



6/5 Rodney Place
Canonmills, Edinburgh, EH7 4FR



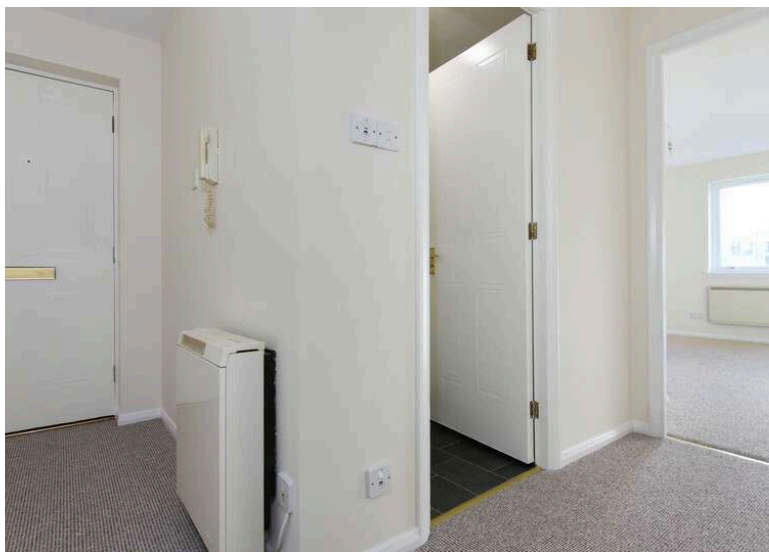


6/5

Rodney Place

Newly redecorated, this bright and easily manageable first floor flat occupies a quiet position off Rodney Street in the popular and highly regarded Canonmills district of the city.

- Newly decorated first floor flat
- Entrance hall with built-in storage
- Spacious lounge/dining room
- Well-appointed kitchen
- Generous double bedroom with fitted wardrobes
- Three-piece bathroom with shower
- Electric heating & double glazing
- Landscaped communal grounds
- Private residents' parking



Home Report: £185,000

EPC Rating: C

Newly redecorated and with brand new carpets, this bright and easily manageable first floor flat occupies a quiet position off Rodney Street in the popular and highly regarded Canonmills district of the city.

The flat is entered off a well kept carpeted common stairway with security entryphone system and enjoys the benefit of electric heating, double glazed windows, a quiet outlook and a flood of natural light. Then accommodation comprises reception hall, spacious lounge/dining room, fitted kitchen with electric hob, oven & cooker hood, double bedroom with built-in wardrobes and bathroom with electric shower. The development is set within landscaped communal gardens and there is also private residents parking.

Factors: The development is factored by Charles White with the current annual charge being approximately £1,000. This covers the costs involved in the cleaning and maintenance of the communal areas and the block buildings insurance.

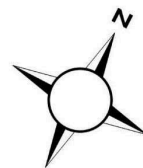
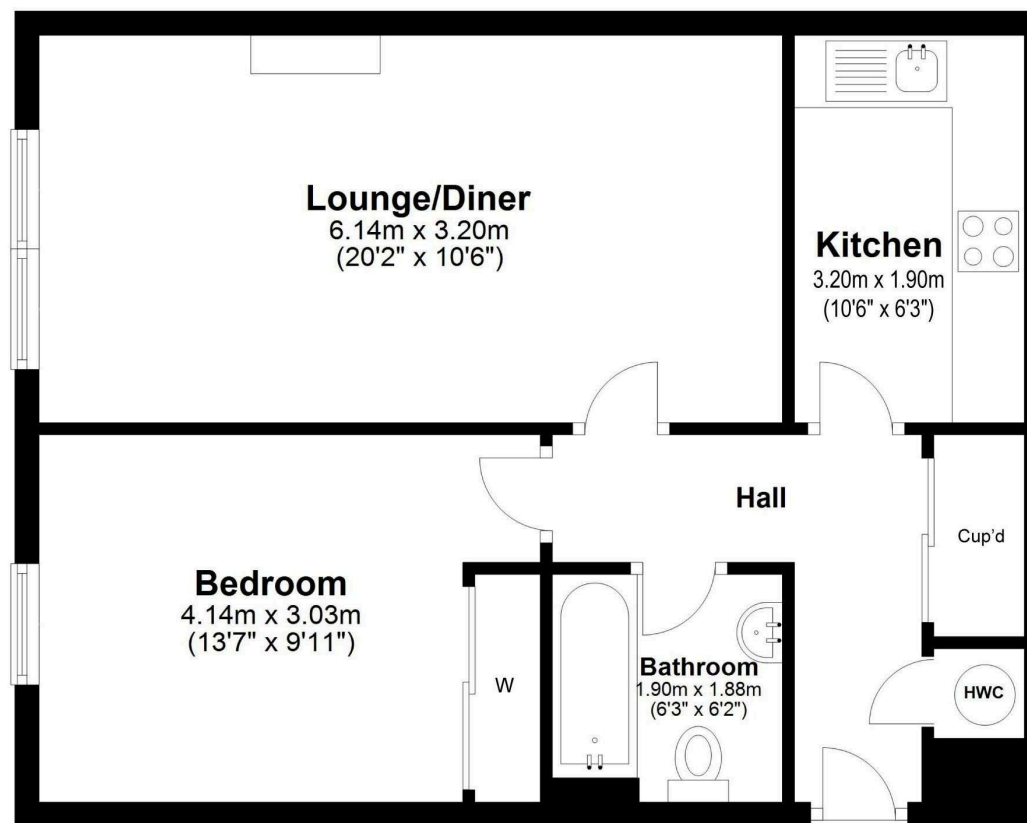
Extras: To include all fitted carpets and fitted flooring; light fittings; integrated hob, cooker hood and oven within the sale. NB no warranties or guarantees will be given in relation to the appliances.



On the edge of the New Town just a short stroll from the centre of the capital, lies the desirable Canonmills district. This charming part of the city is home to a fantastic selection of local amenities and is conveniently placed to sample the rest of the city's wide-ranging cultural, recreational, and shopping facilities.

A short stroll will take you to the Royal Botanic Gardens and Inverleith Park. The district's main thoroughfare features a lovely selection of artisan shops, restaurants, and fashionable bars, with handy supermarkets also close by, whilst high-end shops, such as Harvey Nichols and the stylish George Street area are all in easy reach. Canonmills is also home to The Biscuit Factory, a creative cultural hub. Within easy reach is the renowned Playhouse Theatre and the Omni Centre.

Benefiting from outstanding transport links, day and night, Canonmills is serviced by good bus routes and neighbours the tramline to the airport, whilst Waverley train station is within walking distance.



First Floor

Approx. 51.0 sq. metres (549.4 sq. feet)



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