

Jardine Phillips
Solicitors • Estate Agents

MORNINGSIDE

22 CANAAN LANE
EH10 4SY



2



1



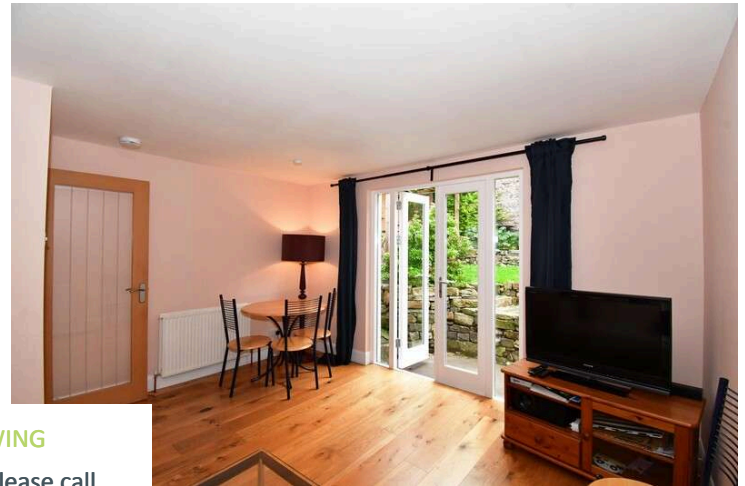
1

EPC RATING: D

OFFERS OVER £420,000

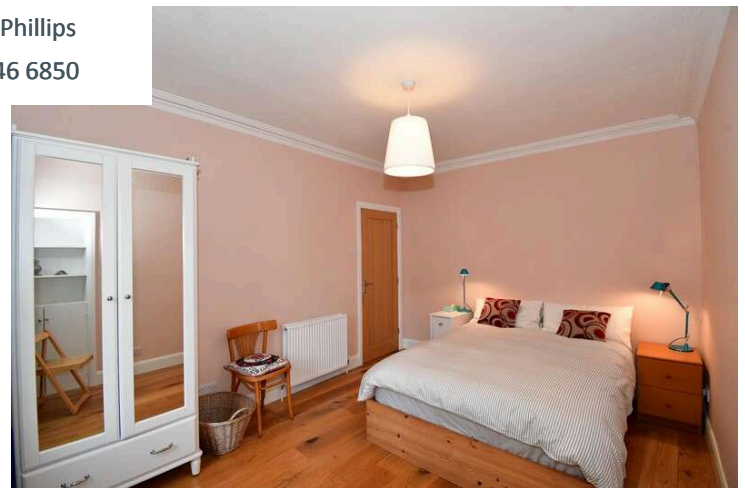
PROPERTY DESCRIPTION

- Entrance vestibule with tiled floor and storage cupboard
- Welcoming hall giving access to all rooms
- Spacious, south facing lounge with feature stone wall and french doors out to the garden
- Fitted glossy white kitchen with gas hob, electric oven/grill, chimney hood, fridge, freezer and washing machine
- 2 generous double bedrooms to the front
- Tiled shower room with modern white four piece suite of wc, bidet, wash hand basin and shower. Heated towel rail.
- Gas central heating fired from a Baxi boiler
- Modern double glazed windows and doors
- Small front garden and gate to a mutual path leading round to the south facing rear garden which is pleasantly laid out with a raised lawn, flower borders and a wooden shed with light and power which would make a lovely Summer House plus a covered paved patio facing west
- There is residents permit parking opposite the house



VIEWING

By appt please call
Jardine Phillips
0131 446 6850





DELIGHTFUL DETACHED STONE COTTAGE WITH CHARACTER

Extended to the rear previously and more recently modernised, this beautifully presented home has an attractively laid out rear garden to sit or dine out on. It is tucked away in a one way street in an interesting lane off Morningside Road with an attractive mixture of sizes and types of properties.

LOCATION

Set in the heart of Morningside, convenient for an excellent range of shops along Morningside Road, including newsagents, chemists, a Post Office, takeaways, pubs, cafes, grocers and speciality shops together with a Waitrose Supermarket, Sainsbury Local and M & S Simply Food, this property is also close to Morningside Library and is in the catchment area for South Morningside Primary, St Peter's RC Primary and Boroughmuir High. It is also well located for Napier University, The Royal Edinburgh and Astley Ainslie Hospitals. Other nearby amenities include the Dominion Cinema and Church Hill Theatre, Morningside Park, Bruntsfield Links, Blackford Hill and pond, walks around Hermitage of Braid, Braidburn Valley Park and the Braid Hills. A number of bus services are available from the main road going to the City Centre and other parts of Edinburgh.

DIRECTIONS

Travelling south down Morningside Road from Bruntsfield, turn left into Newbattle Terrace and right into Canaan Lane. Follow the road round the corner and straight on you will see No 22 on your left hand side, opposite Falcon Court. The street is one way at this section but you can drive out onto Morningside Road.

GARDEN

Small front garden and gate to a mutual path leading round to the south facing rear garden which is pleasantly laid out with a raised lawn, flower borders and a wooden shed with light and power which would make a lovely Summer House plus a covered paved patio facing west

PARKING

There is residents permit parking opposite the house

EXTRAS

The curtains, gas hob, electric oven/grill, cooker hood, washing machine, fridge/freezer and wooden shed are included in the sale.

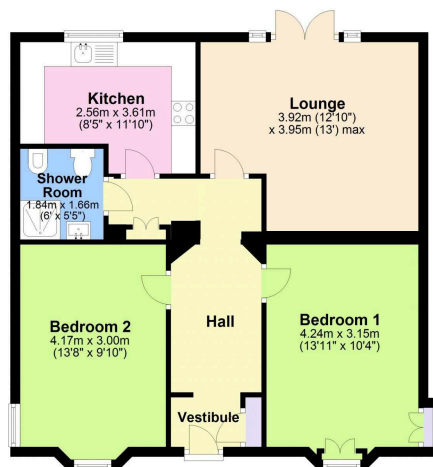
HOME REPORT VALUATION

£425,000



Hall	
Lounge	3.95m max x 3.92m max (13' x 12'10")
Kitchen	3.61m x 2.56m (11'10" x 8'5")
Bedroom 1	4.24m x 3.15m (13'11" x 10'4")
Bedroom 2	4.17m x 3m (13'8" x 9'10")
Shower room	1.84m x 1.66m (6' x 5'5")

Ground Floor



Plan demonstrative only, not to scale
Plan produced using PlanUp.

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.