

9 CANNING STREET LANE

WEST END, EDINBURGH, EH3 8ER





— The property expert behind the personalised service
MARK CULLERTON

Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward approach. Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

Mark Cullerton

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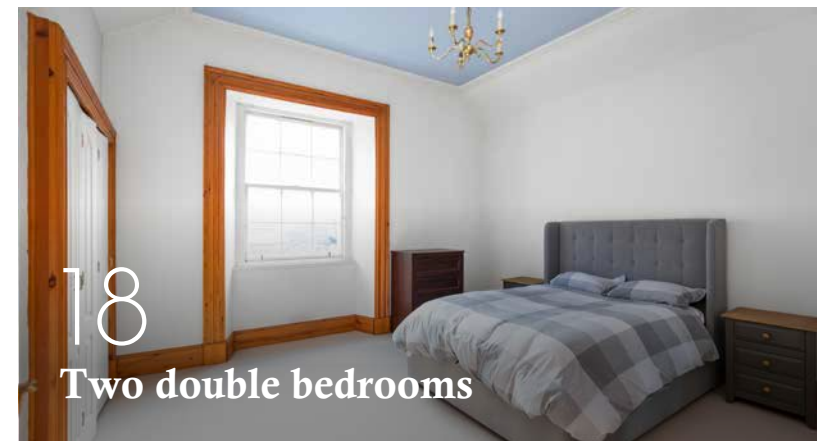
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West End, Edinburgh



Property Name

9 Canning Street Lane

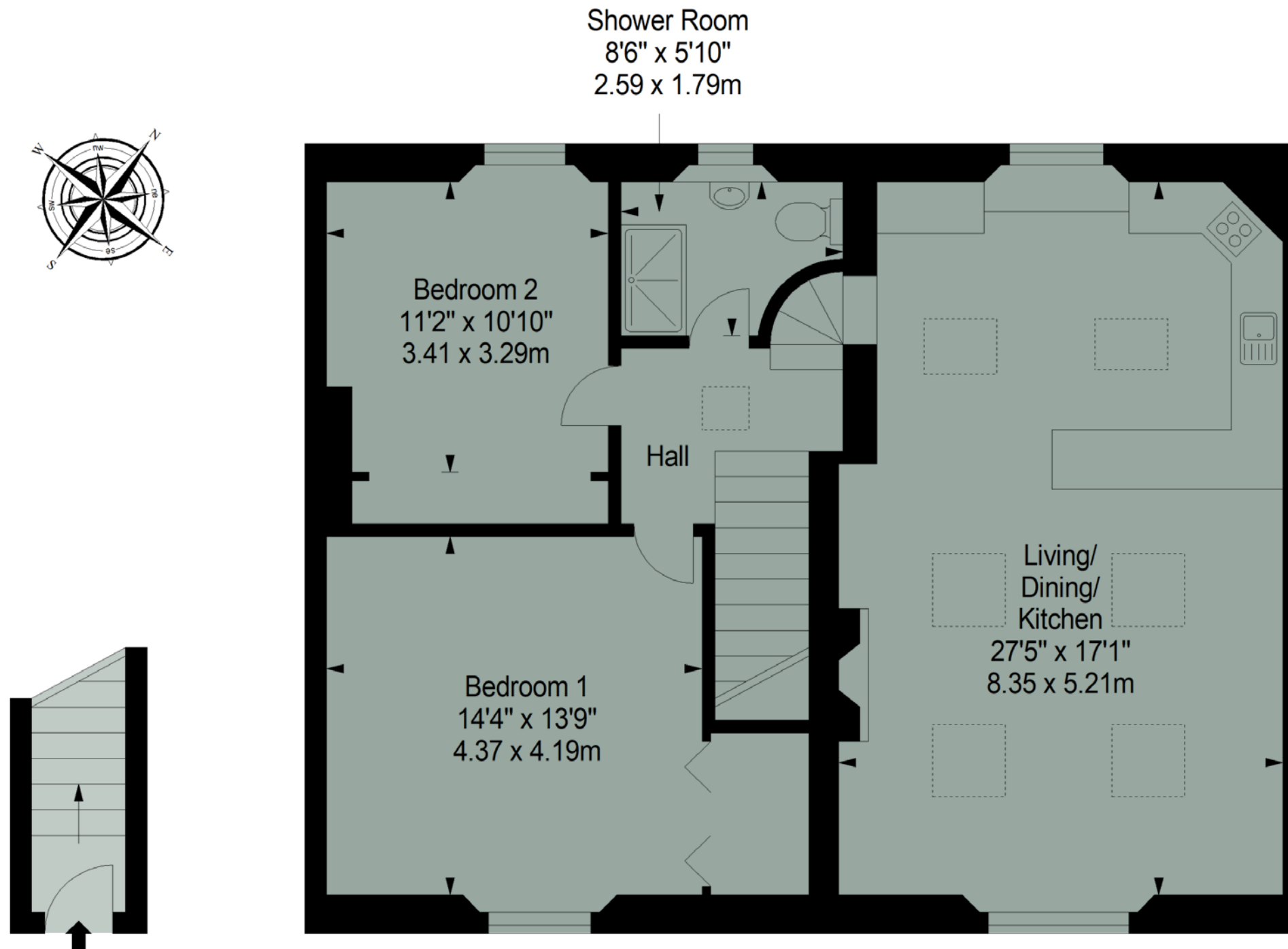
Location

West End, Edinburgh, EH3 8ER

Approximate total area:

99.5 sq. metres (1071.0 sq. feet)

 - Ground Floor  - First Floor





9 Canning
Street Lane

SPACIOUS

main-door mews apartment



Set on the first floor of a C-listed Victorian building on a quiet cobblestone lane in Edinburgh's prestigious West End

Brought to market in move-in condition, this main-door first-floor mews apartment offers spacious interiors with a blank canvas of décor throughout and new carpets fitted in 2022. It is finished to modern standards, yet retains the charm of Victorian architecture, including original features and high ceilings. The southeast-facing city home also boasts an impressive open-plan reception area and well-appointed kitchen, two double bedrooms, and a three-piece shower room. Part of a late nineteenth-century C-listed building, it enjoys a coveted setting in the highly sought-after West End, within the New Town conservation area and World Heritage Site. The world-class shopping and leisure facilities of the city centre are within easy strolling distance from the property, along with the iconic Princes Street Gardens, a tramline to the airport and Haymarket train station. It is an envious setting that will prove highly popular with city professionals and anyone looking to live in the heart of the capital.

GENERAL FEATURES

A main-door mews apartment in Edinburgh's West End
Set on the first floor of a late-Victorian C-listed building
Forms part of the New Town conservation area
Move-in ready, with neutral décor and period details
Home Report value - £450,000
EPC Rating - E

ACCOMMODATION FEATURES

Private front door leading up to first-floor hall
Large open-plan kitchen/living/ dining room with:
A Shaker-inspired kitchen with integrated appliances
Multi-aspect glazing and French doors to Juliet balcony
Double-height apex ceiling adding to the airy ambience
Two double bedrooms both with wardrobe fixtures
Monochrome-inspired shower room with 3pc suite
Gas central heating and double-glazed windows

EXTERNAL FEATURES

Set within a controlled permit parking area (Zone 4)

OPEN-PLAN LIVING

with a double-height apex ceiling



The home's private front door is at ground level, opening to a flight of stairs that lead up to the apartment's central hall. A skylight ensures a bright welcome, while the crisp white décor sets the interior standards.



Extending over 470 square feet, the open-plan kitchen, living and dining room has an expansive footprint that stretches the entire depth of the property. It ensures plenty of room for comfortable sofas, as well as a table and chairs – all of which can be neatly zoned. The space further boasts multi-aspect glazing that captures all-day sun, including rooflights (within the double-height apex ceiling) and French doors that open to a Juliet balcony bringing the outside in.



An original feature fireplace adds a decorative focal point too, standing out against the neutral backdrop



The image shows a bright, open-plan living and kitchen area. The ceiling is vaulted and white, featuring several rectangular skylights and recessed spotlights. The kitchen has dark blue cabinets, a wooden countertop, and a red brick backsplash. A central island with a wooden top and blue base serves as a breakfast bar. A wooden dining table with four leather-upholstered chairs is positioned in the center. In the foreground, a blue velvet sofa and a wooden coffee table are visible. The floor is a light-colored carpet.

STRIKING KITCHEN

that brings colour and style



Shaker-inspired kitchen

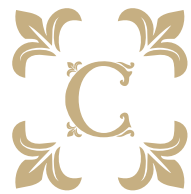
WITH INTEGRATED APPLIANCES



The kitchen brings colour and style to the open-plan reception area. It has a Shaker-inspired design with a charming rustic feel, coming equipped with striking blue cabinetry alongside chunky wood-toned worktops and terracotta-style splashbacks. It is a highly effective look that also offers

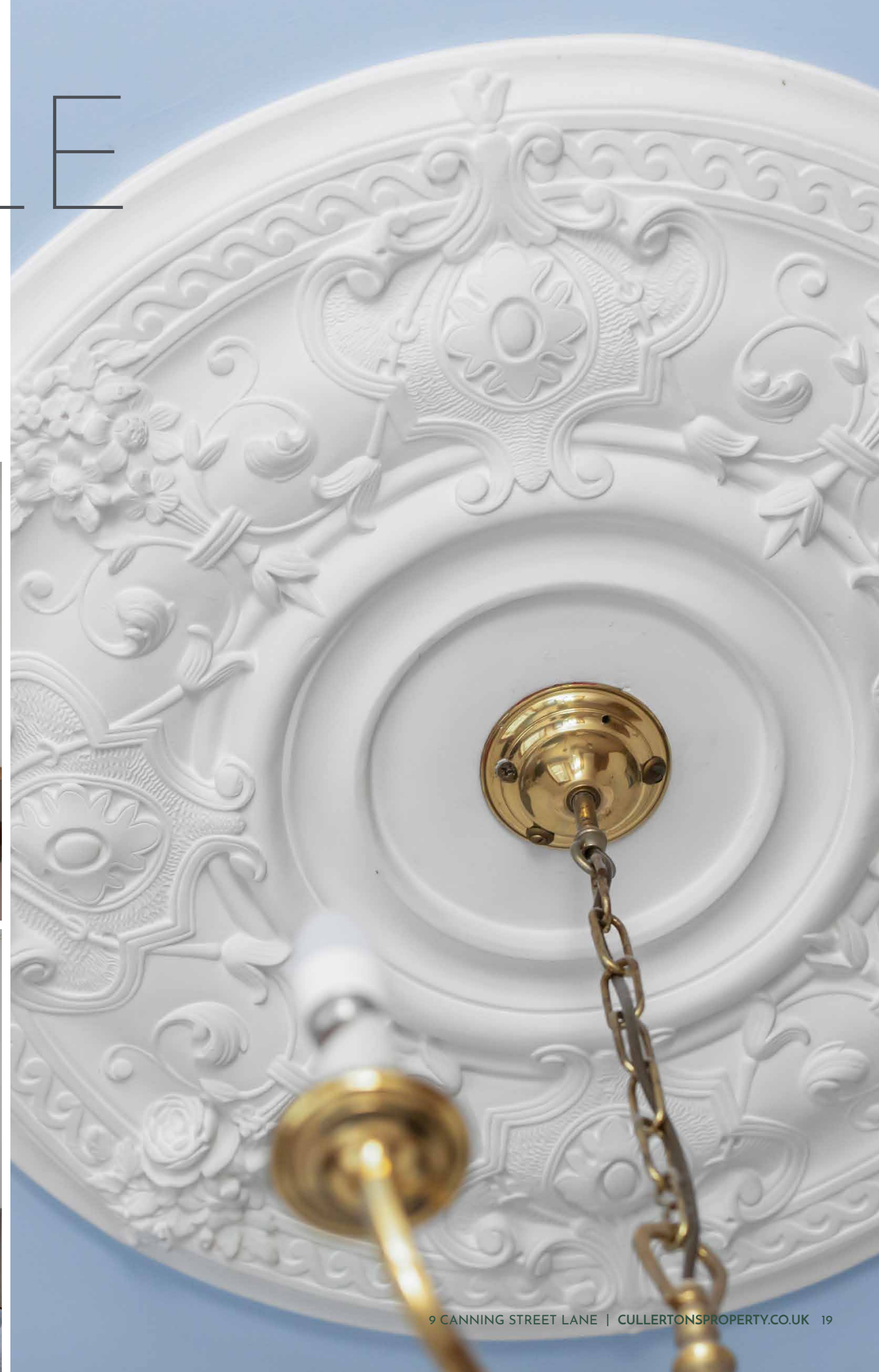
excellent practicality. A comfy window seat adds to its character, while integrated appliances create a cohesive finish (oven, gas hob, extractor hood, fridge/freezer, and washing machine).

TWO DOUBLE BEDROOMS



The two bedrooms are both airy doubles finished with white walls and soft carpets for maximum comfort. Both feature a decorative ceiling rose, as well as a heritage-style 12-pane sash and case window for added charm.

The southeast-facing principal bedroom has the larger footprint and a built-in wardrobe.





The second bedroom has open wardrobe fixtures concealed by a curtain



MONOCHROME STYLING

and a three-piece suite

The three-piece shower room has a monochrome-inspired aesthetic, enveloped in black and white tiling. It is comprised of a toilet, a washbasin, and a shower cubicle.

Gas central heating and double-glazed windows ensure year-round comfort and efficiency.

*Set within a controlled
permit parking area (Zone 4)*

The property falls within a controlled permit parking zone (Zone 4), ensuring residents have space to park in the local area – an essential feature in the city centre.

Extras: all fitted floor and window coverings (including new curtains and carpets installed in 2022), light fittings, and integrated kitchen appliances to be included in the sale.



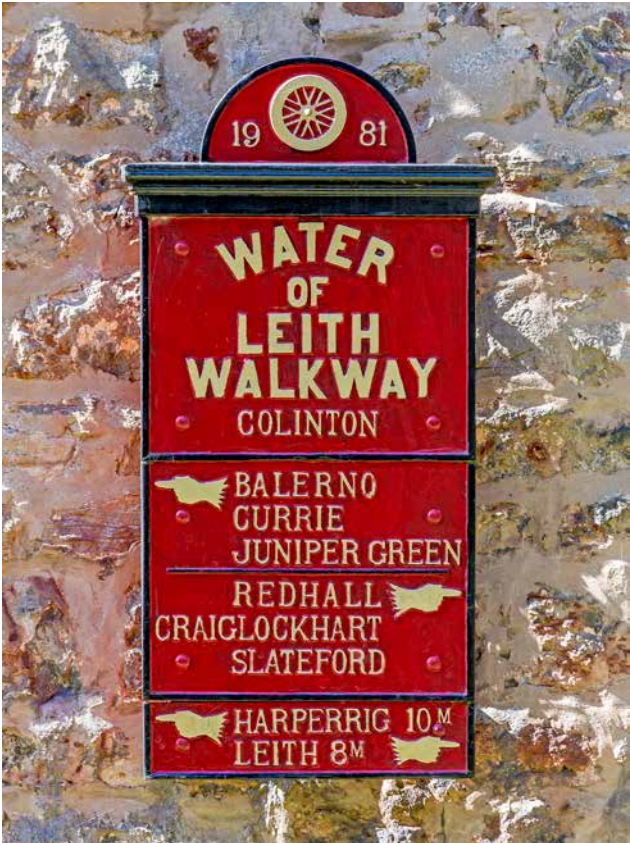


WEST END, EDINBURGH

The West End is a highly sought-after area of Edinburgh city centre, providing unfettered access to the very best of the capital and its world-class amenities, from the outstanding shopping and entertainment facilities, to the leading historical and cultural attractions. It is a stone's throw from Princes Street, where all of the fashionable high-street retailers can be found, and a short walk to George Street, which is home to designer stores and high-end boutiques.

Within minutes, you can also escape the thriving bustle of the city, enjoying an idyllic stroll along the Water of Leith to picturesque Dean Village, or a relaxed walk in the nearby Princes Street Gardens set below Edinburgh's world-famous historic castle. There is also the nearby Union Canal walkway that proves popular with cyclists, joggers, and dog walkers, and the playing greens of Inverleith Park, which is slightly further afield, but still within easy walking distance. For entertainment, the West End offers numerous upmarket bars and gourmet restaurants, as well as some of Edinburgh's most renowned theatres and music venues, including the Traverse Theatre, the Lyceum, and Usher Hall.

Thanks to its central location, the West End is well served by public transport links, with Haymarket train station close by for travel beyond Edinburgh and a convenient tramline that provides a swift route to Edinburgh International Airport. Regular buses also run day and night connecting to the wider area. The West End is in the catchment for highly-regarded state schools at both primary and secondary level and is well positioned for the capital's finest independent schools.



SCHOOLS

State Schools: Tollcross Primary School, St Peter's RC Primary School, James Gillespie's High School, St Thomas of Aquin's RC High School

Independent Schools: Fettes College, ESMS Schools, St George's School for Girls

CULTURE

Scottish National Gallery of Modern Art (One & Two), Usher Hall, Traverse Theatre, Royal Lyceum, Edinburgh Filmhouse

SHOPPING

Local independent shops in Stockbridge, high-street stores on Princes Street, George Street

#1

AREA OF OUTSTANDING
ARCHITECTURAL BEAUTY AT
THE HEART OF EDINBURGH

LOCATION



New Town
Conservation Area

TRANSPORT



Bus – 3, 4, 25, 26, 31, 33, 44

Tram Stop – West End
(0.1 miles)

Train Station –
Haymarket (0.3 miles)

Airport – Edinburgh
International (6.6 miles)



SPORTS

24-hour PureGym,
Drumsheugh Baths
Club, Ravelston Golf
Club, Edinburgh
Sports Club

FOOD & DRINK

Diverse range of cafés,
wine bars, coffee
houses, traditional
pubs, restaurants and
fine dining

PARKS

Dean Gardens, The
Water of Leith Walkway,
Belgrave Gardens,
Inverleith Park

— *Where truly bespoke service is the cornerstone of our ethos*

WELCOME TO CULLERTON'S

At Cullerton's, every client enjoys the dedicated expertise of a seasoned consultant who personally oversees the sale or purchase of their property from inception to completion—without exception.

Whether buying, selling, developing, or investing, we provide unwavering representation at every stage. Our distinguished team of consultants, coupled with our multiple award-winning service, is further enhanced by the finest marketing materials in the Scotland — ensuring our clients gain a distinct advantage in an ever-evolving international property market.

To discover how our bespoke, high-level service can best assist you, we warmly invite you to visit our office on St Stephen Street, Stockbridge. Alternatively, for a discreet and confidential consultation, one of our consultants would be delighted to meet with you at a time of your convenience.

— *Contact us*

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— *Property Consultant*

MARK CULLERTON



For further information on this property, or to arrange a viewing, contact Mark, who will be delighted to assist you.

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— *About Mark*

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Mark lives in Blackhall with his family and is, at heart, a devoted family man. Warm, sociable, and down-to-earth, you will find him in his kitchen, where he loves nothing more than cooking up a storm for family and friends. Whether spending quality time at home, running around after one of his three sons, or teeing off with friends, Mark brings the same spirit of care and connection to all he does.



CULLERTON'S

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SCAN TO DISCOVER MORE

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