



39/2 Canaan Lane
Edinburgh
EH10 4SG



One bedroom first floor flat situated in the popular Morningside area of Edinburgh. This property has excellent potential for modernisation and will appeal to a range of buyers. It is in close proximity to a variety of shops, excellent local amenities, public transport and walks in the Braid and Pentland Hills. The accommodation comprises; hallway with storage cupboard, open plan lounge/kitchen, double bedroom with integrated storage and shower room.

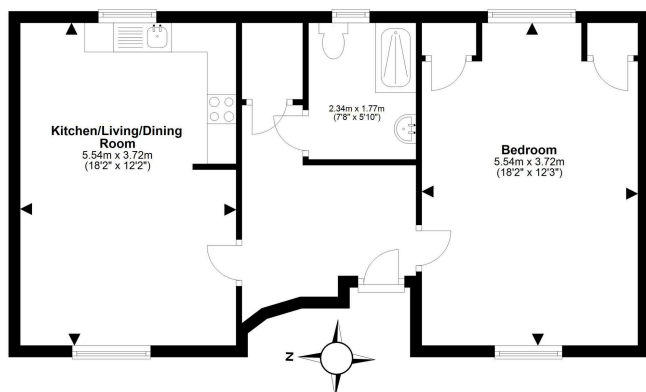
Features

First floor flat
Double glazing
Gas central heating
Desirable location and close to local amenities
Requires redecoration

EPC rating: C

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, light fittings and fixtures. The seller will not warrant the working order of the appliances, systems or services. The property is being sold as seen.



For details of the total internal floor area, please refer to the Home Report. This plan is for illustrative purposes only and should be used as such by a prospective buyer.

AS Anderson Strathern

Find out more

0131 270 7777

andersonstrathern.co.uk/residential-property-service/

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7777 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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