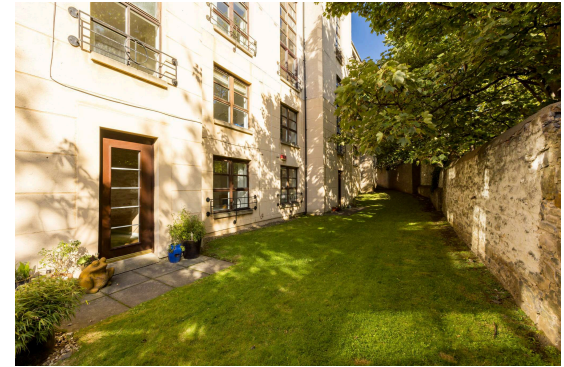




2/5 Rodney Place
Edinburgh, EH7 4FR

A

"2/5 Rodney Place is a well-presented second-floor flat ideally positioned within the popular area of Canonmills"

- QUIET SOUTH FACING LOCATION
- TWO PARKING PERMITS FOR OFF STREET PARKING
- NEW DOUBLE GLAZING FITTED 2023
- HOME REPORT ALL CATEGORY "I"
- SECURE DOOR ENTRY
- SITTING/DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- ELECTRIC HEATING
- COMMUNAL GARDEN GROUNDS
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





LOCATION

The popular district of Canonmills is in the North of Edinburgh and offers all the convenience of City Centre living. The property is a short distance from Edinburgh City Centre and Stockbridge. There is a wide array of restaurants, coffee shops and bars in the surrounding area. Schooling in the area is provided from nursery to senior levels. A regular bus service operates to the City Centre and beyond. There is also easy access to the trams and Waverley Railway Station and St Andrews Square bus station. There are delightful open green spaces at the Royal Botanic Gardens, King George V Park and Inverleith Park nearby.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



DESCRIPTION

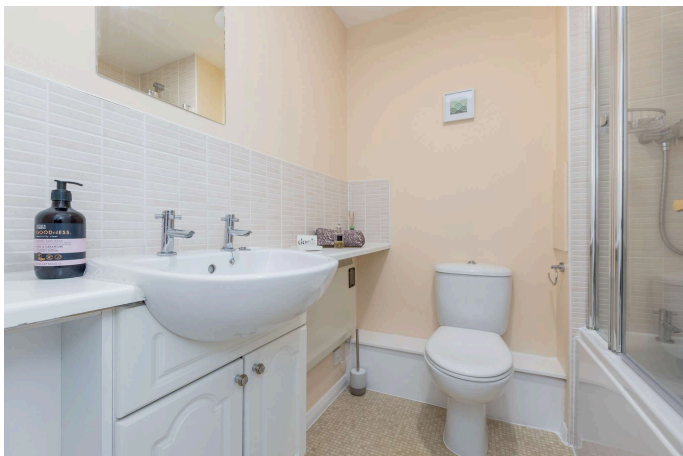
2/5 Rodney Place is ideally positioned within the popular and well-connected area of Canonmills, this well-presented second-floor flat forms part of a modern development and enjoys a pleasant outlook. Situated beside King George V Park, the property offers immediate access to green space and riverside walks, while a wide range of cafés, shops and everyday amenities are conveniently located nearby. Excellent transport links and the city centre being within strolling distance make this an ideal home for professionals, first-time buyers or those seeking a convenient city lifestyle.

This well-proportioned accommodation comprises: an entrance hall with useful storage cupboard; a generous sitting room/dining room; fitted kitchen with a range of wall-mounted and floor-standing units; 2 well-proportioned bedrooms, both benefiting from built-in mirrored wardrobes along with a bathroom which completes the accommodation on offer. Further benefits include secure entry, residents' permit parking with additional metered parking available locally, electric heating and double glazing. The factor is managed by Charles White.

EPC RATING

The energy efficiency rating for this property is band C

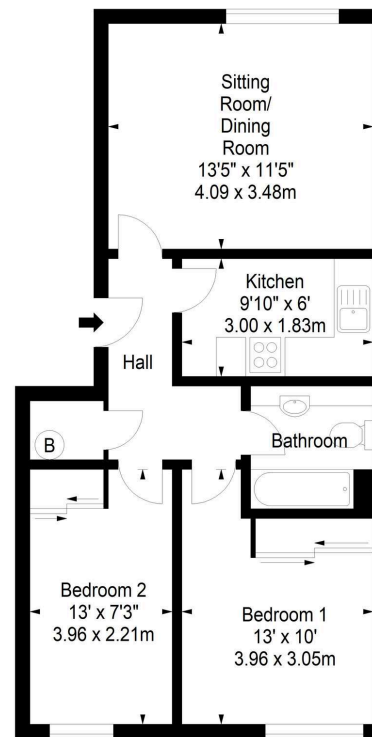
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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



2 F5 Rodney Place,
Edinburgh,
Midlothian, EH7 4FR



Approx. Gross Internal Area
549 Sq Ft - 51.00 Sq M
For identification only. Not to scale.
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