

COULTERS[©]

6B CANAAN LANE

MORNINGSIDE, EDINBURGH, EH10 4SY

 3 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

6b Canaan Lane is a superb maindoor apartment situated in the highly desirable area of Morningside.

The extremely spacious property boasts 3 generously proportioned bedrooms, a roof terrace and parking for one car in the shared courtyard.

KEY FEATURES



Superb maindoor upper flat in highly desirable location.



Three well proportioned double bedrooms.



Roof terrace accessed from the kitchen.



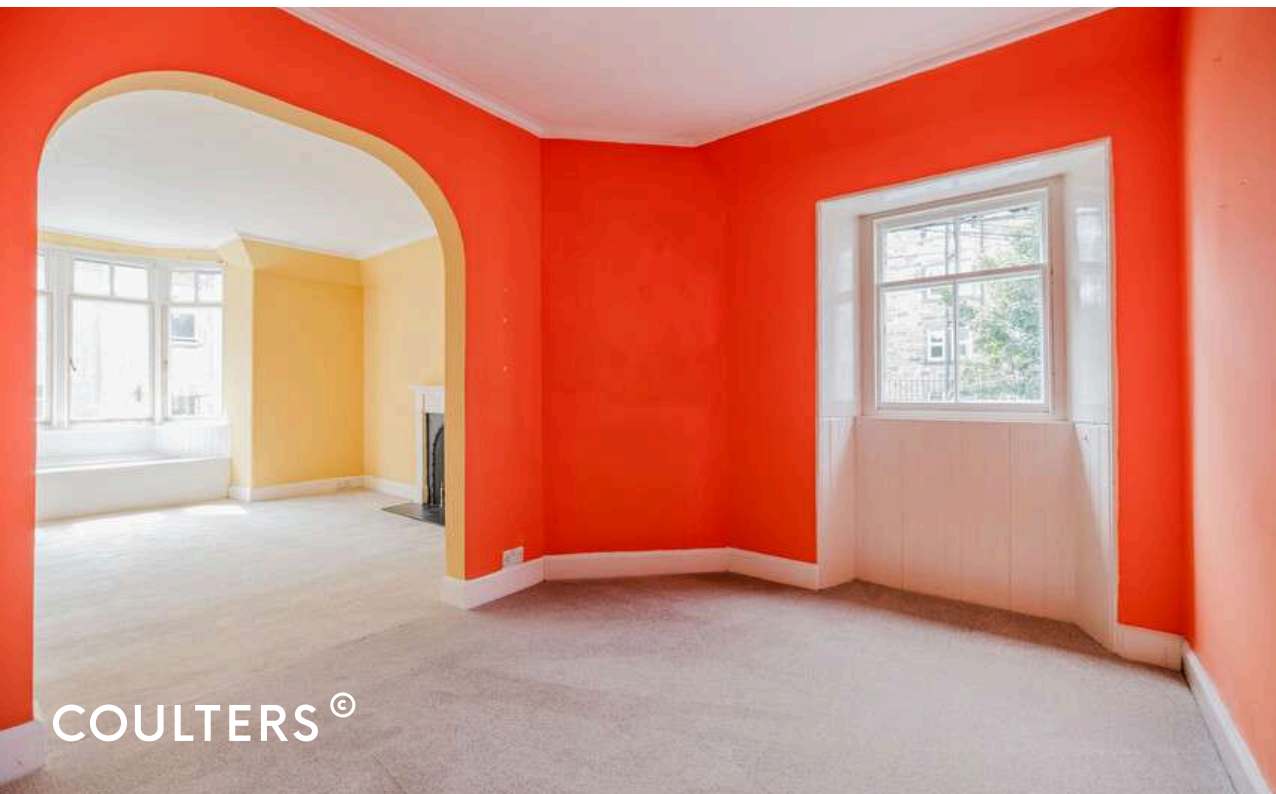
Off-street parking for one car in shared courtyard.

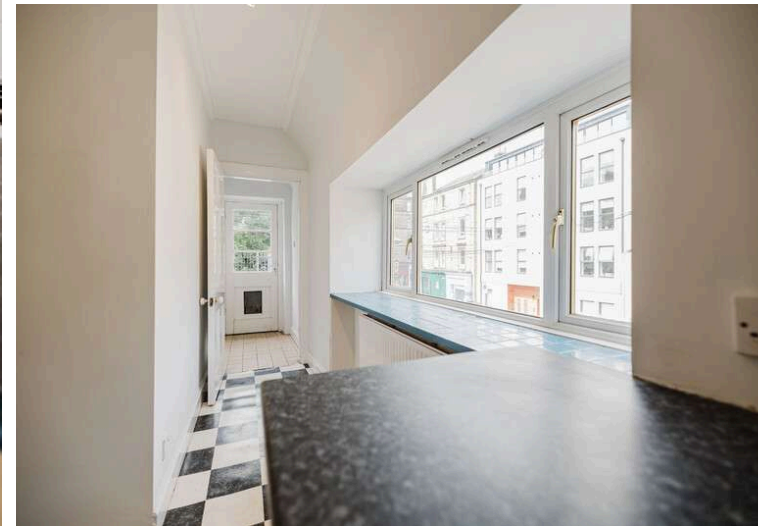


Situated in the heart of Morningside.



Close to excellent selection of local shops on Morningside Road.





The accommodation, which is accessed via a private maindoor entrance, comprises on the ground floor - an entrance hall with 2 large storage cupboards. A carpeted staircase leads to first floor landing and hallway which is flooded with natural light and has a storage cupboard.

The first floor accommodation comprises - a sitting room with south-facing bay window and study/boxroom off and an open archway to the dining room; kitchen with breakfast bar and door to the roof terrace; double bedroom 1 with bay window; two further double bedrooms; bathroom; and WC.





Many of the rooms have recently been redecorated and re-carpeted. There is also a large floored attic.

Heating and hot water are provided by a gas central heating system and many of the windows have double glazing.

PARKING

The property is accessed via a private lane and shared courtyard which allows for the parking of one car.

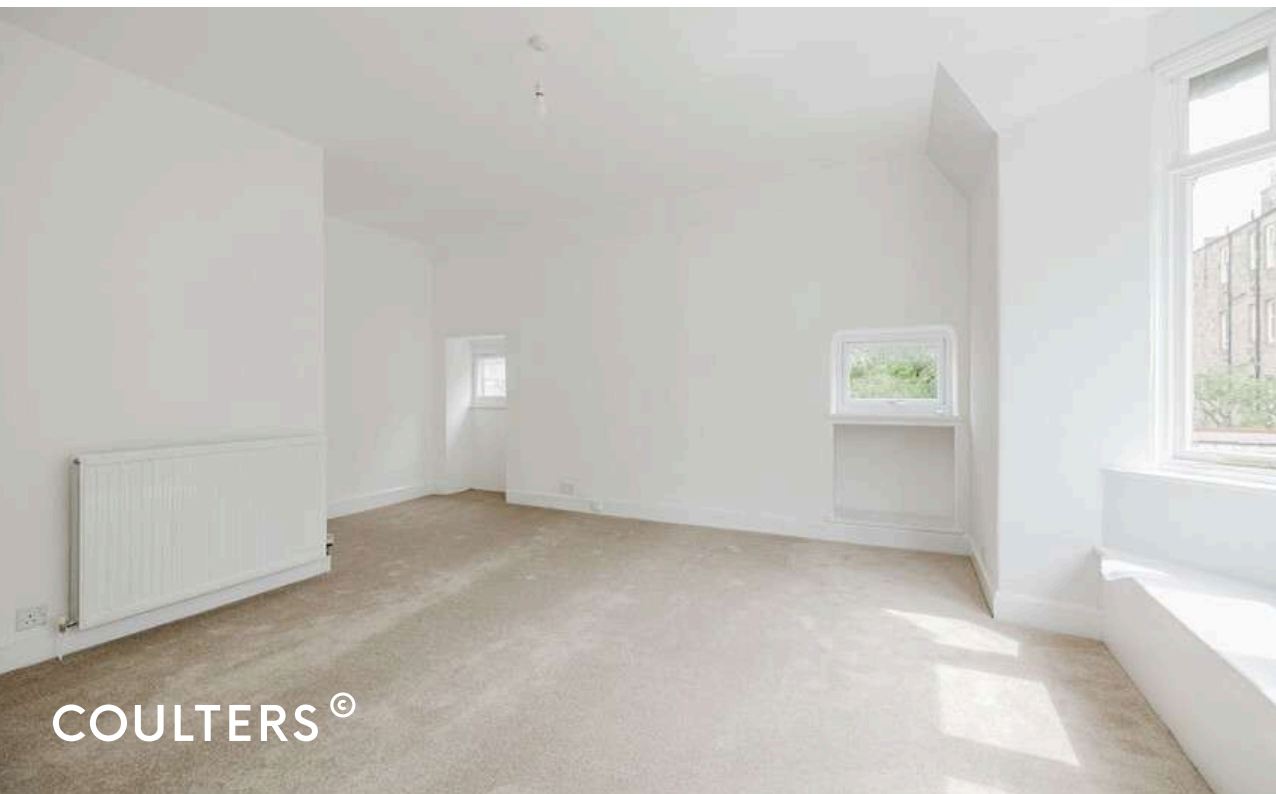
GARDEN

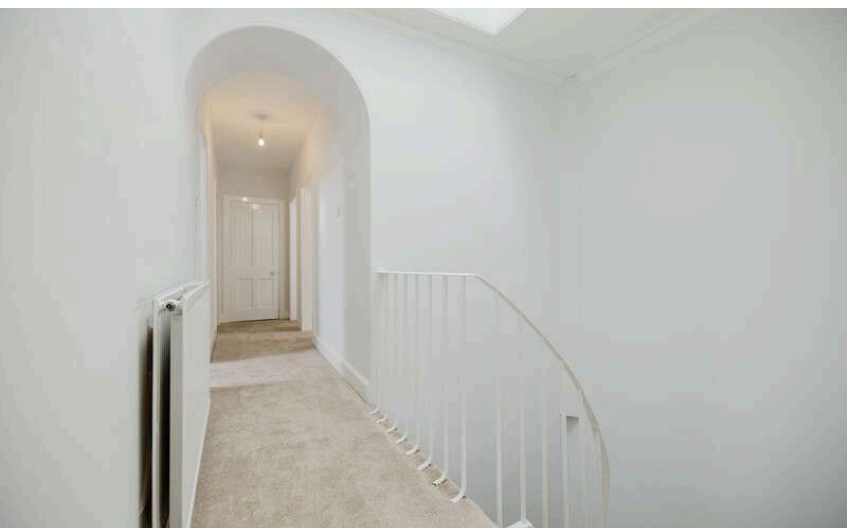
The roof terrace is accessed from the kitchen and provides a wonderful outdoor space which enjoys the sunshine for most of the day.

The section of roof terrace which the flat has access to extends 3.5m from the kitchen door.

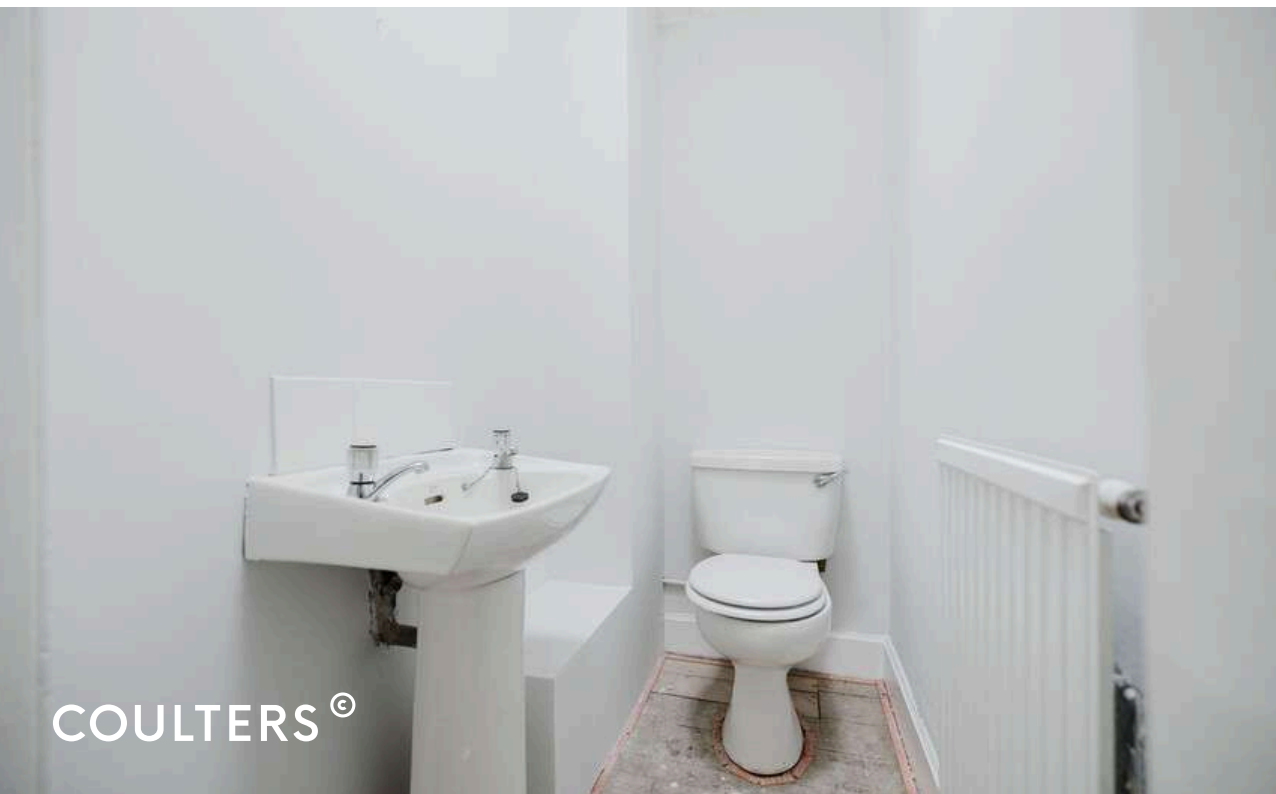
EXTRAS

All fitted floor coverings and light fittings are included in the sale price as are the kitchen appliances.









THE LOCAL AREA

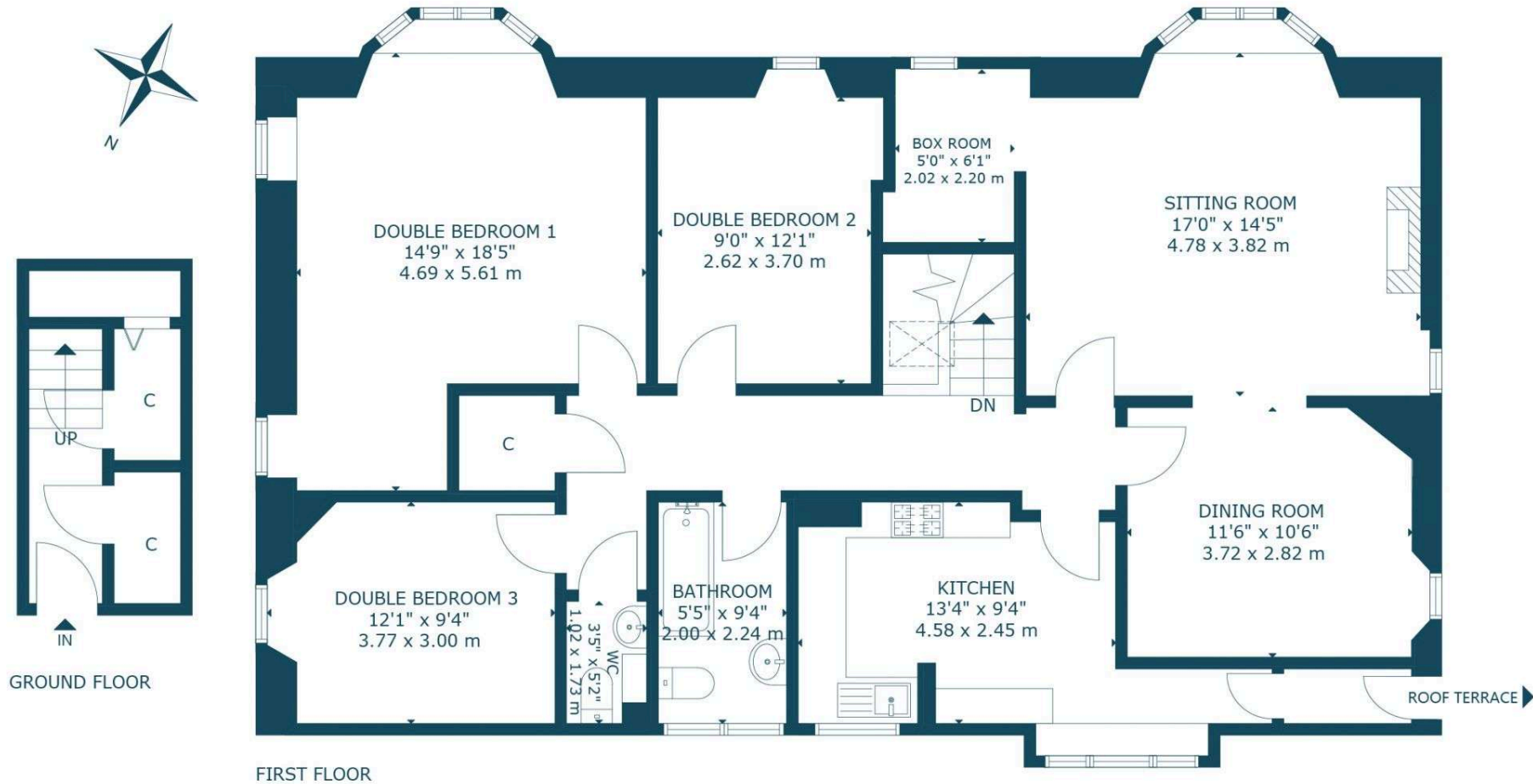
Located only two miles south of the City Centre, Morningside is considered one of Edinburgh's most desirable places to live. Famous for its cafes, independent shops, delicatessens and bars, Morningside offers an abundance of local amenities including a Waitrose and a Marks and Spencer. We highly recommend a visit to the family owned Dominion Cinema.

For the outdoor enthusiast or dog walker, the beautiful green spaces of the Hermitage of Braid, Braidburn Park and Blackford Hill are nearby.

It is ideally situated for Napier University's Merchiston Campus, Kings Buildings and the Royal Infirmary of Edinburgh.

The area offers highly regarded primary and secondary schooling including South Morningside, Canaan Lane and St Peters RC Primary Schools and Boroughmuir High School. George Watson's College is also situated in Morningside.

Multiple bus routes travel up Morningside Road towards the City Centre and the City Bypass is within easy reach.



FIRST FLOOR

6B CANAAN LANE, MORNINGSIDE, EDINBURGH, EH10 4SY

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1,405 SQ FT / 131 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.