

20/5 Rodney Street

CANNONMILLS, EDINBURGH, EH7 4EA



Elegant two-bedroom plus box room period flat in the heart of Canonmills, boasting bay windows, fireplaces and stylish living just moments from the city centre



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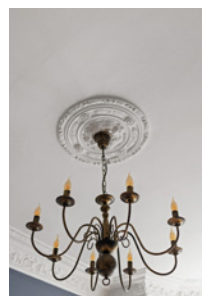


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McEwan Fraser Legal is delighted to present this charming two-bedroom top-floor flat, located in the ever-popular Canonmills area of Edinburgh. Brimming with period character and generous proportions, this property offers the perfect blend of traditional features and modern city living.

THE LIVING ROOM



The accommodation comprises a bright and spacious living room, enhanced by a stunning bay window that floods the space with natural light and showcases the high ceilings so typical of properties of this era.

THE KITCHEN / DINER



The large kitchen is well laid out and comes complete with a separate utility space, providing excellent practicality for modern living. Off the hallway, the box room has been cleverly adapted into a dressing room, offering valuable additional space and versatility.





Both bedrooms are well-proportioned doubles, each featuring a traditional fireplace, adding to the home's character and warmth.

Period detailing runs throughout, creating a home that is both elegant and inviting.

THE BATHROOM



BEDROOM 1



BEDROOM 2

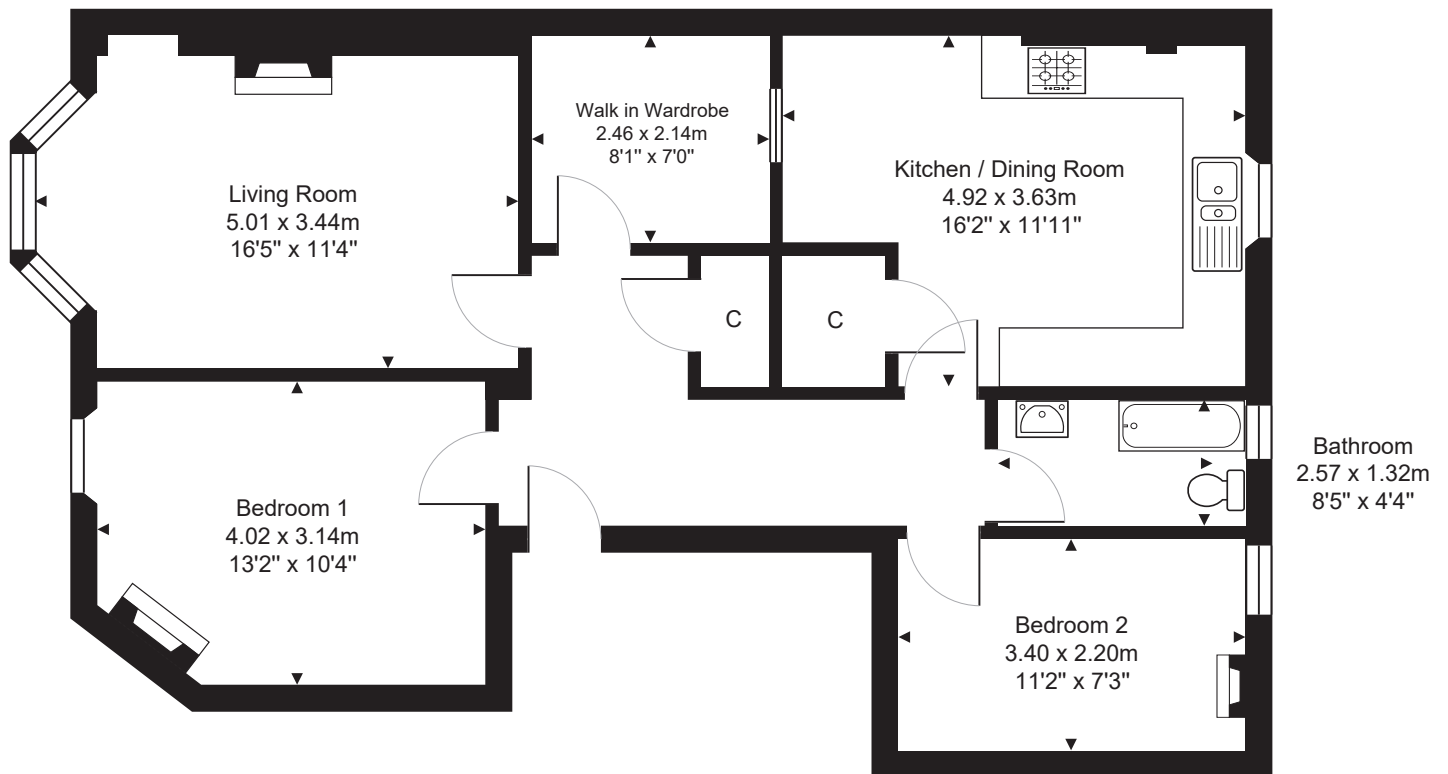


With its sought-after location, generous layout, and abundance of traditional features, this delightful property will appeal to first-time buyers, professionals, and investors alike.

EXTERNALS & VIEWS

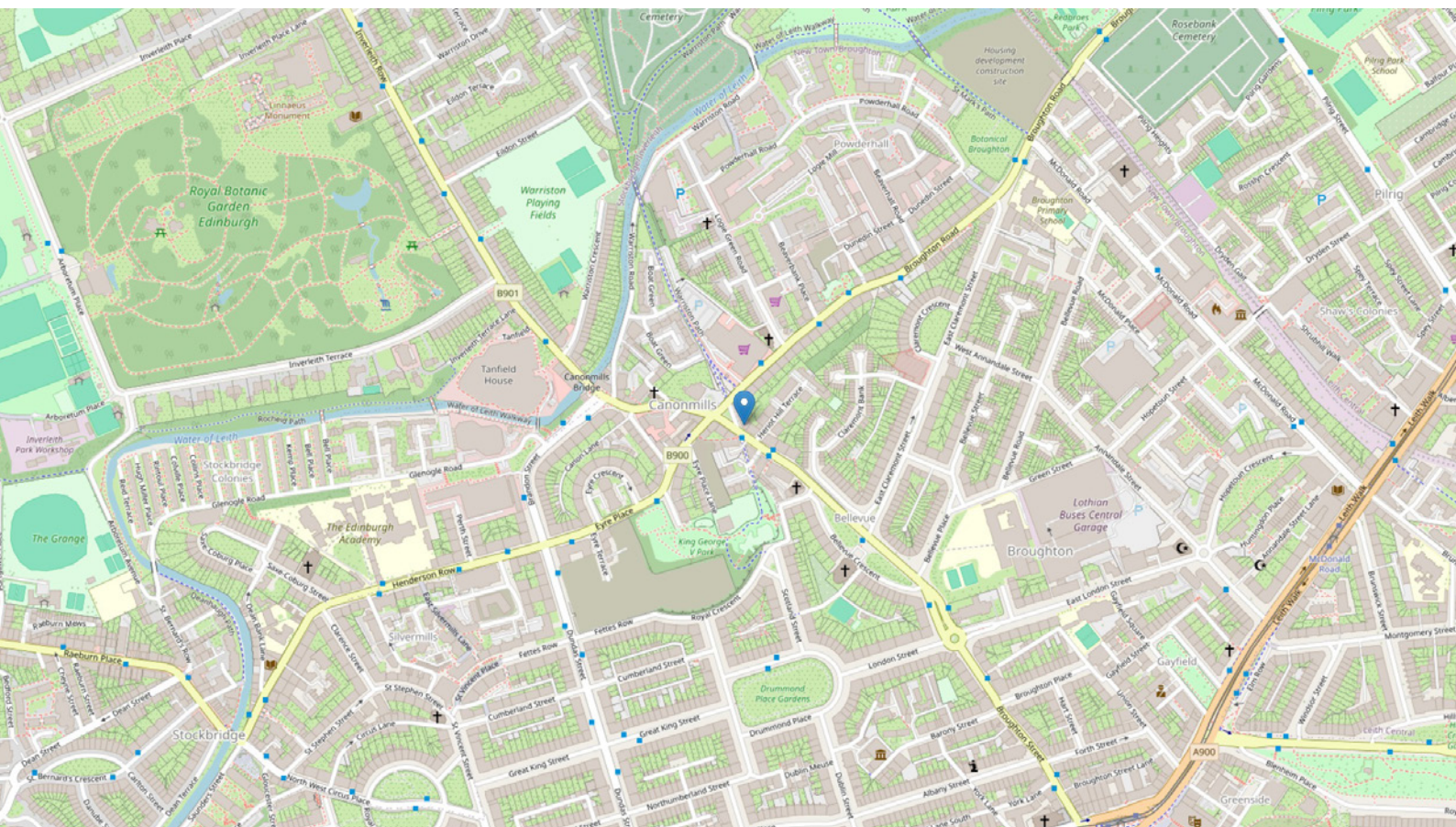


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 76m² | EPC Rating: C



THE LOCATION

Canonmills is an extremely popular and sought-after area lying to the north of the city centre. Within the immediate vicinity, there is a wide range of local shopping, transport, recreational and educational facilities.





Local shopping can be found within the immediate vicinity for all your daily requirements, but for those whose needs are great, a Tesco supermarket can be found on Broughton Road. For a greater range of specialised shopping, the city centre, as previously mentioned, is within walking distance.

The city centre is where Edinburgh's formal entertainment facilities are highly concentrated, and here there are theatres, cinemas, many restaurants and bars, indoor sports facilities and health clubs.

Canonmills is within walking distance of the city centre, although an excellent bus service runs minutes from the property, and a five-minute bus journey will take you there.



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Part
Exchange
Available



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