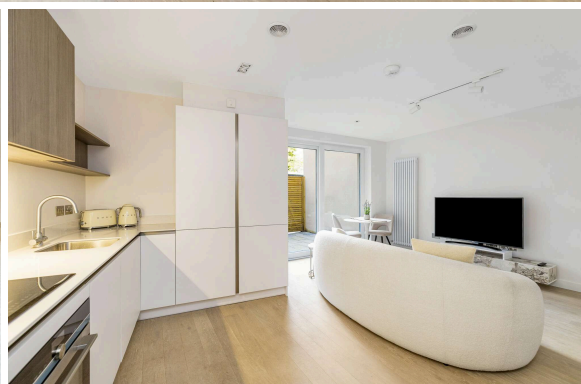
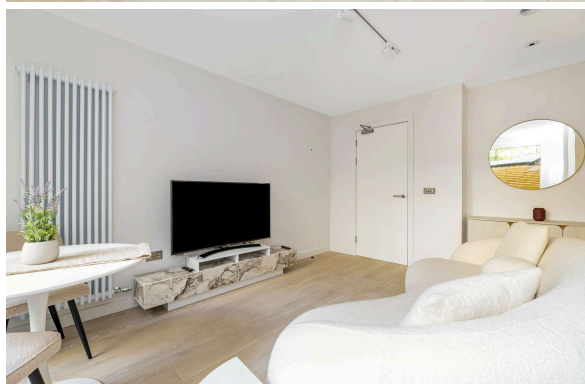




Flat 1, 7 Canaan Lane,
MORNINGSIDE | EDINBURGH | EH10 4SZ


warners
solicitors & estate agents



Flat 1, 7 Canaan Lane

MORNINGSIDE | EDINBURGH | EH10 4SZ

This beautifully presented ground floor flat offers contemporary living in the heart of Morningside, one of Edinburgh's most sought-after neighbourhoods. Designed with a modern lifestyle in mind, the property combines stylish interiors with practical features and a private outdoor space.

The spacious open-plan living room and kitchen form the heart of the home, flooded with natural light and providing direct access through patio doors to a private courtyard, perfect for relaxing or entertaining. The sleek kitchen is fitted with quality units and integrated appliances, creating a seamless and functional cooking space.

A generous double bedroom provides excellent comfort and storage, while the well-appointed shower room adds a touch of luxury. The property also benefits from a separate utility room, ensuring everyday convenience and additional storage.

With its combination of modern design, private outdoor space, and a prime Morningside location close to independent shops, caf s, and excellent transport links, this home is ideal for professionals, couples, or those seeking a stylish city base.

- Ultra-modern ground floor flat in desirable Morningside location
- Private courtyard accessed via patio doors from living space
- Stylish open-plan living/kitchen with contemporary finishes
- Spacious double bedroom with excellent storage potential
- Modern shower room plus separate utility for convenience
- Close to caf s, shops, and excellent transport links

Energy Rating B | Council Tax Band E

All blinds are included in the sale price and items of furniture may be available by separate negotiation.

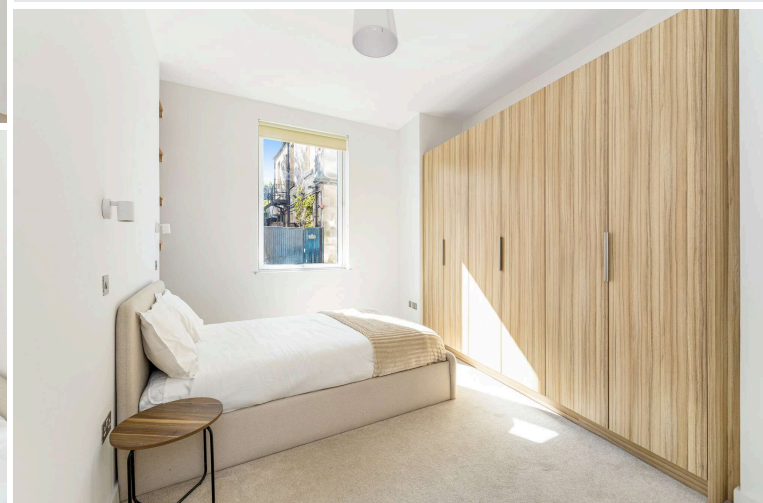
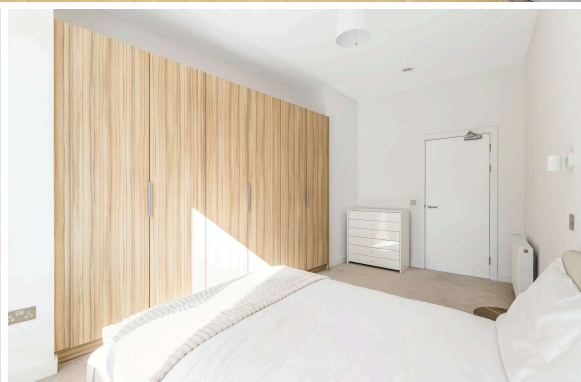
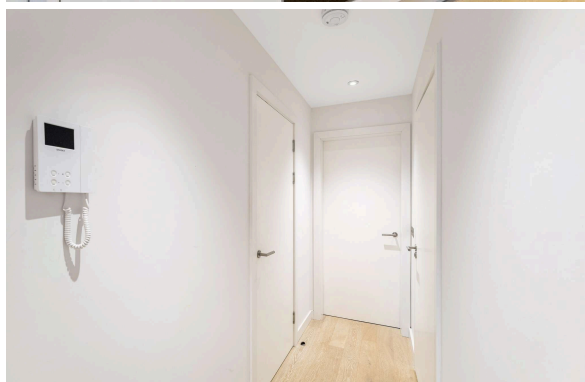
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

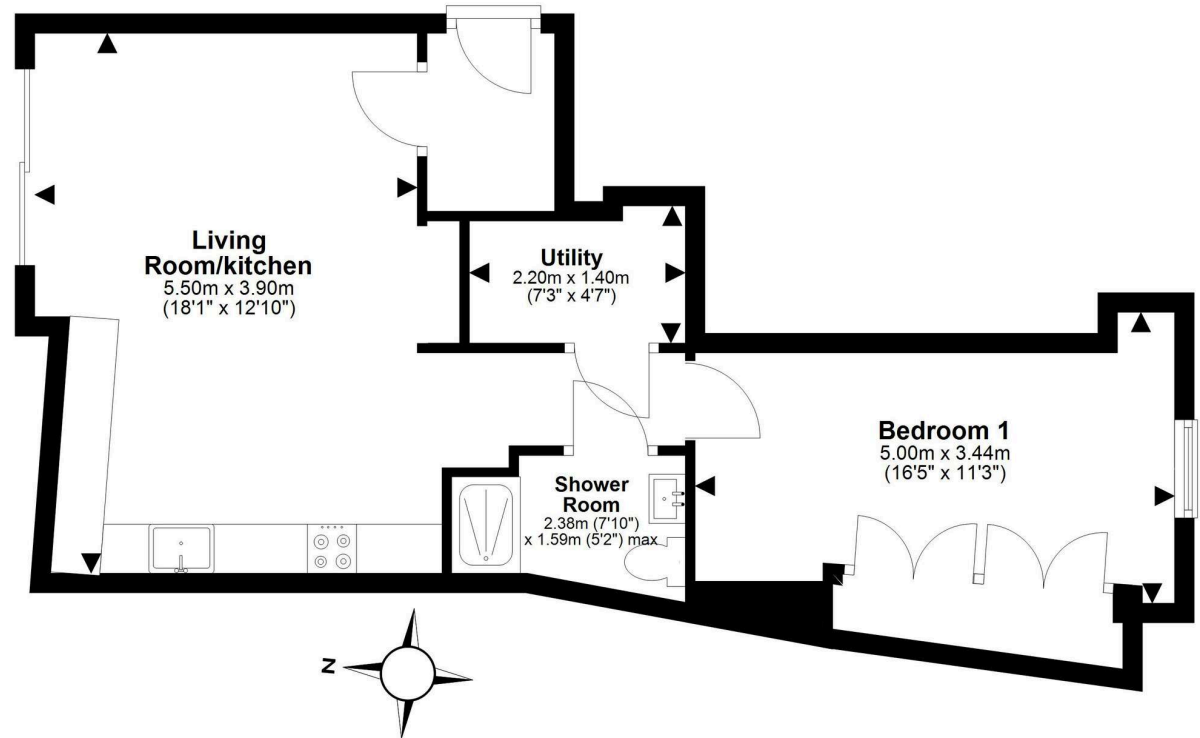


Morningside is a sought after area which lies a short distance to the south of the city centre. It has long been regarded as one of Edinburgh's best shopping areas, and its amenities are on a par with anything Edinburgh has to offer. Leisurewise the choice is first class and includes a number of bars, restaurants, coffee shops, theatres and cinemas. There is good quality schooling, both in the public and private sectors. Pleasant walks are available within the Blackford and Braid Hills and the Hermitage of Braid. The city centre itself can be accessed in a matter of minutes by car or public transport and the by-pass is also easily accessible.

The property is factored by Redpath Bruce Property Management at a cost of approximately £228 per quarter which includes buildings insurance.

The stair is cleaned fortnightly at a cost of £15.30 per month.





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