



Offers Over  
**£200,000**

## 1/1 Rodney Place

Canonmills | Edinburgh | EH7 4FR

Set within a modern development in the sought after Canonmills area, this well presented one bedroom ground floor flat offers bright accommodation finished in neutral tones throughout. Ideal for first time buyers, professionals, or investors, the property combines comfort with practicality and benefits from the convenience of residents permit parking. Located close to local shops, cafes, green spaces, and excellent transport links, it provides a stylish and convenient home.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Residents permit parking
-  EPC rating – C
-  Council tax band - D



## Description

In true move in condition, the accommodation briefly comprises; entrance hall with secure entryphone system, airy lounge/dining room with leafy outlook, fitted kitchen with a range of sleek white wall and base units with co-ordinated worktops, double bedroom with a built in wardrobe, and a contemporary bathroom with a crisp white suite and shower over the bath. The property further benefits from electric heating and double glazing.



## Extras

Included in the sale will be the electric oven and hob, washer/dryer and integrated fridge freezer. Other furniture is available by separate negotiation.

## Gardens and Parking

There are well maintained communal grounds and for the car owner, the convenience of a residents permit parking. There is also a shared bike store.

## Factoring

The communal areas and grounds are maintained by Charles White at cost of approximately £90 per month and also includes buildings insurance.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

The property is located in the fashionable Canonmills district of the city on the edge of Edinburgh's historic New Town. The area is well positioned for access to many local amenities including Tesco and Lidl supermarkets, popular bars and coffee shops. The city centre and Stockbridge are both within comfortable walking distance, housing an extensive choice of retailers, restaurants, and bistros together with a range of services. In addition, the Royal Botanic Gardens, Water of Leith Walkway and Edinburgh's cycle path network are easily accessible. For the commuter, all the major road networks and regular bus services run close by providing access to many parts of the city with Waverley Train Station located approximately one mile away



Approx. Gross Internal Floor Area 44 Sq M / 472 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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