



61 Canaan Lane
Morningside, EH10 4SG

Deans 
Solicitors & Estate Agents LLP



GROUND FLOOR FLAT

- Living Room
- Kitchen/ Dining Room
- Pantry
- Utility Room
- Three Double Bedrooms (one en-suite)
- Bathroom
- Detached Garage
- Private Residents' Garden
- Full Speed Full Fibre Broadband
- Double Glazing & GCH
- EPC Rating – C



Forming part of a peaceful and exclusive modern development, this beautifully presented and extensively upgraded ground-floor apartment is set within the highly sought-after Morningside area. Ideally located, the property enjoys close proximity to an excellent range of local amenities, reputable schools, universities and convenient transport links, with the city centre and City Bypass both easily accessible. The property is accessed via a secure and well-maintained communal entrance with entry-phone system. Internally, the spacious and well-proportioned accommodation comprises; a welcoming entrance hallway, bright dual-aspect living room enhanced by attractive bay windows, and a stylish kitchen with French patio doors providing direct access to a private and newly paved terrace and well-maintained communal gardens. The kitchen, pantry, utility room and bathrooms have been extensively modernised to a high standard with premium appliances and fittings. Windows are dressed with plantation-style shutters and electric-operated blinds to the kitchen. There are three generous double bedrooms, including a large principal bedroom with en-suite facilities. The apartment includes a single garage, and additional shared residents' parking is available as well as access to on-street permit parking. Further features include full fibre broadband, double glazing and gas central heating. The sale includes fitted carpets and floor coverings, curtains, oven, hob, extractor hood, cooker, fridge-freezer, washing machine, tumble dryer and light fittings. All appliances are sold as seen with no warranty provided. There is a factoring fee payable to Myreside Management of approx. £450 per quarter.

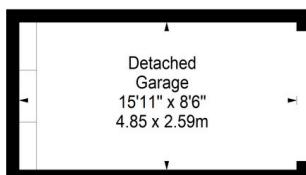




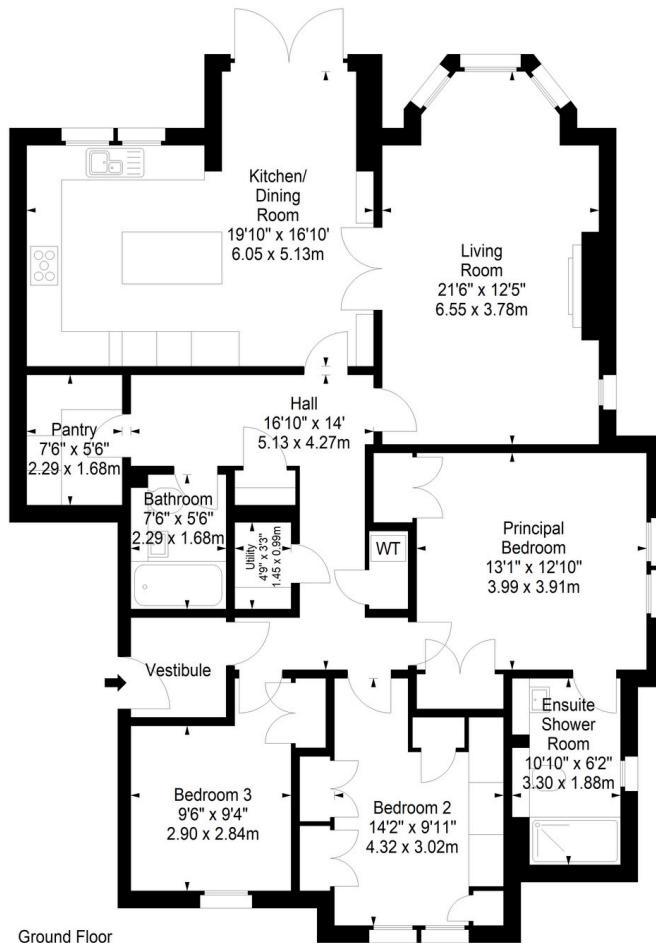
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Approx. Gross Internal Area
1411 Sq Ft - 131.08 Sq M
Detached Garage
Approx. Gross Internal Area
136 Sq Ft - 12.63 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground 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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