A photograph of a row of historic stone buildings on a cobblestone street in Edinburgh. The buildings are made of light-colored stone and have multiple windows. Some windows have white frames, while others are dark. There are also some modern glass doors and windows. The street is paved with dark cobblestones. A semi-transparent white box is overlaid on the image, containing the address text.

8a Canning Street Lane West End Edinburgh EH3 8ER





Beautifully presented mews property with garage, located in the heart of Edinburgh's financial district. Edinburgh's fashionable West End is typified by elegant Georgian Crescents. The property is conveniently located for the Clydesdale Bank Plaza, the IECC and the financial institutions based on Lothian Road together with both the Scottish Widows and Standard Life headquarters.

Charlotte Square, Princess Street, the vibrant and atmospheric Old Town together with the rejuvenated canal basin are all easily accessible, providing a wide range of amenities, shops, bars and restaurants. The King's, Traverse and Royal Lyceum theatres are also all close by, together with cinemas such as the Edinburgh Filmhouse and Odeon.



Excellent public transport links such as Haymarket and Waverly train stations, regular bus services and Edinburgh's new tram service providing a regular service to the airport are all easily accessible.

Internally the property is in excellent decorative order throughout and benefits from gas central heating and double glazing. The integrated kitchen appliances are included in the sale.

PROPERTY DETAILS

Ground Floor

- Entrance Hall with carpeted staircase to upper floor. Understair cupboard.
- Large Double Bedroom with built-in wardrobe providing hanging and shelf space. Twin windows to rear.
- En-suite Shower Room with contemporary three-piece suite comprising shower compartment with mixer shower, WC and wash hand basin. Tiled walls and under floor heating.
- Utility room with white two-piece suite comprising wash hand basin with vanity unit below and WC. Worktop with cupboard below. Plumbed for washing machine.

Upper Floor

- Stylish Lounge / Dining Room / Kitchen with twin windows to rear. Oak flooring, contemporary radiators and preinstalled sky cabling.
- Fitted Kitchen with matching wall and base units. Granite worktops incorporates a stainless-steel sink with mixer tap. Integrated halogen hob and chimney style hood. The Bosch double oven, integrated fridge and integrated dishwasher are all included in the sale.



Viewing by appointment on 0131 524 3800











EXTERNAL

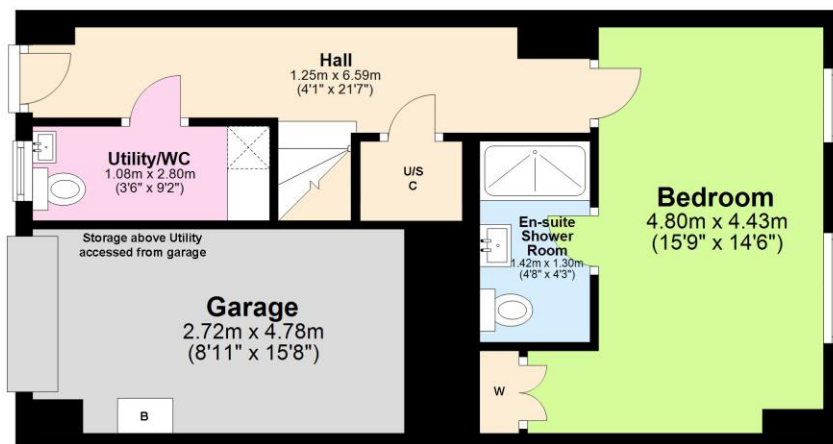
Large single garage with remote controlled up and over door. Useful high level storage space. Wall mounted combi boiler.

Resident permit parking is also available on application to the City of Edinburgh Council.

Energy Efficiency Rating: B
Council Tax Band: D

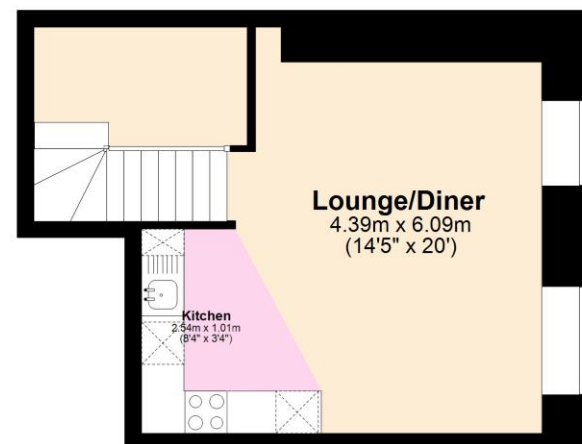
Ground Floor

Approx. 43.2 sq. metres (464.6 sq. feet)



First Floor

Approx. 26.4 sq. metres (284.6 sq. feet)



Photographs & Floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

