

Flat 5,6 Rodney Place

CANNONMILLS, EDINBURGH, EH7 4FR



Modern one-bedroom apartment with two allocated parking spaces and transferable Short Term Let License (Home Letting) until 2028



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this beautifully presented one-bedroom apartment, set within an attractive modern development on the highly desirable Rodney Place in the heart of Cannonmills. Offering bright and well-proportioned accommodation in one of Edinburgh's most sought-after central locations, this fantastic home is ideally suited to professionals, first-time buyers, investors, or those looking for a stylish city base.

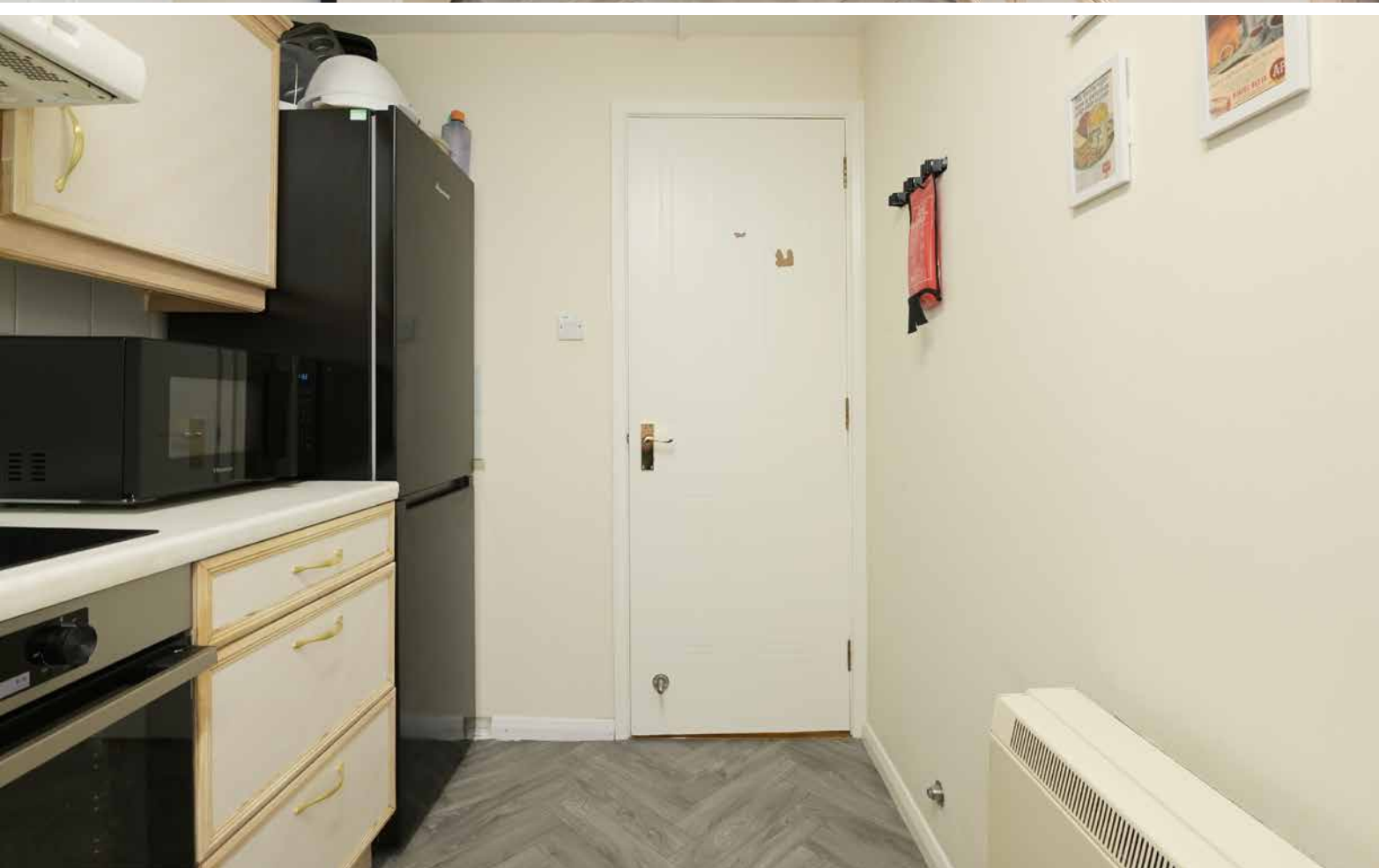
The property is accessed via a secure, well-maintained communal entrance and opens into a welcoming hallway complete with a useful storage cupboard.

THE LIVING ROOM



The spacious living and dining room is flooded with natural light, creating an inviting space to relax or entertain. The well-appointed kitchen is positioned just off the living area and offers ample worktop and storage space, complemented by a range of integrated cooking appliances, making it perfectly suited to modern living.

THE KITCHEN

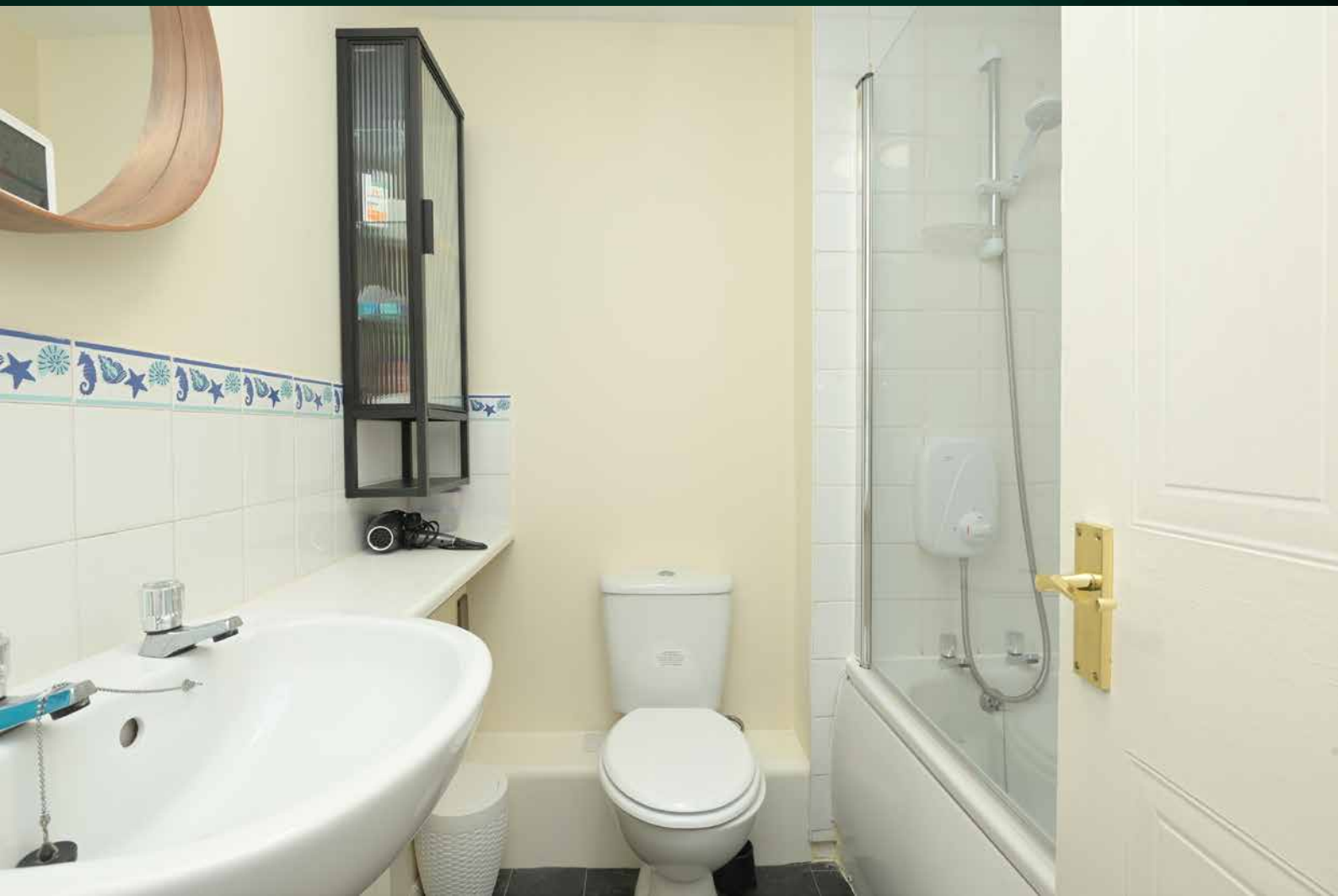




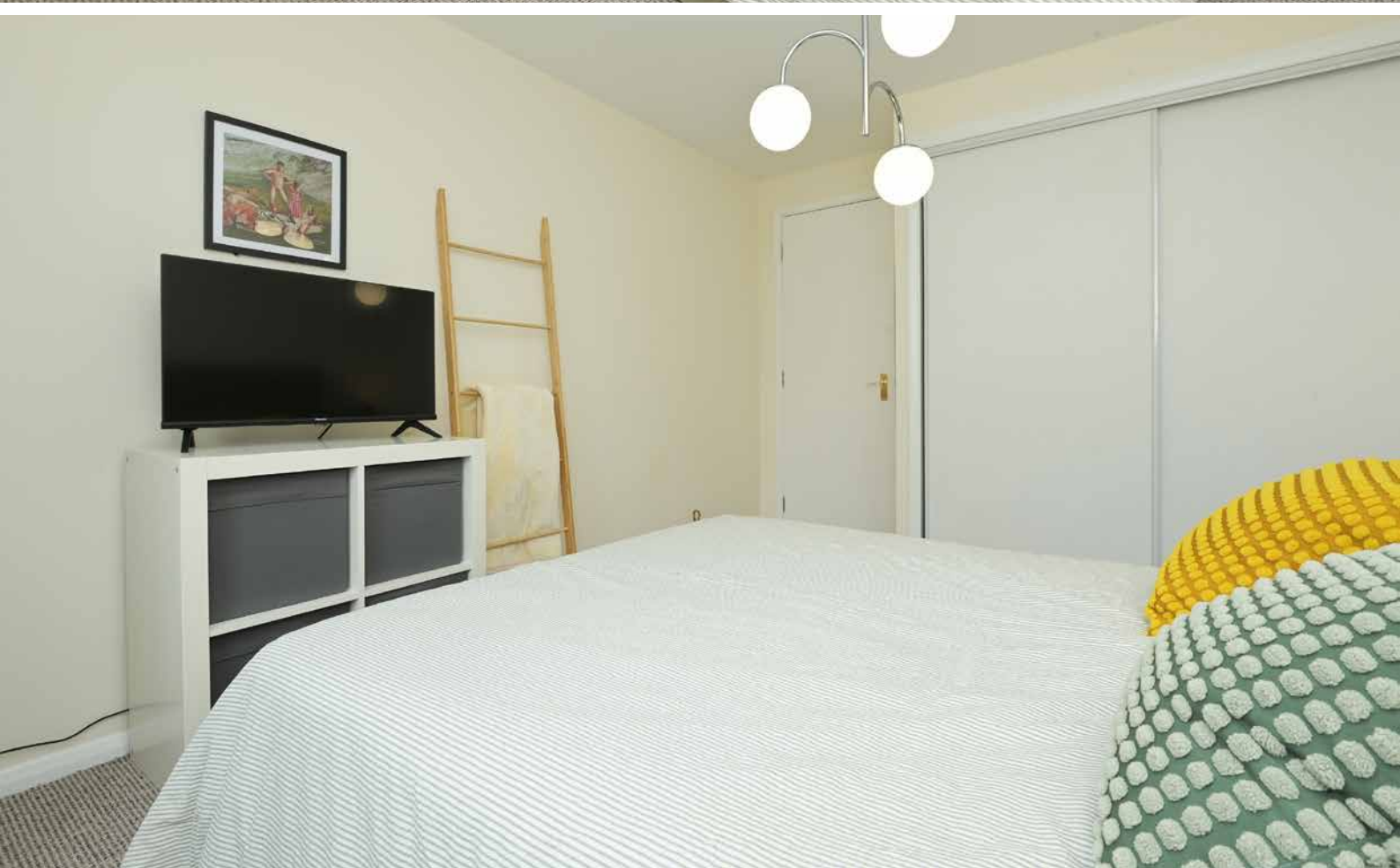
The generous double bedroom benefits from excellent fitted wardrobes, providing plenty of storage while maintaining a bright and spacious feel. Completing the accommodation is a contemporary bathroom, finished to a high standard with a modern three-piece suite.

The property's thoughtfully designed layout maximises both space and natural light throughout, resulting in a home that is comfortable, practical and presented in true move-in condition.

THE BATHROOM



THE BEDROOM



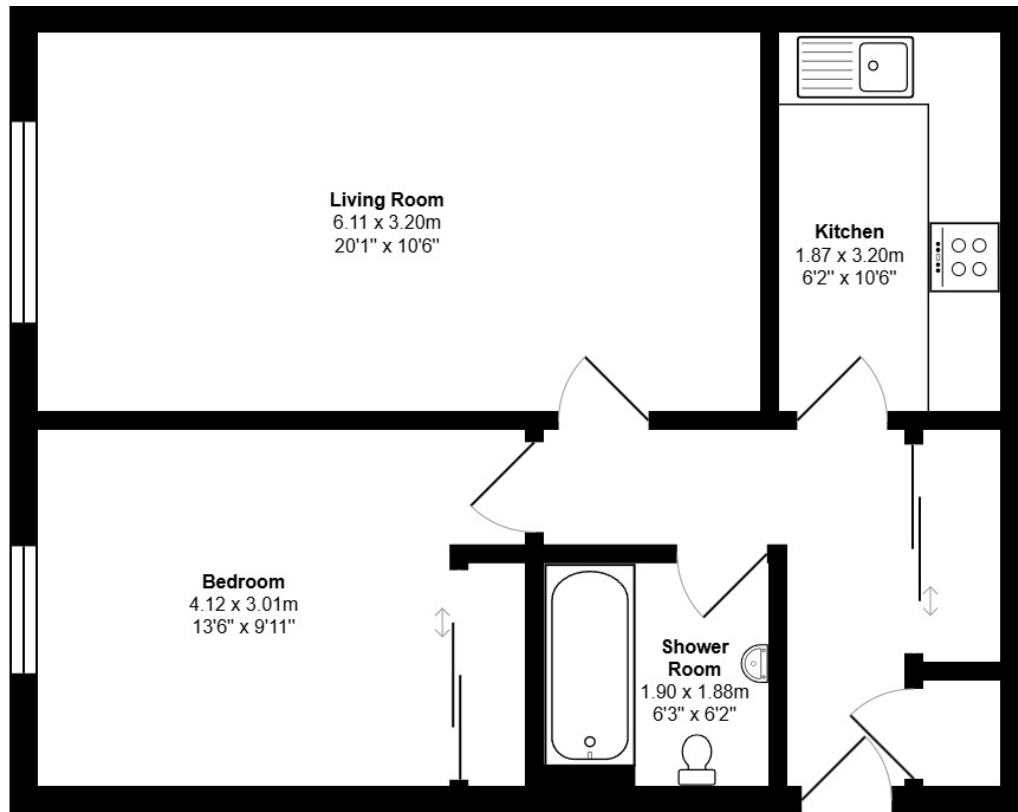
Further benefits include double glazing, electric radiators, a secure entry system, well-maintained communal grounds, and two allocated private parking spaces, a rare and highly desirable feature in this central Edinburgh location.

The property also presents an excellent opportunity for investors, as the current owner holds a valid Edinburgh City Council Short Term Let License (Home Letting) until 2028 and would be happy to transfer the licence to the purchaser, subject to the necessary approval process. This offers the potential for a seamless transition for buyers looking to continue operating the property as a licensed short-term let.

EXTERNALS

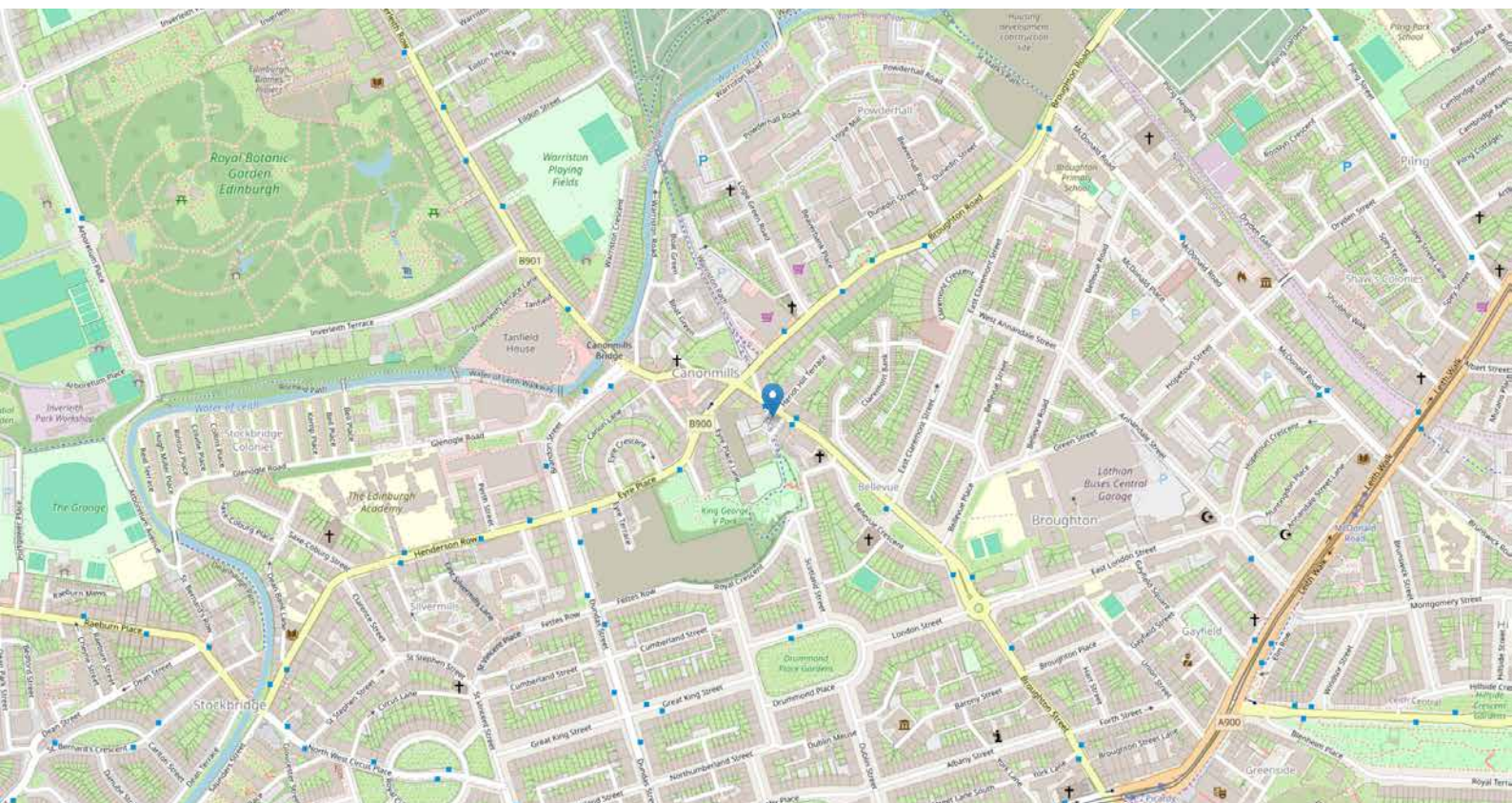


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 51m² | EPC Rating: C



THE LOCATION

Rodney Place enjoys an enviable position in the heart of Cannonmills, one of Edinburgh's most desirable and vibrant central neighbourhoods. Just a short stroll from the city centre, this sought-after location offers the perfect blend of peaceful residential living and immediate access to an outstanding range of amenities. Cannonmills is renowned for its excellent selection of independent cafés, artisan bakeries, restaurants, bars and boutique shops, while nearby Stockbridge and the recently redeveloped St James Quarter provide an extensive choice of high-street retailers, supermarkets, leisure facilities and fine dining. Whether you're looking for a morning coffee, an evening meal or a spot of shopping, everything is within easy walking distance.





For those who enjoy the outdoors, the beautiful Royal Botanic Garden Edinburgh, Inverleith Park and the Water of Leith Walkway are all close by, offering picturesque green spaces and scenic walking and cycling routes. Edinburgh's historic New Town, Princes Street and George Street are also within easy reach, providing world-class shopping, culture and entertainment.

The area is exceptionally well connected, with regular bus services operating throughout the city and the nearby Edinburgh Trams offering direct links to Edinburgh Airport and Newhaven. Waverley Railway Station is also within walking distance, making this an ideal base for commuters and those travelling further afield.

Combining an outstanding central location with excellent transport links, superb local amenities and a vibrant community atmosphere, Rodney Place offers an exceptional opportunity to enjoy the very best of Edinburgh city living.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
ZOE CARMICHAEL
Property Transaction Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

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