




Solicitors & Estate Agents
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CANONMILLS, EDINBURGH, EH7 4EN

THE LOCAL AREA

Canonmills is an extremely popular and sought after area lying to the north of the city centre. Needless to say, this is an exceptionally central location which, for the energetic, is within walking distance of Princes Street and Waverley Train Station.

Local shopping at Canonmills is first class with alternatives nearby, on Broughton Street. Both of these locations are well able to provide a great deal more than normal daily requirements. Furthermore, within these districts are banking, building society and Post Office services. However, the city centre is quite literally on the doorstep, and it would be a simple matter to travel into the heart for a more extensive shopping trip, where there is every possible shopping facility, service and amenity.

For those who enjoy open air recreational facilities, the Royal Botanic Gardens is only a short walk away. Beyond that lies Inverleith Park. At Warriston the routes of old railway lines radiate out in many directions, providing almost country-like walks within the heart of the city. If dining out is a favourite pastime you will discover that the area is well served by cafes, bars and restaurants.

A short walk along the Water of Leith Walkway and you will arrive in cosmopolitan Stockbridge, with excellent restaurants, including Tom Kitchin's Scran & Scallie Gastropub and The Rayburn Hotel. Home to specialist boutiques, buzzing cafes, welcoming bars and one of only two Waitrose stores in Edinburgh.



BF1 11 RODNEY STREET

Located in the heart of Canonmills in north Edinburgh, this property would make a fantastic home for a first-time buyer, professional couple or those looking for a pied-à-terre in the city.

This basement property is surprisingly light and bright, and layout has been creatively configured to make the most of the space on offer. The hallway benefits from a useful storage cupboard and feature lighting set into the stairs and alcoves. The galley style kitchen is open plan to the living room and has space for all of the appliances necessary for modern city living, there is a freestanding cooker with extractor above, dishwasher, fridge freezer and washing machine. The living room has space for a sofa and dining table and a large window opening onto the enclosed communal back garden, the wide windowsill doubles as a seat and is lovely spot to enjoy a sunny afternoon.

There is a double bedroom to the rear of the property with space for a double bed and additional freestanding furniture. The bathroom boasts a Japanese “Omni” style bathtub with shower above. The substantial boxroom completes the accommodation on offer.

The property further benefits from gas central heating and double glazing.





Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen	5.02m (16'6") x 3.15m (10'4")
Bedroom	3.19m (10'6") x 2.59m (8'6")
Box Room	3.43m (11'3") x 2.33m (7'8")
Bathroom	2.45m (8') x 1.06m (3'6")

Gross internal floor area (m²) - 39m²

EPC Rating - C

LOCATION DIMENSIONS FLOOR PLAN

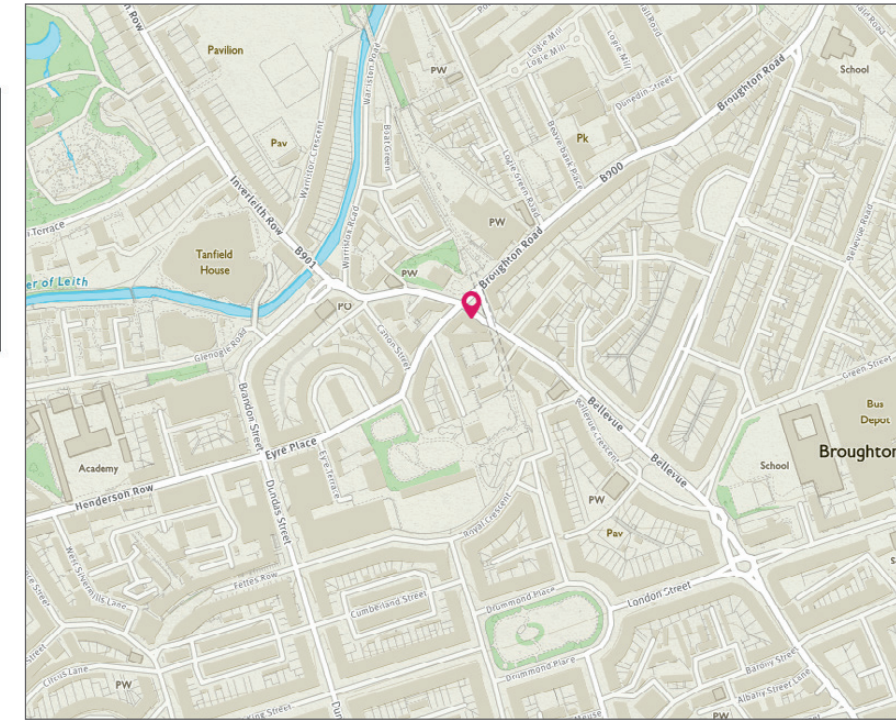
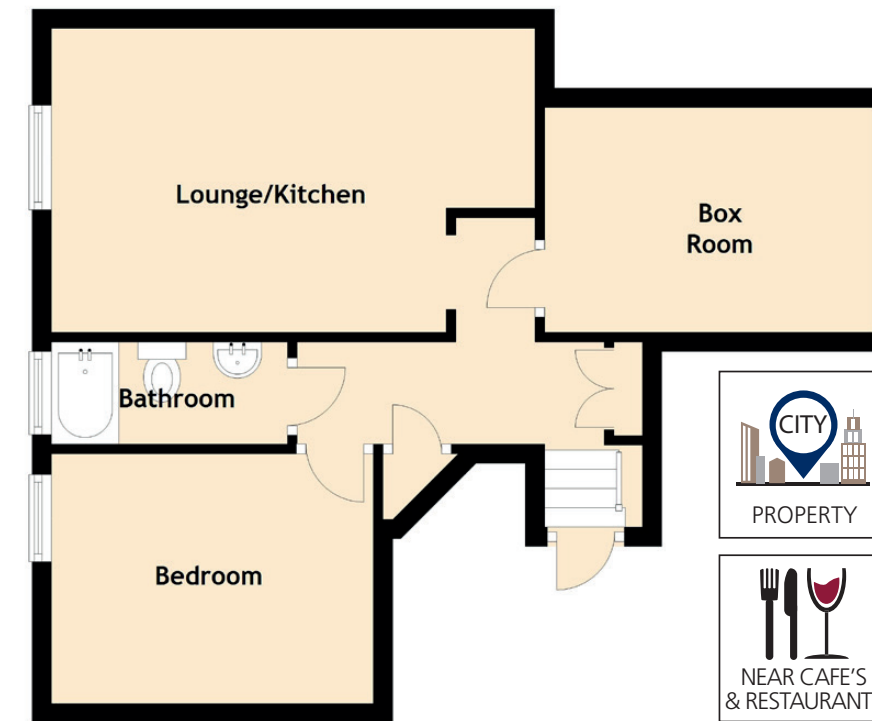


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