



**lindsays**

58 (1F2), Rodney Street,  
Canonmills, Edinburgh, EH7 4DX

*"A bright and well proportioned first floor flat within traditional tenement with stripped wood floors"*

- Secure shared entrance
- Hall
- Spacious sitting room with bay window
- Separate kitchen/breakfast room
- Well proportioned double bedroom
- Bathroom with shower
- Gas central heating
- Double glazing
- Shared rear garden
- Excellent local amenities

EPC Rating C

**OFFERS OVER £220,000**



## Description

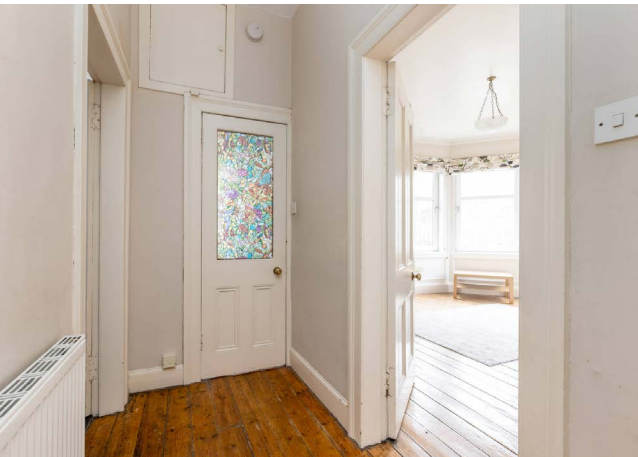
A bright and well proportioned first floor flat within traditional tenement with stripped wood floors, which is situated in sought after residential area and within walking distance of excellent local amenities and the city centre. In brief accommodation comprises; secure shared entrance, hall, spacious sitting room with bay window and fireplace, separate kitchen/breakfast room with window, double bedroom and bathroom with shower. The property benefits from gas central heating, double glazing and shared rear garden.

## Area

Canonmills is an extremely popular and convenient residential area, located just beyond the city's celebrated New Town, and a short distance from Princes Street. The surrounding area offers a wonderful range of small speciality shops, as well as large supermarkets, bistros, bars and restaurants. There is a branch of Tesco just a short walk from the flat, as well as a range of independent retailers, cafes and restaurants. Also within a short distance are the designer outlets on George Street, John Lewis and Harvey Nichols. There is a private health club at the Omni Centre, a cinema and a number of popular eateries. Ocean Terminal and Leith's fashionable waterfront are a pleasant stroll along the leafy banks of the Water of Leith. The out-of-doors enthusiast will also appreciate proximity to the Royal Botanic Gardens, Inverlieth Park and the city's cycle path network. A tram stop at the top of Broughton Street provides a direct link with Edinburgh International Airport and Waverley Station lies less than two miles away.

## Viewing

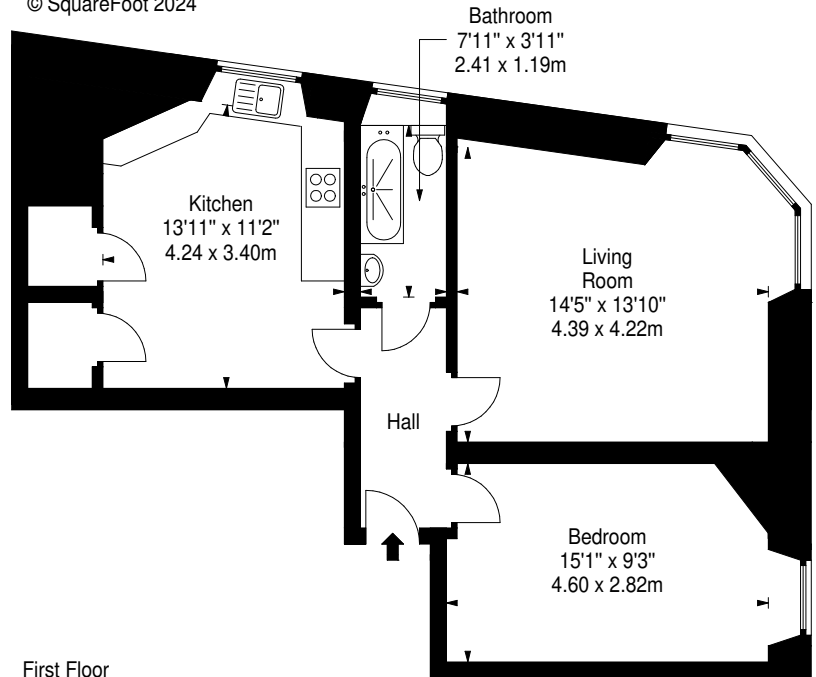
By appointment contact Lindsay's



Rodney Street,  
Edinburgh,  
Midlothian, EH7 4DX



Approx. Gross Internal Area  
633 Sq Ft - 58.81 Sq M  
For identification only. Not to scale.  
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T: 0131 229 4040 E: [edinburghproperty@lindsays.co.uk](mailto:edinburghproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://property.lindsays.co.uk)

Prospective purchasers are requested to note formal interest with Lindsay's as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.