

COULTERS[©]

26 (3F4) CANAAN LANE

MORNINGSIDE, EDINBURGH, EH10 4SY

2 BED 1 BATH 1 PUBLIC



TAKE A LOOK INSIDE

Set within the Morningside conservation area, this beautifully presented third floor flat forms part of a traditional Victorian tenement on a quiet street in one of Edinburgh's most sought-after neighbourhoods.

The property has a fantastic position within the building with all accommodation positioned to the rear of the building which benefits from a bright south facing aspect and views over Blackford Hill and the shared gardens of the property. A welcoming hallway (with two storage cupboards) leads to the elegant open plan kitchen/dining and sitting room. Delightful period features including an Edinburgh press, wooden flooring and a cast iron fireplace with tiled hearth, have been perfectly paired with recent upgrades. The kitchen is a real highlight of the home and is fitted with shaker units, oak worktops, panelled backsplash and flooring in a herringbone style. Quality appliances including fridge, freezer, dishwasher, induction hob, oven and built-in microwave have been integrated for a seamless finish.

KEY FEATURES



Third floor flat presented in excellent condition.



Two double bedrooms with period features.



Shared gardens to the rear.



Permit parking available.



Ideal for a first time buyer or investor.



Morningside shops & restaurants on the doorstep.



EPC Rating - C



Council Tax Band - C



There are two double bedrooms each with a feature fireplace and with the larger of the two having attractive, ornate cornicework. The accommodation is completed by a stylish shower room with brushed gold hardware, vanity unit with wash hand basin, WC and heated towel rail.

The property benefits from double glazing and gas central heating.

The building has a secure entry system and access to a shared rear garden which is well maintained and enclosed. Residents' permit parking is available on the street.



THE LOCAL AREA

Morningside is one of Edinburgh's most fashionable and sought-after residential areas, situated just southwest of the city centre. The area offers an exceptional range of local amenities, including an outstanding choice of cafes, bars, restaurants, bistros, independent shops, galleries and boutiques. Morningside retains a distinctive village-like atmosphere, while also boasting the famous Dominion Cinema, several theatres and major supermarkets including Waitrose and M&S. Nearby, the Hermitage of Braid, Blackford Hill and Braidburn Park provide extensive green spaces, and golfers are well catered for with courses at The Merchants, Mortonhall and the Braid Hills Golf Centre.

Morningside is well-situated for access to Napier University and the University of Edinburgh, both within walking distance. There is highly regarded primary and secondary schooling in the area including South Morningside Primary School, Canaan Lane Primary School and Boroughmuir High School. George Watson's College is also situated close by. Multiple bus routes travel up Morningside Road towards the City Centre and there are extensive walkways and cycle routes available.

EXTRAS

All fixtures and fittings, including curtains, light fittings, fitted flooring and white goods, are included in the sale price. Other items may be available by separate negotiation.

HOME REPORT VALUATION: £320,000



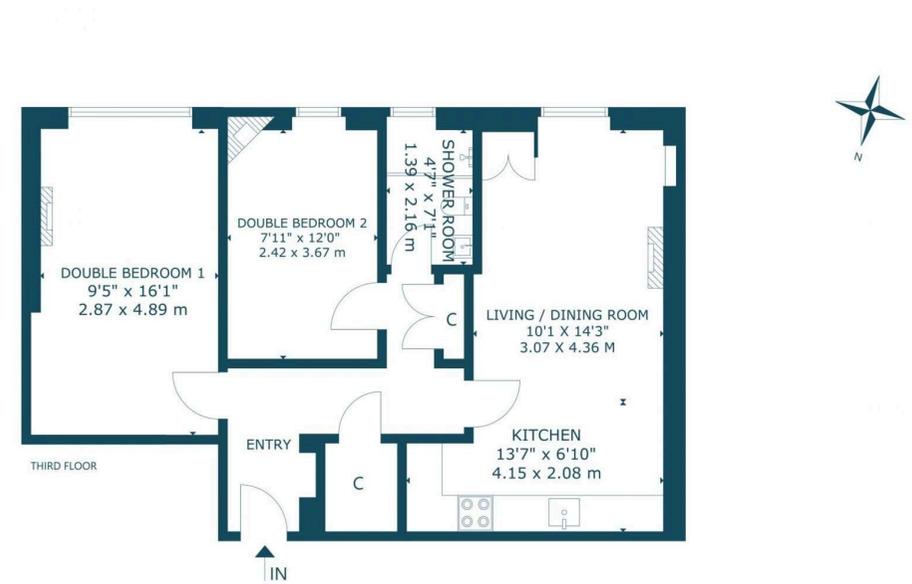
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3F4, 26 CANAAN LANE, EDINBURGH, EH10 4SY
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 635 SQ FT / 59 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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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.