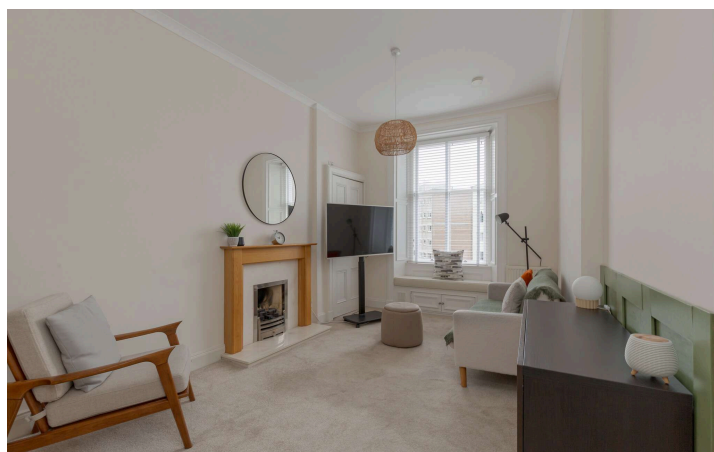


MORNINGSIDE

26 2F3 CANAAN LANE
EH10 4SY



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EPC RATING: C

FIXED PRICE £290,000



BEAUTIFULLY PRESENTED TWO BED SECOND FLOOR PERIOD FLAT IN CENTRAL MORNINGSIDE LOCATION

Minutes from the wide array of shopping & leisure amenities that Morningside has to offer is this superb neutrally decorated two bedroom flat with open plan living/dining room, separate kitchen, utility cupboard, two double bedrooms & modern bathroom. Would suit first time buyers, professionals, sharers, investors or a young family, being in the catchment for excellent schools. First class bus services available into the city centre making it perfect for commuters.

VIEWING

By Appointment pls call 0131 4466850

PROPERTY DESCRIPTION

- Hallway with handy utility cupboard off
- Open plan living/dining room – perfect for entertaining - with feature wall panelling, fireplace with gas coal effect fire, Edinburgh press, high level storage, window seat, cornicing & ceiling rose
- Separate kitchen off the living room with good range of fitted units & appliances
- Spacious principal bedroom with twin windows & original fireplace
- Second double bedroom with original fireplace
- Contemporary bathroom with bath with electric shower over, sink & wc
- Gas central heating from combi boiler
- Timber double glazed sash & case windows
- Well maintained building with communal stair cleaning (£6 per month)
- Expansive communal rear lawned garden
- Residents' permit parking in the street

AREA

Morningside is a very prestigious area in the south of the city which offers a wide range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, speciality food stores, coffee shops, bars & restaurants. Local schooling is well-renowned and the property is in the catchment for the new Canaan Lane, South Morningside & St Peters RC Primary Schools and Boroughmuir High School, and is walking distance to George Watsons. There are superb amenities within a few minutes' walk, including a library, the very popular independent Dominion Cinema & Church Hill Theatre, together with a good range of gyms/leisure facilities & golf courses just a short drive away. The property is also well placed for

lots of walks and open spaces including Morningside Park, Blackford Hill & Pond, Hermitage of Braid, Braid Hills and Braidburn Valley Park, and there is a children's swing park just around the corner. There is easy access into town via the numerous bus services, and out of town to the city bypass and the motorway network beyond.

EXTRAS

The blinds/curtains, light fittings, electric hob, oven, cooker hood, fridge and washing machine are included in the sale.

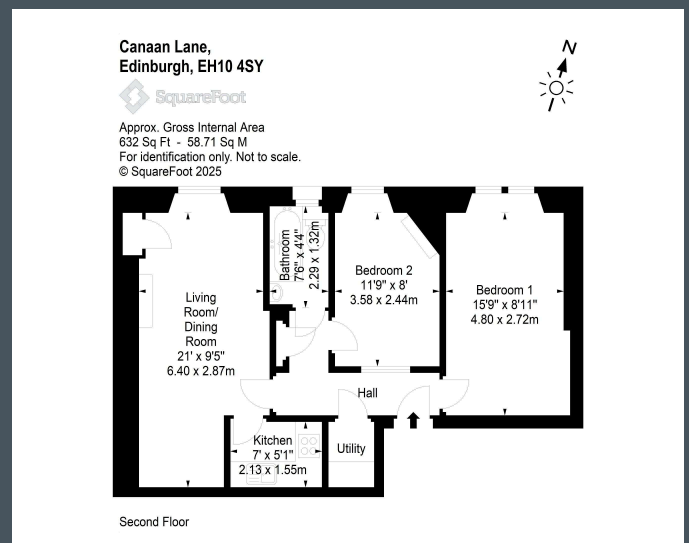
HOME REPORT VALUATION

£290,000

Living/dining room	21' x 9'5 (6.40 x 2.87m)
Kitchen	7' x 5'1 (2.13 x 1.55m)
Bedroom 1	15'9 x 8'11 (4.80 x 2.72m)
Bedroom 2	11'9 x 8' (3.58 x 2.44m)
Bathroom	7'6 x 4'4 (2.29 x 1.32m)

Contact:

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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.

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