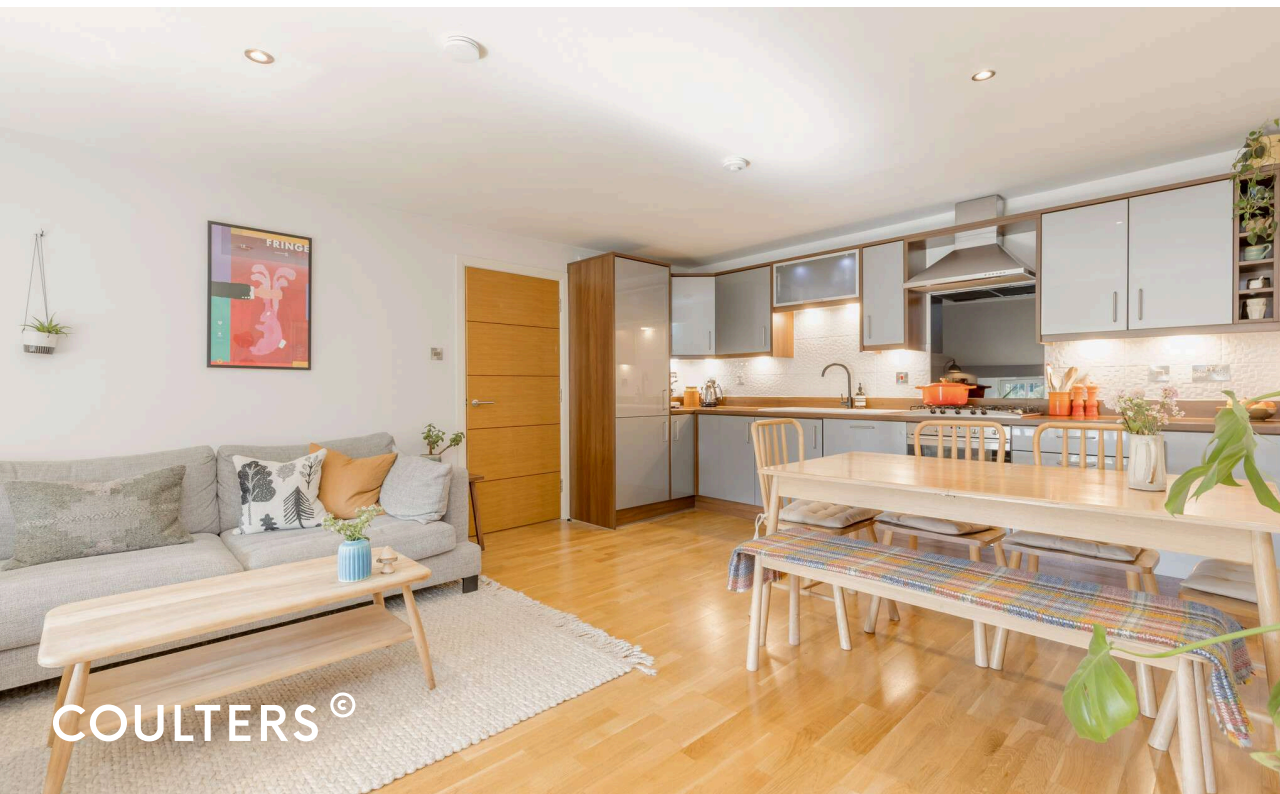
 1 PUBLIC



TAKE A LOOK INSIDE

Forming part of an impressive, converted Victorian schoolhouse on the edge of Edinburgh's historic New Town, sits this stunning, immaculately presented two bedroom, top floor flat. The home gently exudes sophisticated style, elegantly combining with contemporary décor with modern fixtures and fittings to create highly desirable spaces throughout.

The entrance is conveniently situated to the rear of the property, near the car park (where there is an allocated space) with an entry phone system onto a shared hall and stair, the home is superbly positioned on the top floor, filled with natural light.



KEY FEATURES



Highly desirable, stylish apartment in a converted Victorian schoolhouse.



Two beautifully presented spacious double bedrooms, one with en-suite.



Close to George IV park, the Water of Leith Walkway, Inverleith Park and the Royal Botanic Gardens.



Allocated residents' parking space and bike store.



Superbly situated on the edge of the historic New Town.



Within a short walk of an array of local shops and amenities.



EPC Rating - C



Council Tax Band - E



The spacious open plan living space allows plenty of room for a comfortable lounge area, dining area in addition to a highly desirable kitchen. Fitted with a range of high gloss wall and base mounted cabinetry and worktops, the sleek kitchen area incorporates a gas hob, electric double oven, extractor hood, dishwasher and fridge/freezer. There are two gorgeous double bedrooms with fitted wardrobes, of which bedroom one benefits from a stylish en-suite shower room (with shower, WC and wash hand basin). In the welcoming, airy hall is a good sized cupboard (housing the washing machine) and overhead an attic space with power and a light. A separate bathroom (with a shower over the bath, WC and wash hand basin) completes the internal accommodation. Heating and hot water are provided by gas central heating. Externally, there is an allocated parking space (35/10) in the car park (accessed by an electronic gate) in addition to the use of a bike cage. The owner has previously obtained a building warrant to convert the loft space into another bedroom and en-suite shower room, however this has now lapsed. Further details are available on request.



THE LOCAL AREA

Rodney Street enjoys a prime position on the edge of Edinburgh's New Town, a UNESCO World Heritage Site and conservation area. It is a short walk from from St James Quarter, Multrees Walk, Princes Street, and George Street.

There are exceptional bars and restaurants right on the doorstep whilst theatres, cinemas, galleries, and Edinburgh's globally renowned cultural attractions are all in easy reach, from The Playhouse and The Scottish National Portrait Gallery to The Everyman Cinema and Scott Monument.

Fantastic recreational opportunities within walking distance include Nuffield Gym at the Omni Centre and Bannatyne's Health Club on Queen Street. The area offers a host of green spaces including The Royal Botanic Garden, Inverleith Park and the Water of Leith Walkway.

Daily shopping needs are met by the many high street and independent local supermarkets and delis, whilst larger stores such as the Tesco at Canonmills are also nearby.

An ideal location for superb transport links, Edinburgh Waverley Train Station and bus station are both within walking distance and the trams offers direct access Edinburgh Airport and down to the coast at Newhaven.

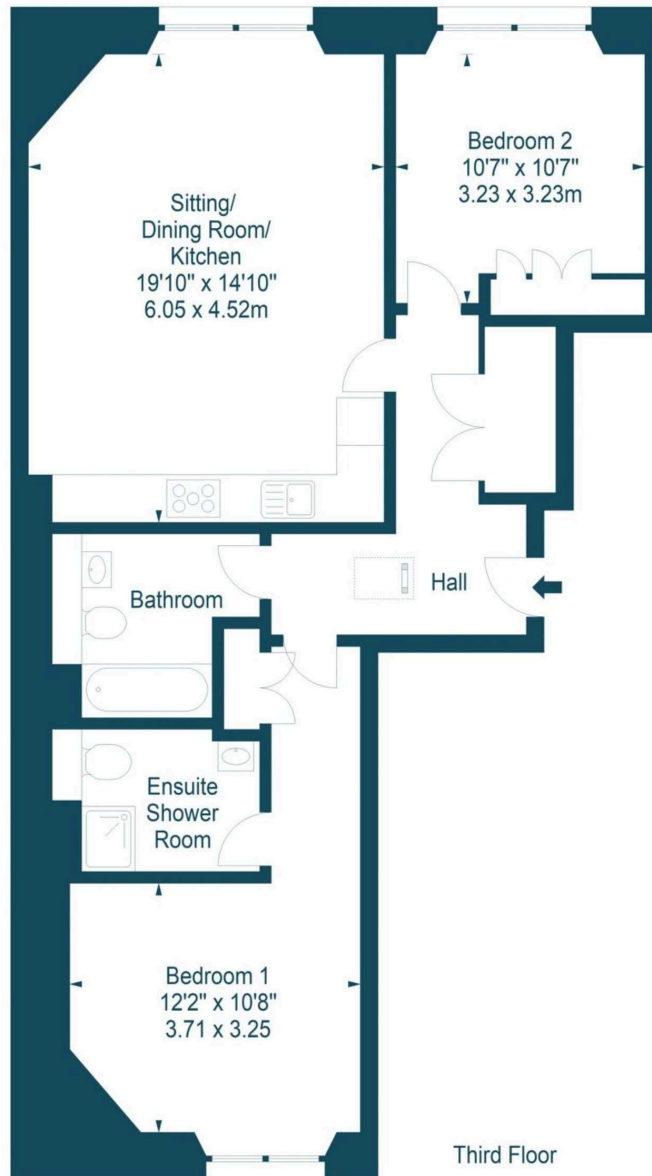
EXTRAS

All light fittings, blinds, fitted flooring and white goods are included in the sale price.



HOME REPORT VALUATION: £365,000





Third Floor

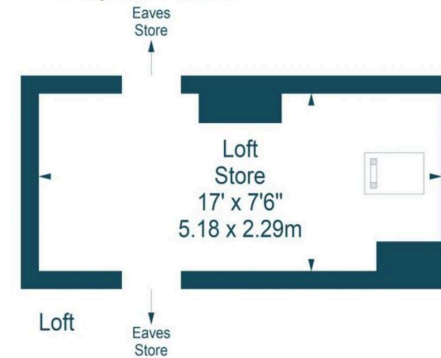
Rodney Street,
Edinburgh,
Midlothian, EH7 4EL



Approx. Gross Internal Area
856 Sq Ft - 79.52 Sq M
Attic

Approx. Gross Internal Area
141 Sq Ft - 13.10 Sq M

For identification only. Not to scale.
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 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.