

COULTERS ©

12/6 RODNEY STREET

EDINBURGH, EH7 4EA

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated in the heart of the highly desirable area of Canonmills, this 2 bedroom plus boxroom top floor flat is beautifully presented.

Benefitting from natural light throughout, the property comprises 2 bedrooms, a dining kitchen with pantry, large livingroom with bay window, original cornicing and period fireplace, bathroom and boxroom/study with skylight.

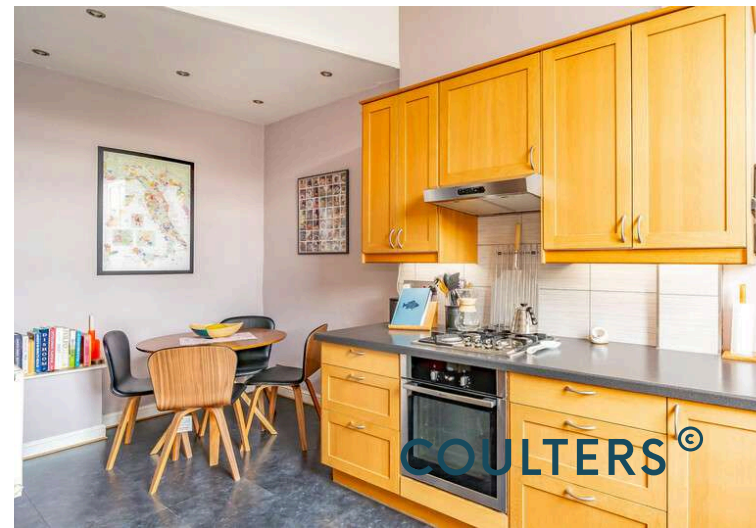
Along with the fantastic storage the property also benefits from natural light throughout.

KEY FEATURES

-  Well-proportioned top floor tenement flat.
-  Two bedroom and one box room with skylight.
-  Well-maintained shared rear garden.
-  On street permit parking.
-  Located in the popular area of Cannonmills.
-  nearby including independent retailers and



To the rear is a very well maintained communal garden with a mixture of paving, grass and a seating area. To front of the building there are plenty of permit parking spaces and bus stops for transport into the city and towards the Leith area.



THE LOCAL AREA

Canonmills is a vibrant area in Edinburgh situated to the north of the city center, close to the Royal Botanic Garden.

The area features a range of trendy and stylish cafes, restaurants and shops.

Cannonmills is a popular spot for young professionals and students due to its proximity to the city center. However, it's also a great place to bring up a family, with a range of excellent schools located nearby.

The area is well-connected with regular bus services, as well as nearby Stockbridge and Leith. There are also excellent walking and cycling trails along the Water of Leith, offering a peaceful escape within the city.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

GET IN TOUCH



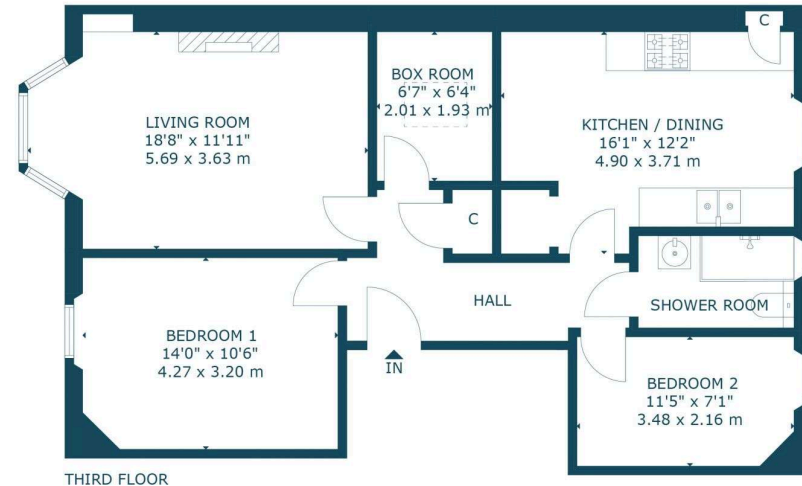
www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk



12/6 RODNEY STREET, EDINBURGH, EH7 4EA
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 819 SQ FT / 76 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
Copyright © Nest Marketing
www.nest-marketing.co.uk



LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.