

19/1 Rodney Street

CANONMILLS, EDINBURGH, EH7 4EN



*TWO BEDROOM, TWO BATHROOM FLAT WITH
OPEN PLAN LIVING SPACE IN EDINBURGH'S
POPULAR, CENTRAL AREA OF CANONMILLS*



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McEwan Fraser Legal is delighted to present this period first-floor flat in Edinburgh's popular, central location of Canonmills.

Inside, the property comprises a fully equipped kitchen situated within the open-plan living space. This modern kitchen features free-standing recent white goods, including a Bosch washing-machine in the closet, while the living area itself offers various possibilities for furniture arrangement.







BEDROOM 1

The property features two generous bedrooms, with the master bedroom benefiting from street-views onto graceful Edwardian buildings, and its own private en-suite. Bedroom 2 features a view onto period brickwork.



BEDROOM 1



BEDROOM 1



BEDROOM 1 VIEW



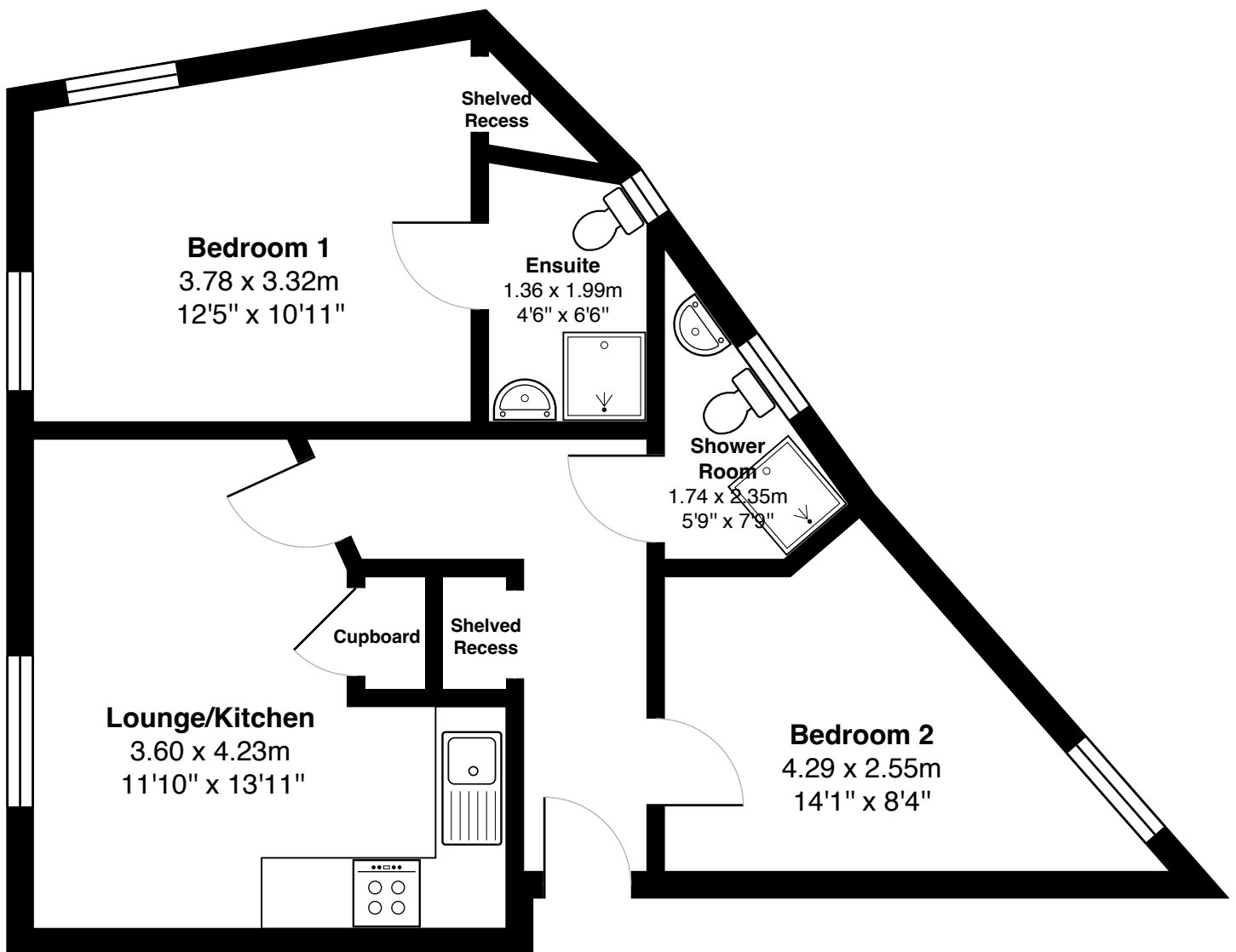
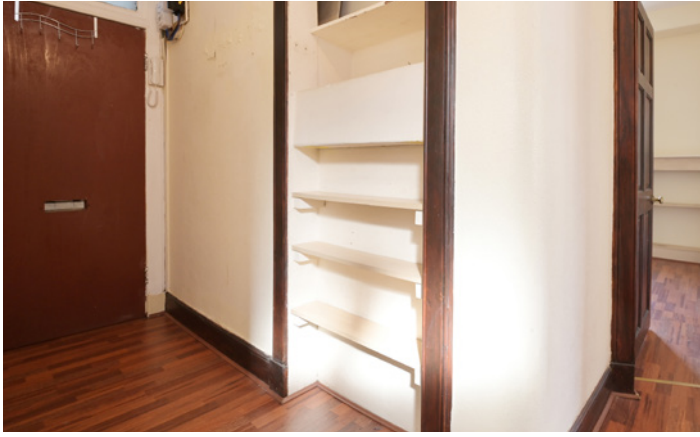
Bedroom 2





There are two shower rooms in total, including the master en-suite and a separate shower room accessed from the hallway.





Gross internal floor area (m²): 52m²

EPC Rating: D

Floor Plan



In addition, the flat offers access to a communal rear garden and is equipped with double-glazed modern vasistas windows and curtain-rods, and gas central heating, ensuring a cosy and comfortable city-centre living experience all year round.



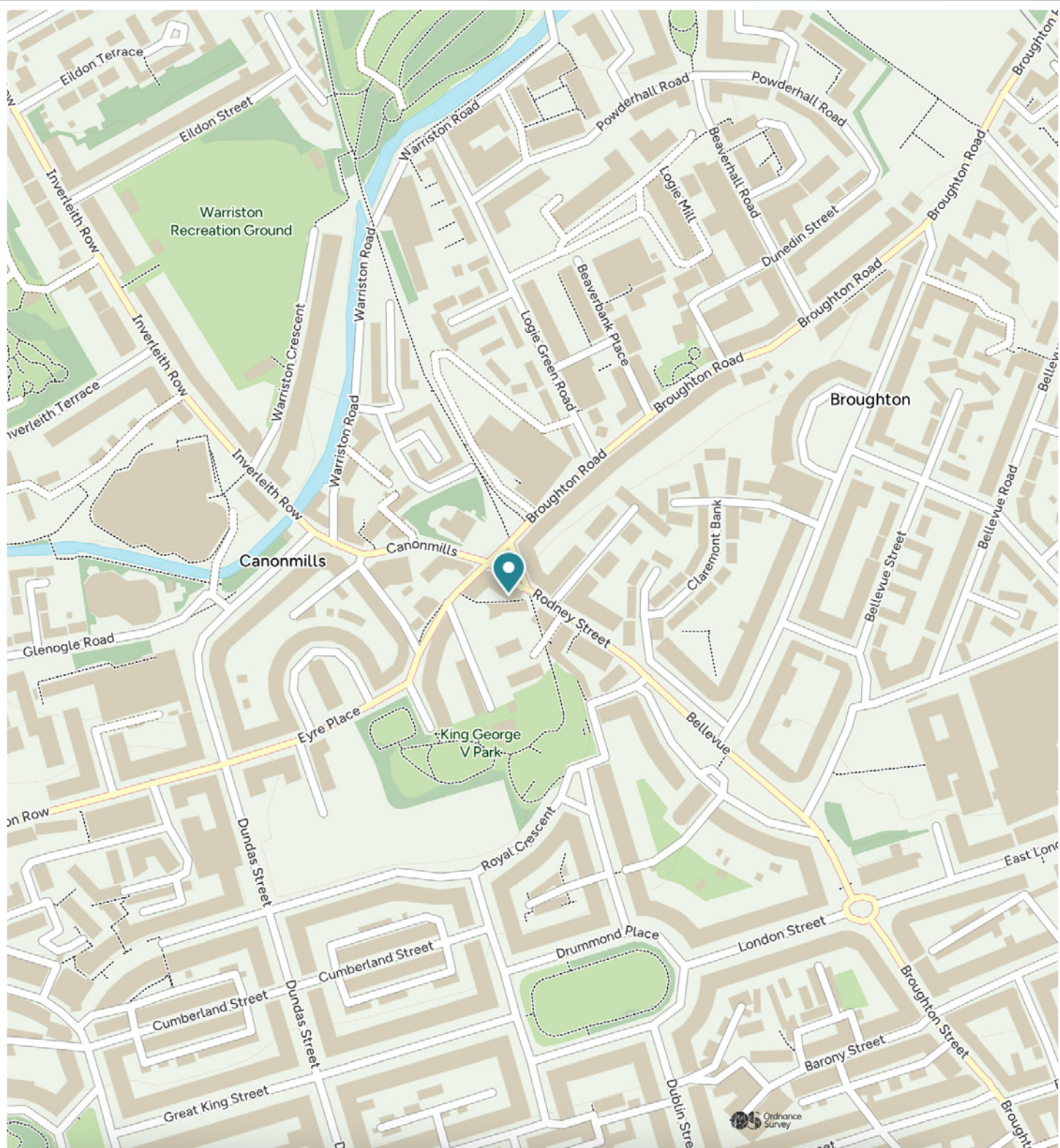


Tucked between the vibrant New Town and the tranquil Water of Leith, Canonmills is one of Edinburgh's most desirable residential enclaves. This charming neighbourhood combines period architecture, modern convenience, and a peaceful atmosphere, making it ideal for professionals, families, and downsizers.

A short walk from Stockbridge's boutique shops and cafés, yet moments from the Royal Botanic Garden, King George V Park for kids and Robert L. Stevenson's childhood home, Canonmills offers the best of both worlds. Everyday essentials are close at hand, with Tesco and Lidl supermarkets on Broughton Road, while a greater range of specialised shopping awaits in the city centre. The scenic Water of Leith Walkway provides idyllic riverside strolls, and excellent transport links ensure easy access to Haymarket and Waverley stations.

The area boasts an appealing mix of Victorian townhouses, stylish mews homes, and contemporary apartments, many with private gardens or stunning views. With top schools, cultural attractions, and a thriving community spirit, Canonmills is a place where urban convenience meets relaxed sophistication. For those seeking a prime Edinburgh location with character and charm, Canonmills delivers an exceptional quality of life in one of the city's most sought-after addresses.

The Location



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