

11/4 Rodney Street

CANONMILLS, EDINBURGH, EH7 4EN



A spacious two-bedroom first-floor flat offering generous proportions and excellent potential for upgrading, making this an ideal opportunity for a buyer looking to create a home to their own taste and add value



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McEwan Fraser Legal is delighted to present this spacious two-bedroom first-floor flat in a traditional stone-built Edinburgh tenement. The property offers generous proportions, high ceilings, and attractive period features, including cornicing and original wooden floorboards. While the flat would benefit from a programme of upgrades and modernisation, it offers an excellent opportunity for a buyer looking for a property they can improve and put their own stamp on.

A communal stairway leads to the apartment's front door on the first floor. Internally, a spacious hallway gives access to the main accommodation.

THE LIVING ROOM



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The living room is particularly generous, with plenty of room for both living and dining furniture. High ceilings, cornicing, and original wooden flooring add to the room's traditional character, while the proportions provide plenty of flexibility for layout and furnishing.

THE KITCHEN



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The kitchen is separate from the living room and has a range of base and wall-mounted units arranged around a freestanding cooker. The kitchen would benefit from an upgrade but offers good potential for a new owner to redesign the space to suit their tastes and requirements.



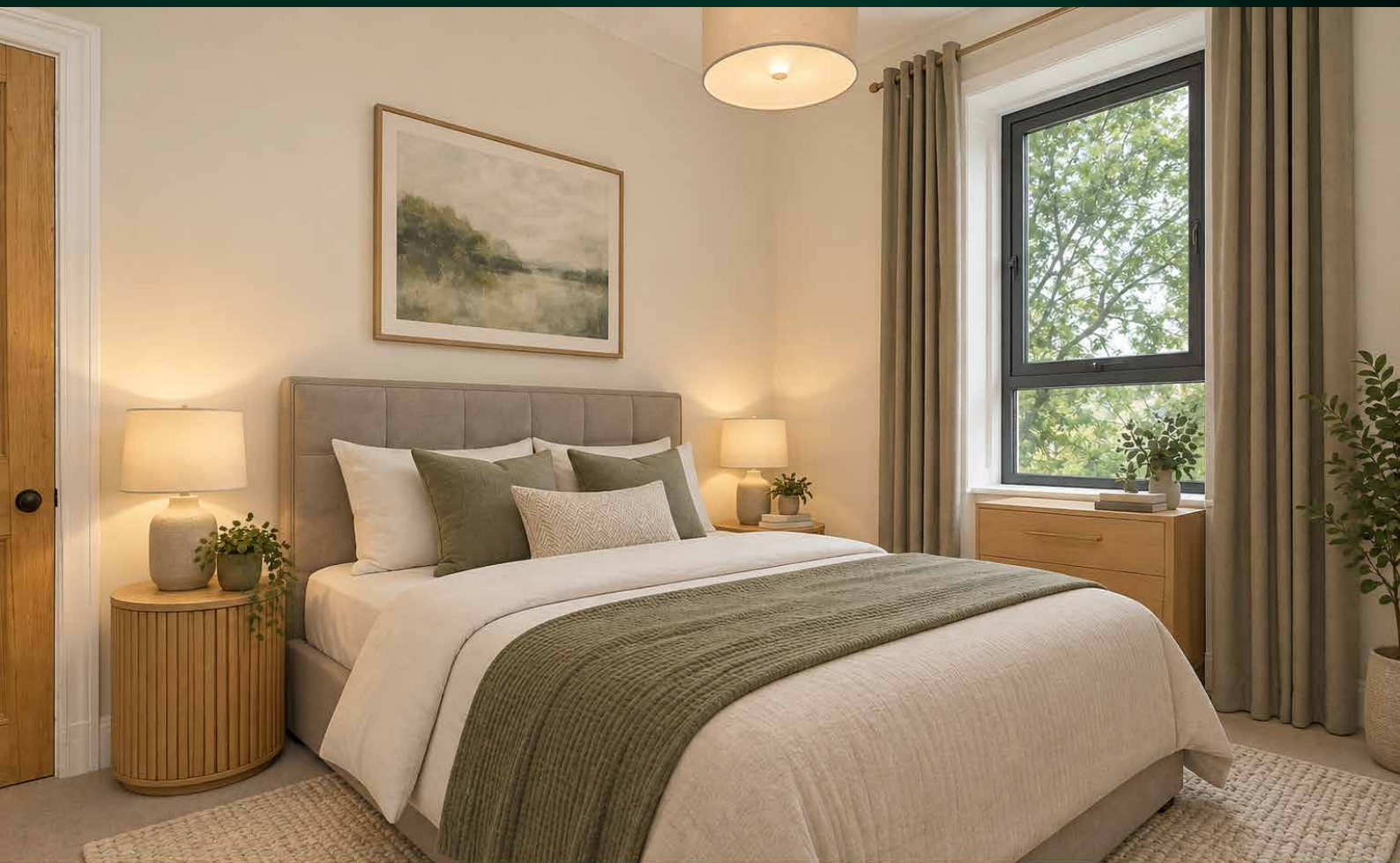


The principal bedroom is a generously proportioned double bedroom, with ample space for a good range of freestanding furniture. The second bedroom is also a good-sized room, providing flexibility as a bedroom, guest room or home office. The accommodation is completed by a three-piece bathroom, which has a white suite and a shower over the bath.

THE BATHROOM



BEDROOM 1



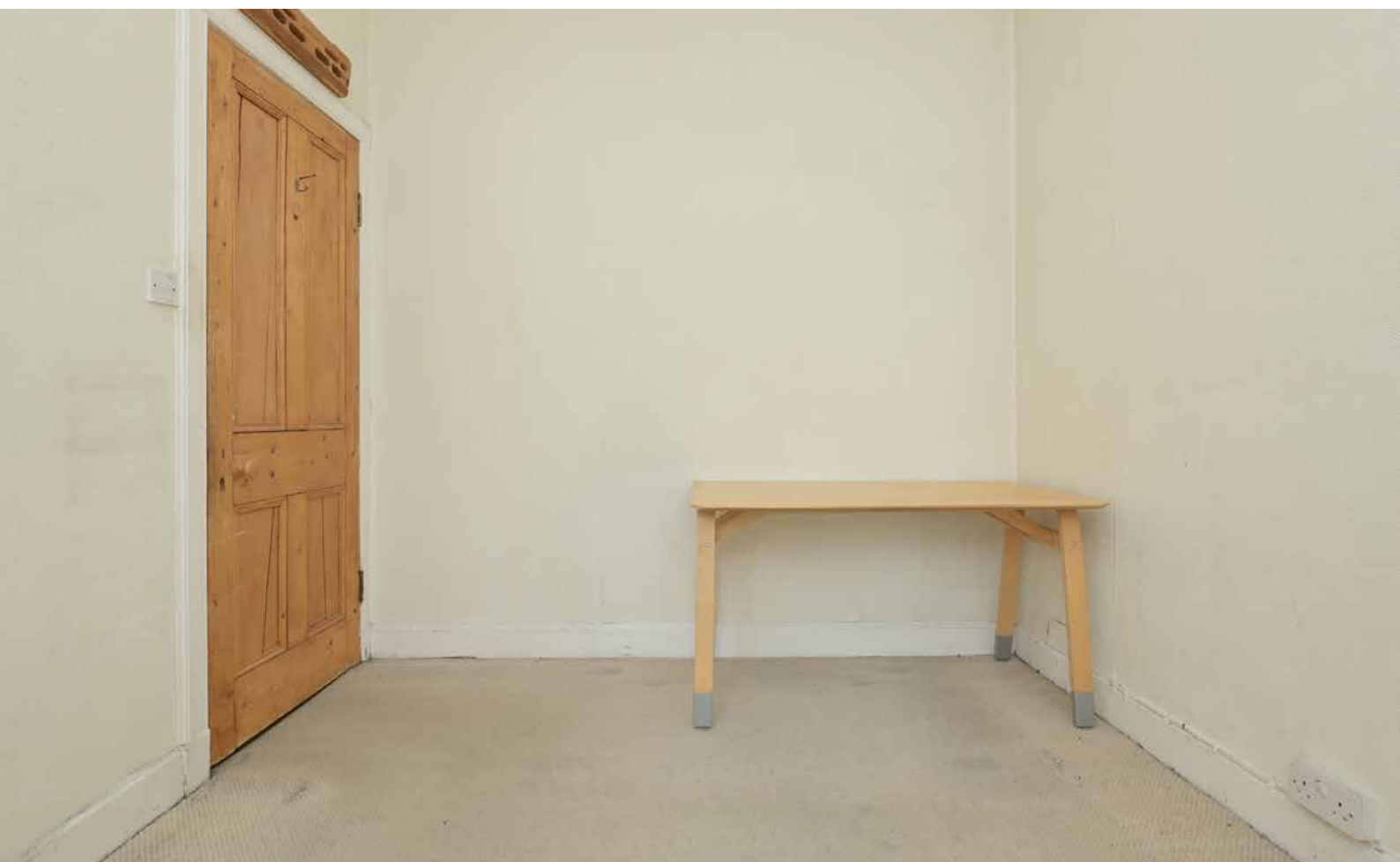
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a generously proportioned double bedroom, with ample space for a good range of freestanding furniture



BEDROOM 2



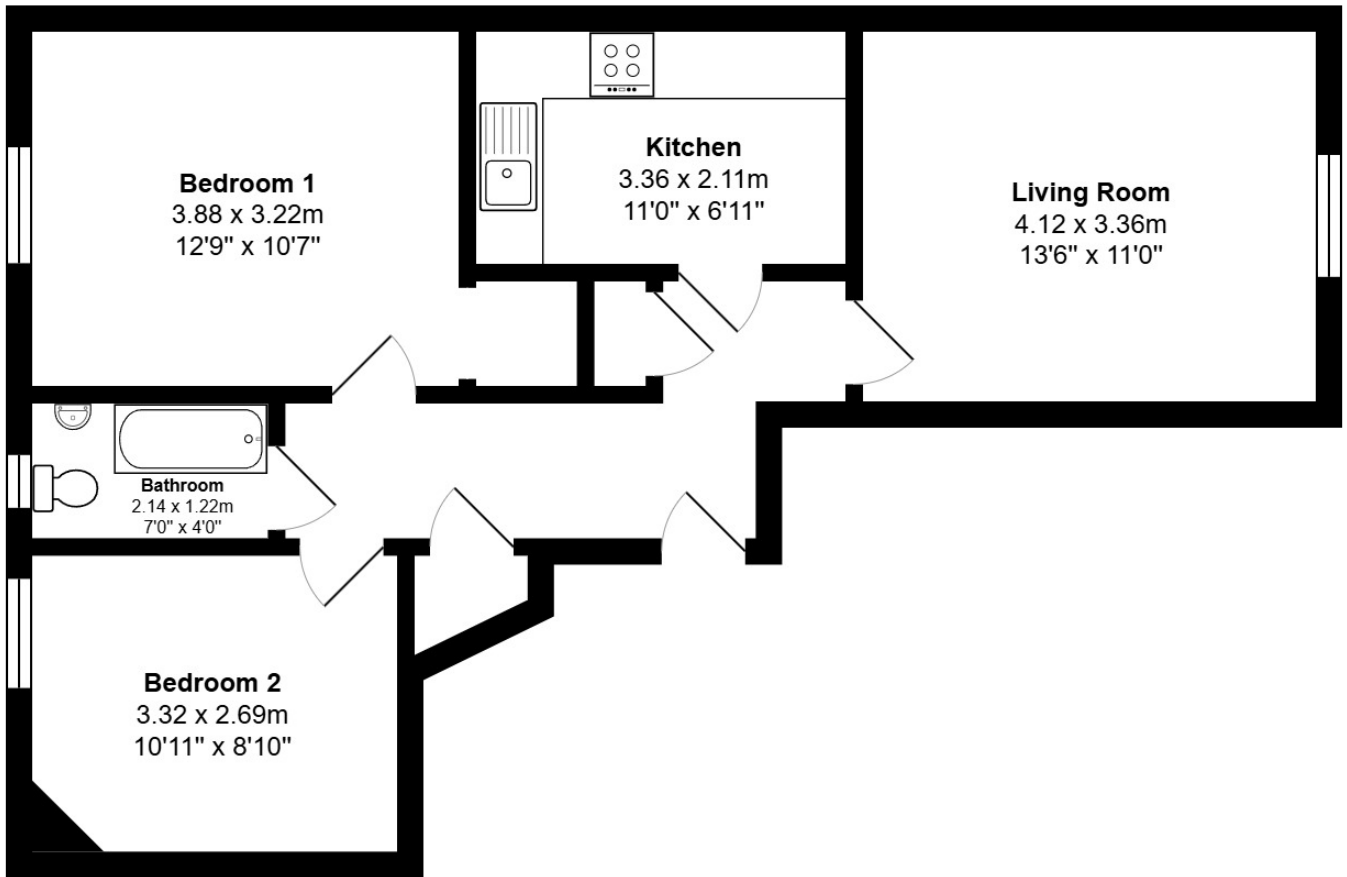
Externally, residents have access to a walled communal garden, providing useful outdoor space within this traditional city setting.

Overall, this is a spacious and characterful Edinburgh flat which offers considerable potential. The combination of generous room sizes, traditional character and scope for improvement makes this an excellent opportunity for a buyer looking to create a home to their own specification and potentially add value in the process.

EXTERNALS

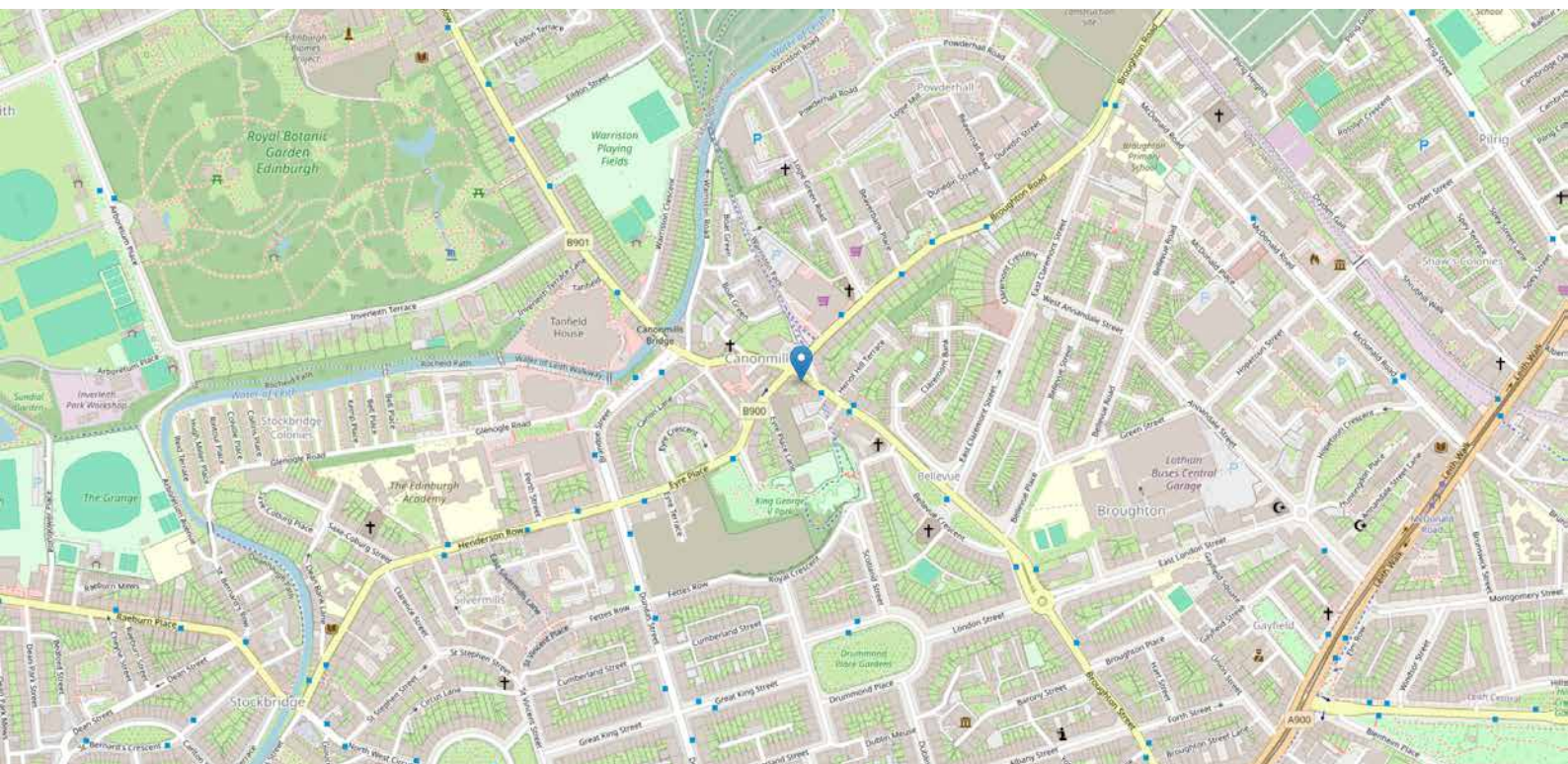


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 60m² | EPC Rating: D



THE LOCATION

Rodney Street is ideally positioned in the popular Canonmills area of Edinburgh, just to the north of the city centre and within comfortable walking distance of both the New Town and Stockbridge. The location offers an excellent balance between easy access to central Edinburgh and the more relaxed feel of a well-established residential neighbourhood. Canonmills itself has become an increasingly popular part of the city, with an excellent range of independent cafés, bars, restaurants and local shops close at hand. Nearby Stockbridge provides an even wider selection of amenities, including specialist retailers, popular eateries and the weekly Stockbridge Market, while the extensive shopping, dining and entertainment options of the city centre are also easily accessible.





For outdoor space, residents are particularly well served. The Royal Botanic Garden Edinburgh is within easy walking distance, while the Water of Leith walkway provides attractive routes towards Stockbridge, Dean Village and beyond. Inverleith Park is also nearby, offering extensive open green space and recreational facilities.

Rodney Street is well placed for travel throughout Edinburgh, with regular bus services operating in the surrounding area and straightforward access to the city centre. Edinburgh's tram network can also be accessed nearby, providing convenient connections towards Edinburgh Airport and Newhaven. For those travelling further afield by road, there are good routes towards the city bypass and wider motorway network.

Overall, Canonmills is an excellent location for professionals, couples, first-time buyers and those looking for a central Edinburgh base, combining a strong range of local amenities with easy access to some of the city's most desirable neighbourhoods and green spaces.



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