

11/1 Rodney Street

CANONMILLS, EDINBURGH, EH7 4EN



Quiet and generously proportioned one-bedroom flat in Canonmills, Edinburgh



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McEwan Fraser Legal is delighted to present this quaint one-bedroom flat, which is peaceful and overlooks the communal rear garden in the city's hustle and bustle.

THE LIVING ROOM/KITCHEN



Inside, the property comprises a spacious living area with various possibilities for furniture arrangements. The fully equipped kitchen/living room is modern in its finish and has been well-maintained. The kitchen is fitted with freestanding appliances from fridge freezer, to dishwasher and washing machine, as well as electric fan oven and hob.





The property has one main double bedroom and a separate box room, which is an excellent storage space or home office. There is a main three-piece shower room fitted with a mains shower.

THE SHOWER ROOM



THE BEDROOM



THE BOX ROOM

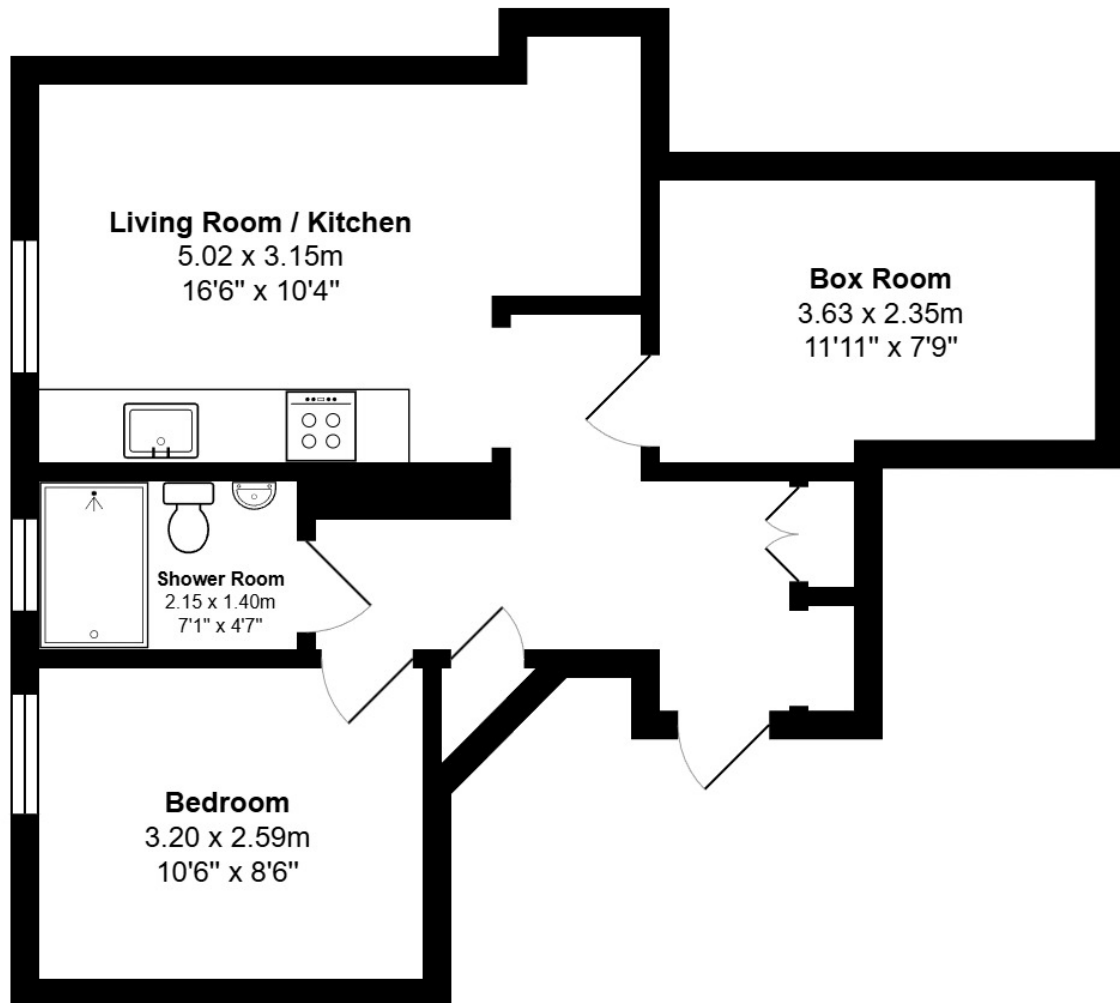


In addition to this, the property includes double-glazed windows, gas central heating, making for a cosy and cost-effective home, year-round, as well as on-street permit parking in the local vicinity.

EXTERNALS

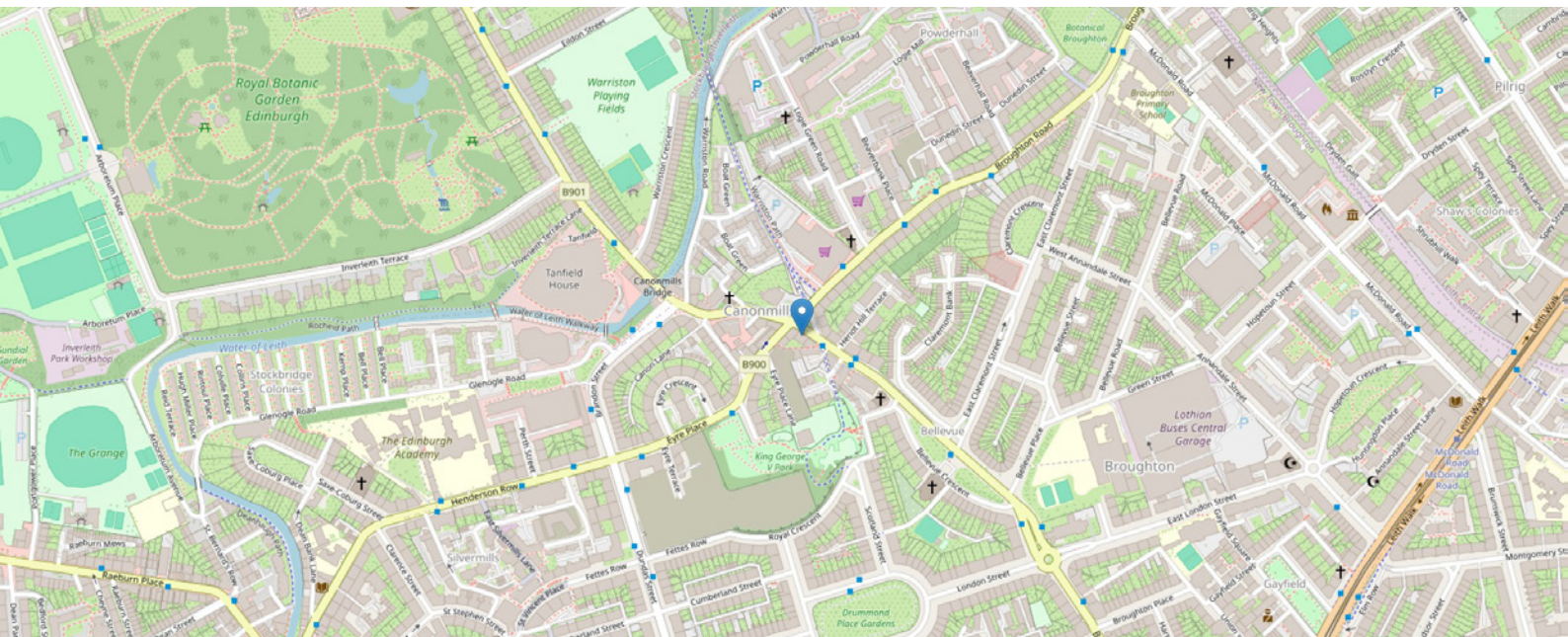


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 41m² | 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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