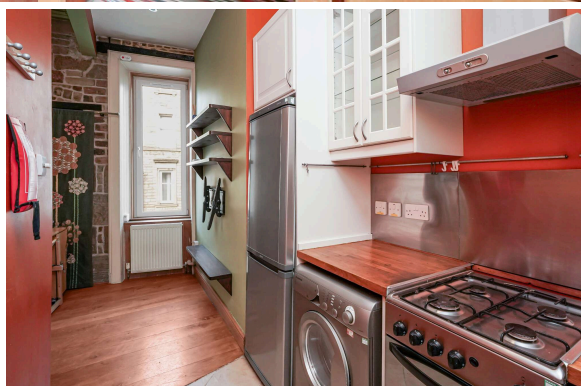
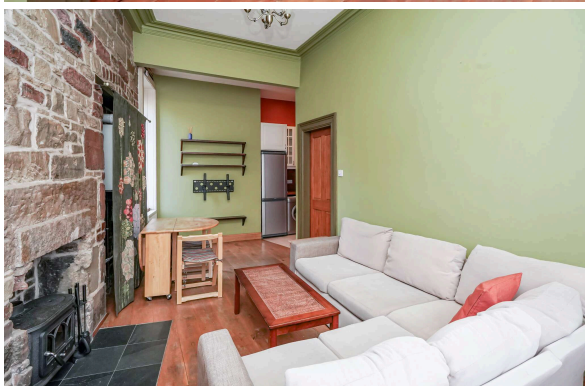




36/3 Rodney Street
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36/3 Rodney Street

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Set in the heart of sought-after Canonmills, within easy reach of excellent cafés, restaurants, shops and transport links, this stylish and characterful first-floor apartment combines traditional tenement features with a high-quality contemporary finish.

The accommodation opens into a welcoming entrance hallway and leads to a bright living/dining room with adjoining open-plan kitchen. This is the standout space in the flat, with a bay window, striking exposed-stone feature wall and extensive hardwood oak flooring creating a distinctive and attractive interior. The kitchen is neatly positioned off the main living space and is fitted with contemporary units, hardwood worktops and integrated storage.

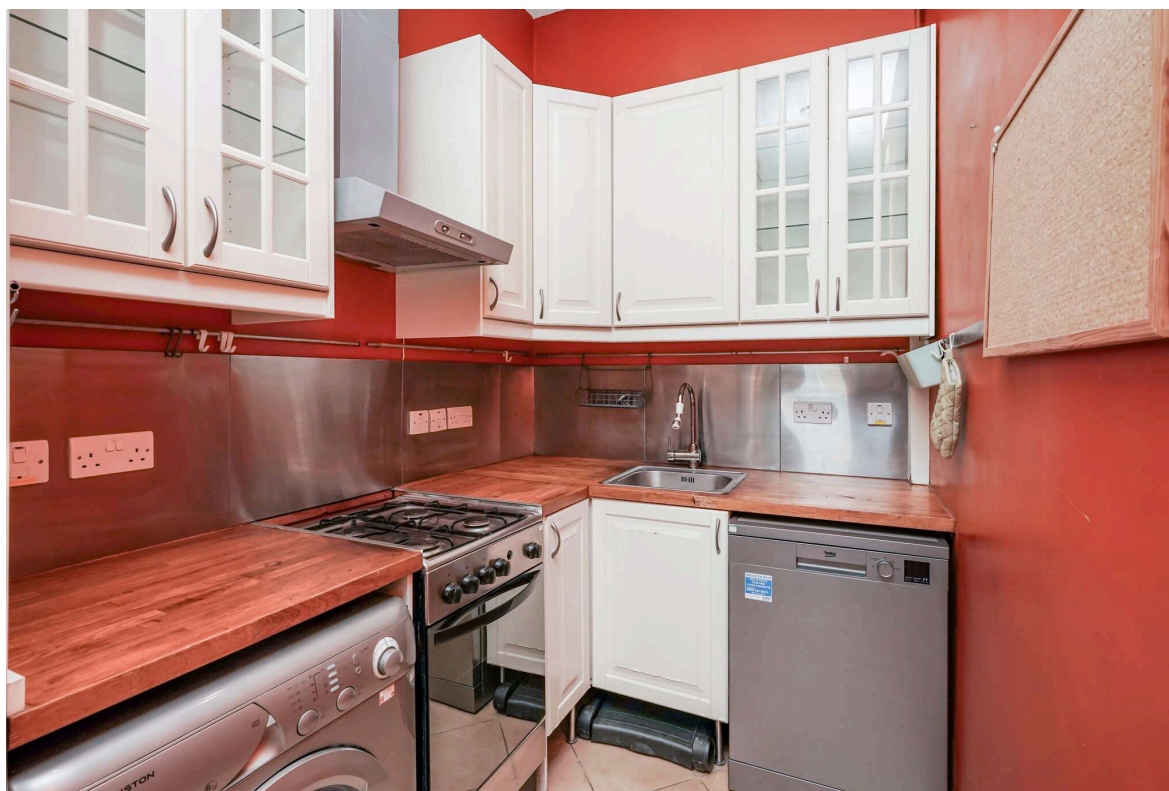
The generous principal bedroom benefits from excellent proportions and a deep storage cupboard, while the second bedroom provides flexible accommodation as a guest room, study or home office. A well-presented bathroom with shower over bath completes the accommodation.

Further benefits include gas central heating, double glazing and access to a well-maintained communal rear garden.

- Handsome traditional tenement in sought-after Canonmills
- Convenient for the city centre, Stockbridge and excellent local amenities
- Easy access to bus and tram connections
- Royal Botanic Garden, Inverleith Park and Water of Leith within easy reach
- Bright living/dining room with bay window
- Striking exposed-stone feature wall
- Adjoining open-plan contemporary kitchen
- Extensive hardwood oak flooring
- Generous principal bedroom with built-in storage
- Flexible second bedroom / home office
- Stylish bathroom with shower over bath
- Gas central heating and double glazing
- Well-maintained communal rear garden

Energy Rating C Council Tax Band C

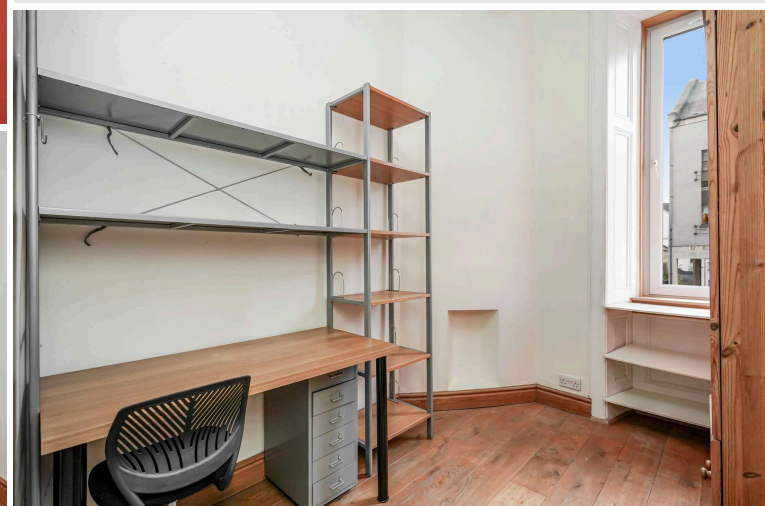
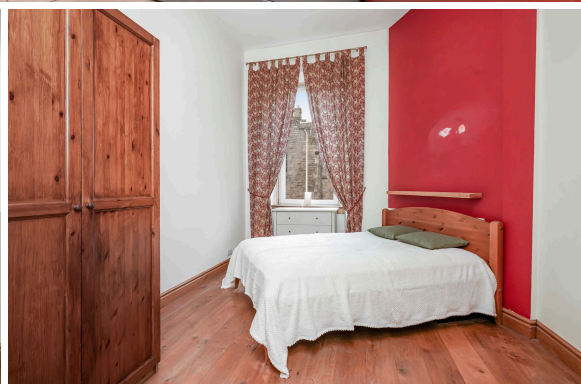
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

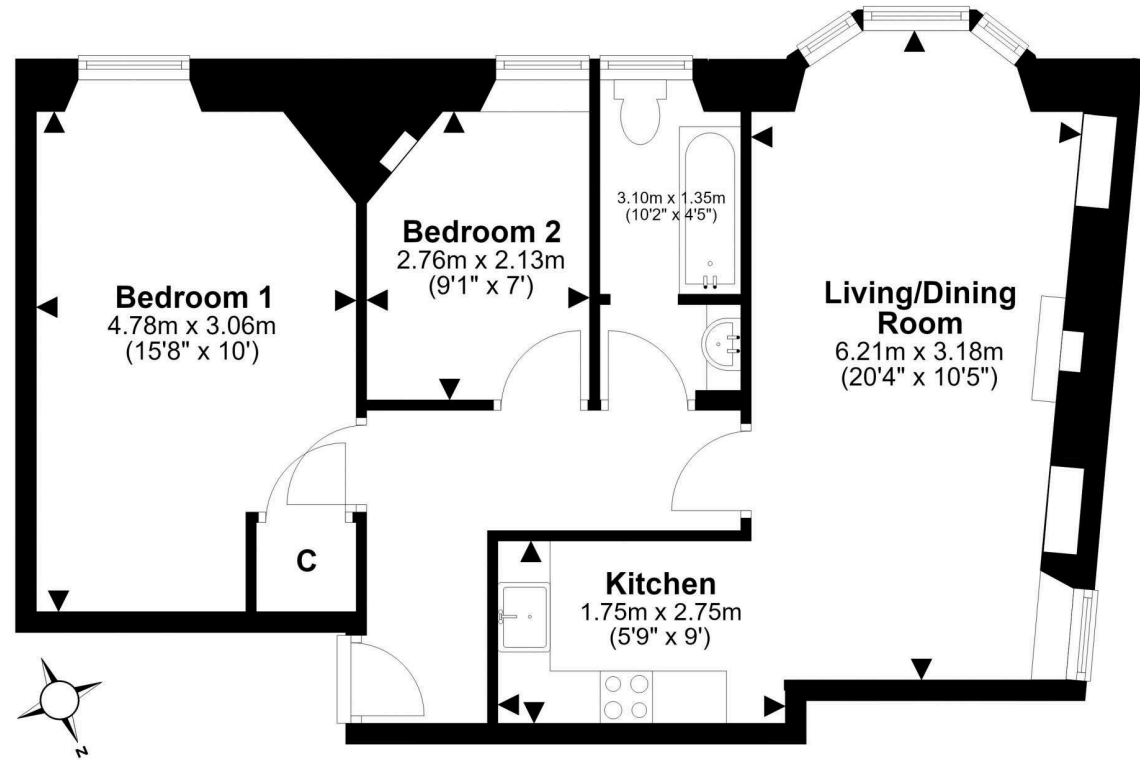


Annual Stair Cleaning fees approximately £120 and payable to the treasurer of the stair account.

All fixtures, fittings, kitchen appliances are included in the sale while selected furniture may be available through separate negotiation.

Canonmills is a highly sought-after neighbourhood just north of Edinburgh's New Town, combining easy access to the city centre with an excellent range of local amenities. The area offers a wide selection of cafés, bars, restaurants and independent shops, with further choices available in nearby Stockbridge, Leith and the city centre. Some of Edinburgh's best-known green spaces are close at hand, including the Royal Botanic Garden, Inverleith Park and the Water of Leith Walkway. Excellent public transport connections provide convenient access across the city, including to Waverley Station, St Andrew Square bus station and the tram network serving Edinburgh Airport.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.