



Flat 9, 7 Canaan Lane
Morningside, EH10 4SZ

deans 
Solicitors & Estate Agents LLP



PENTHOUSE

- Open Plan Living/ Dining Room/ Kitchen
- Two Double Bedrooms
- En-Suite Shower Room
- Bathroom
- Balcony
- External Bike Store
- On-Street Permit Parking
- Double Glazing & GCH
- EPC Rating – B



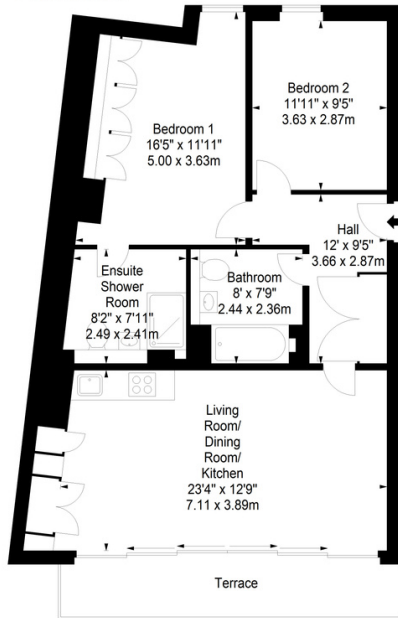
Situated on Canaan Lane in the highly sought-after suburb of Morningside, this beautifully presented penthouse apartment enjoys stunning views towards Blackford Hill and offers contemporary living in an enviable location. A superb selection of local amenities is just a short stroll away, with an excellent range of independent shops, cafés, bars and restaurants along the vibrant Morningside Road. Presented in true move-in condition, the immaculate accommodation comprises a welcoming entrance hallway leading to a bright and spacious open-plan living, dining and kitchen area. Sliding doors open onto a private balcony, creating an ideal space for relaxing or entertaining while taking in the views. The property further benefits from two generously proportioned double bedrooms, including a principal bedroom with an en-suite shower room, and a stylish modern bathroom fitted with a shower over the bath. The property features double glazing, gas central heating, and a lift service, as well as an external bike store and on-street permit parking. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, microwave, washing machine, fridge-freezer, tumble dryer, dishwasher and light shades. All appliances included in the sale are sold as seen with no warranty provided. There is a factoring fee payable to Redpath Bruce Property Management of approximately £135.00 per month.



Canaan Lane,
Edinburgh,
Midlothian, EH10 4SZ



Approx. Gross Internal Area
849 Sq Ft - 78.87 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Third Floor



Disclaimer: 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 the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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 the 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 Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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