



Rodney Street

, Canonmills, Edinburgh, EH7 4DX

Rental £1,250 pcm

1 bedroom Flat / Apartment available 07 November 2025

60 Queen Street, Edinburgh, EH2 4NA
enquiry@murrayandcurrie.com

0131 226 5050

Opening Times

Mon 08.00 - 18.00; Tues 08.00 - 18.00
Wed 08.00 - 18.00; Thurs 08.00 - 18.00
Fri 08.00 - 17.00; Sat 10.00 - 16.00; Sun 10.00 - 13.00

- * Unfurnished
- * Double Bedrooms
- * Fridge Freezer
- * Secure Entry Phone

- * Shower

Situation

The unfurnished property has been renovated and finished to an extremely high standard. The accommodation comprises: of a spacious living room with dining area, a fantastic kitchen with dishwasher, bathroom with shower over bath tub. A large double bedroom. The property further benefits from double glazing, gas central heating and good storage. Rodney Street is located on the edge of New Town, close to Canonmills. This property is yards from the TESCO supermarket on Broughton Road and there is an array of excellent restaurants and bars nearby on Broughton Street. The botanic gardens are within a 5 minute stroll and the city centre is within striking distance. LARN1904067

Accommodation

All measurements are approximate.

Further Information

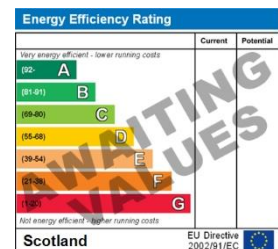
The deposit required is £1,250

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company

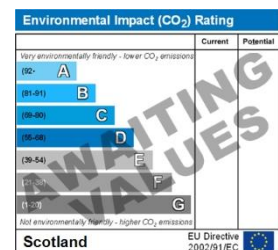
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Property Ref: inst-10455

Creation Date: 31/10/2025

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Murray & Currie Ltd, 2025. Murray & Currie Ltd Registered in Scotland No. SC 342 656