

COULTERS[©]

WELCOME TO:

RODNEY STREET

60 Rodney Street, Edinburgh, EH7 4DX



RODNEY STREET AT A GLANCE:



Desirable
Canonmills location



Main-door
apartment



Bright
accommodation



Walking distance of
the City Centre



Easy reach of King
George V Park



Excellent local
amenities

EXTRAS:

All light fittings, fitted floor coverings and white goods are included in the sale. Please note that other items may be available through separate negotiation.



A LITTLE BIT ABOUT THE PROPERTY:

Minutes from both the New Town and Broughton Street lies this main-door traditional apartment presented in excellent condition. Bright and deceptively spacious the comfortable accommodation boasts a contemporary kitchen and statement bathroom, providing a desirable modern lifestyle in a coveted location. Whilst close to fashionable Broughton Street and the City Centre, peaceful retreats in the form of King George V Park and The Royal Botanic Garden are a pleasant stroll away making this an ideal opportunity.

- A welcoming and practical entry vestibule.
- Sunny and generous living room with a sophisticated décor including wood-effect flooring, original built-in shutters and a living flame gas fire.
- Stylish and well-appointed kitchen with white shaker style wall and floor units finished with gold-coloured hardware, light worktops, grey metro tile splashback, and integrated appliances including a stainless-steel extractor hood, gas hob, and oven.
- Spacious principal double bedroom with an elegant interior, original built-in shutters and a luxurious super king-sized bed.
- A second versatile rear double bedroom currently used as a peaceful home office with a built-in cupboard.
- Fully tiled bathroom with a chrome towel radiator, an indulgent deep bath with wall-mounted rainfall shower, WC, and washbasin built-into vanity
- Gas central heating throughout.
- Neat enclosed south-facing front garden mainly consisting of decorative stones.
- On-street (permit) parking.



LOCATION, LOCATION, LOCATION:

This Canonmills property is wonderfully situated within walking distance of the cosmopolitan districts of Broughton Street and Stockbridge. Their fantastic collection of high-quality independent boutiques, renowned restaurants, vibrant bars, and artisan stores create a lively atmosphere.

You also have first-class retailers and eateries to experience at the nearby entertainment and shopping destinations of St James Quarter and the Omni Centre. Away from the hustle and bustle escape to King George V Park or discover the scenic Royal Botanic Garden and Inverleith Park. Explore the Water of Leith walkway and take in the historic Dean Village and the Scottish National Gallery of Modern Art. Other recreational opportunities include the refurbished Victorian swimming baths at

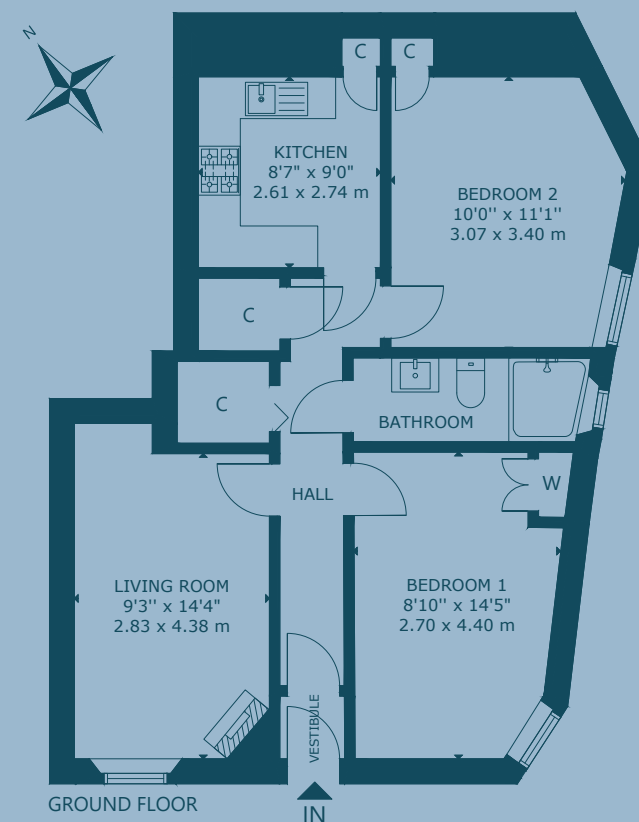
Glenogle Swim Centre, Drummond Lawn Tennis Club, and the historic Grange Club with squash, hockey, tennis, and cricket. Daily shopping needs are well catered for with a Tesco supermarket within walking distance, a large Waitrose at Comely Bank, and Sainsbury's and Marks and Spencer at Craighleith Retail Park.

Primary and secondary schooling includes Broughton Primary School and Drummond Community High School. It is well-placed for some of the city's finest private schools including Edinburgh Academy, Fettes College, and George Heriot's School.

Regular bus services take you swiftly into town, and Waverley Train Station, Edinburgh Bus Station, and the tram link to Edinburgh International Airport are a little over a fifteen-minute walk.



FLOOR PLAN:



60 Rodney Street, Edinburgh, EH7 4DX

Approx. Gross Internal Area

706 Sq Ft - 66 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
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