

44 Canaan Lane

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*CHARMING AND HISTORIC
FORMER COACH HOUSE*



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McEwan Fraser is delighted to present a truly unique opportunity to purchase the original coach house of Woodburn House. Located in the ever-popular Morningside area to the south-west of Edinburgh City Centre, the property boasts three double bedrooms and a fourth single bedroom/study, and superb proportions throughout.

The property is also presented to the market in excellent order having been freshly decorated and partially upgraded. Internal viewing is highly recommended.

Upon entering this stunning home, you are immediately greeted with an inviting living room that exudes a sense of warmth and comfort. The newly fitted Georgian Windows & French doors that lead into the enclosed garden create a unique and rustic feel, perfect for those seeking character in their home. The smallest bedroom is also on the ground floor and is currently being used as a study but could easily be adapted to suit any individual requirement. The spacious kitchen is perfect for cooking, socialising and entertaining guests, complete with appliances and ample storage space.



The Lounge







The Kitchen





The three double bedrooms are located on the upper level, each with their own individual charm and character. The master suite is a true retreat, with a luxurious en-suite shower room and ample closet space. The other two bedrooms are equally impressive, each offering their own unique features. A family bathroom with period bath, completes the accommodation on the second level.

Upgrades include new windows throughout the first floor including patio doors, new boiler and electric fuse box and board.





Bedroom 2

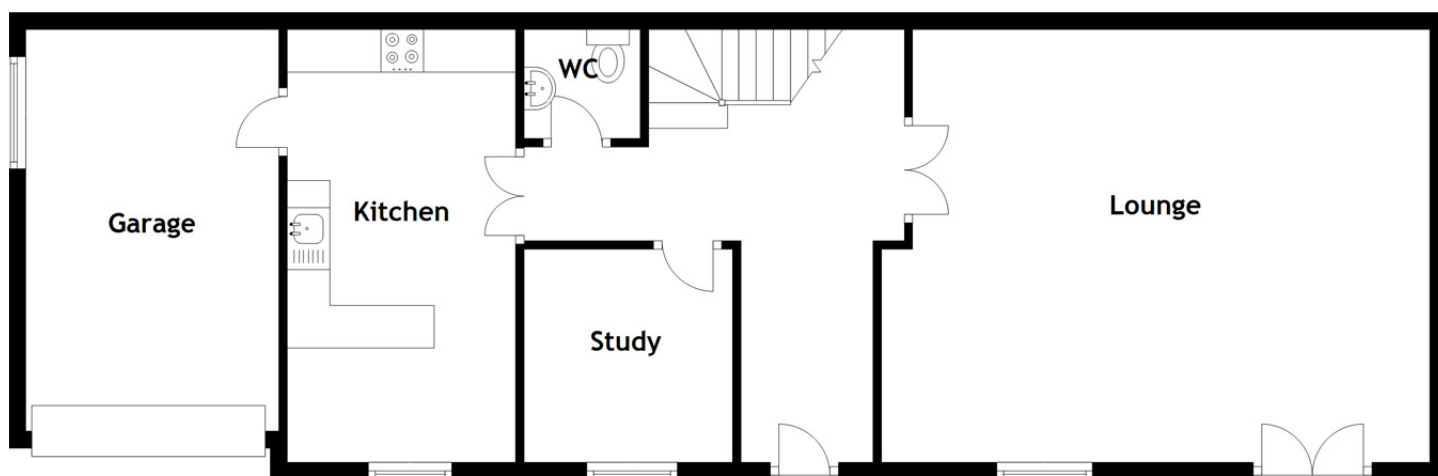
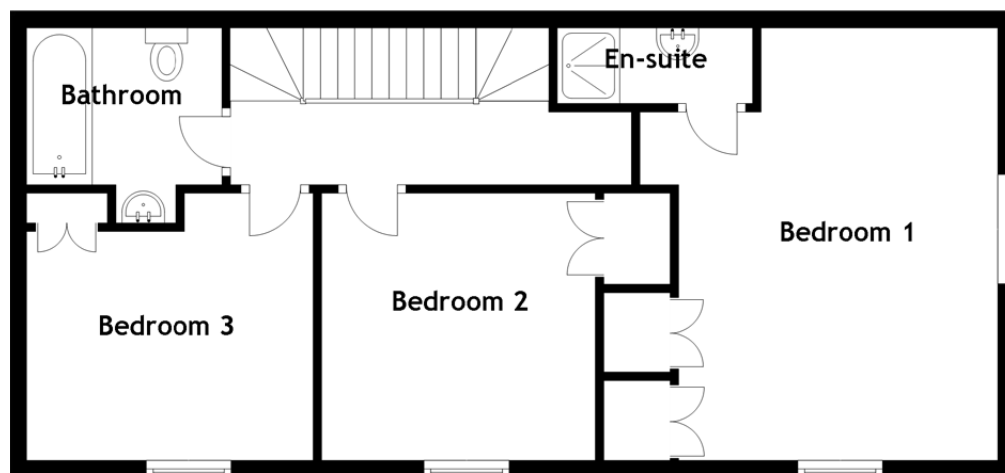




Bedroom 3







Approximate Dimensions

(Taken from the widest point)

Lounge	6.46m (21'2") x 5.09m (16'8")	Bedroom 2	3.22m (10'7") x 3.14m (10'4")
Kitchen	5.09m (16'8") x 2.69m (8'10")	Bedroom 3	3.37m (11'1") x 2.69m (8'10")
Study	2.51m (8'3") x 2.46m (8'1")	Bathroom	2.30m (7'7") x 2.29m (7'6")
WC	1.37m (4'6") x 1.28m (4'2")		
Bedroom 1	5.16m (16'11") x 4.09m (13'5")	Gross internal floor area (m ²): 125m ²	
En-suite	2.30m (7'6") x 0.89m (2'11")	EPC Rating: D	



The outdoor space is equally as impressive, with a beautiful courtyard perfect for enjoying warm summer evenings. The coach house also benefits from off-street parking for up to two vehicles, a rare and highly sought-after feature in this area.

The garage is also accessible from the kitchen and can comfortably accommodate



an SUV along with further storage space. This property is perfect for those seeking a unique and historic home, filled with character and charm. With its fantastic location and impressive features, this is truly a one-of-a-kind property that must be seen to be appreciated. Don't miss your chance to make this stunning coach house your forever home.

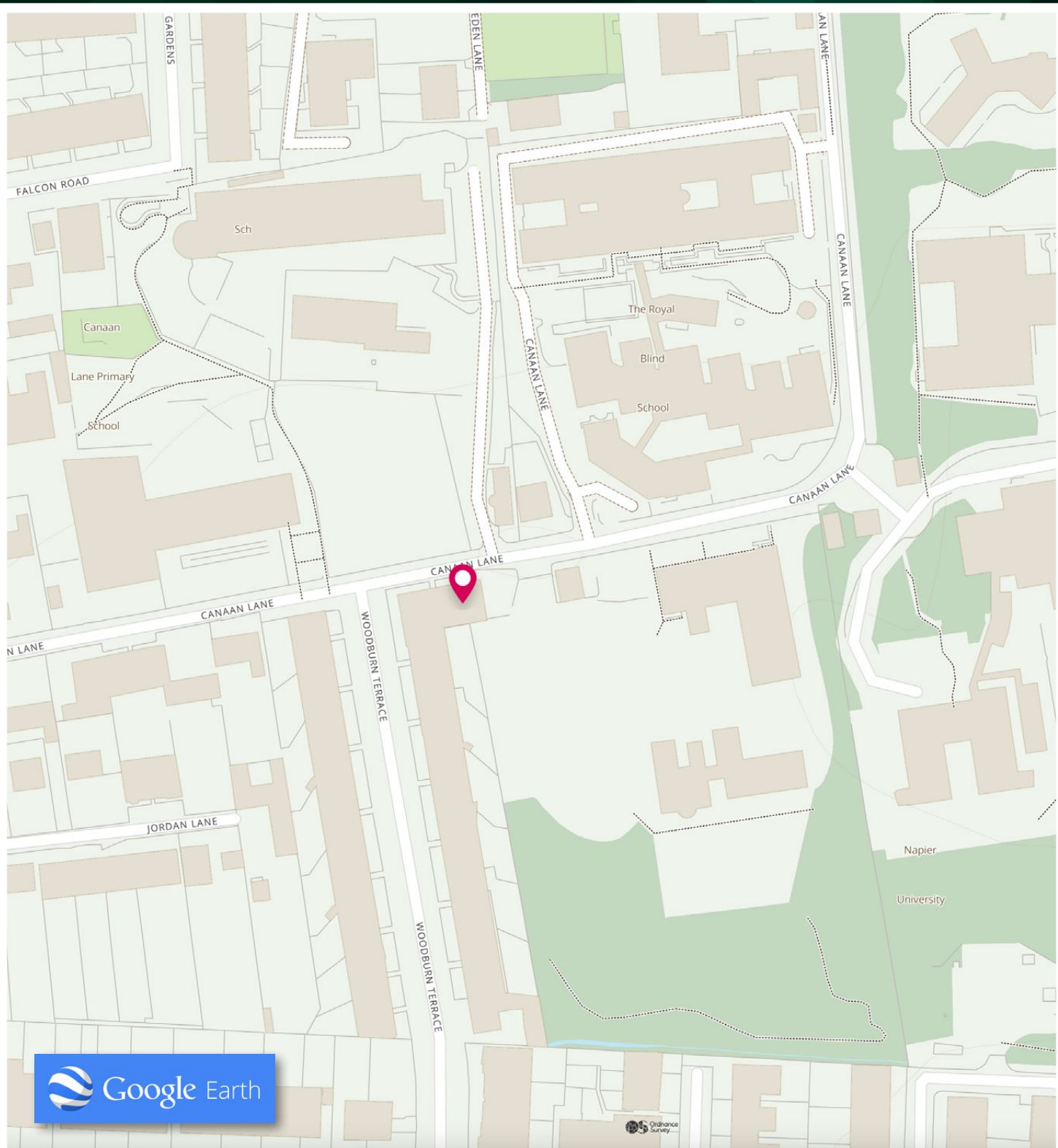




Canaan Lane is located in a secluded and tranquil residential street just behind bustling Morningside Road, populated with coffee shops, boutiques, eateries and larger stores. It is situated within Morningside's conservation area, providing one of the most private and unique locations in Edinburgh.

Well known for its independent cinema, destination pubs and lovely tree-lined streets, Morningside is a popular area, close to the city centre but mere moments from the beautiful open spaces of the Hermitage of Braid and Blackford Hill. The property is also ideally located for The University of Edinburgh, Napier University and a new primary school two minutes walk along the lane. Warrender Swim Centre and gym are nearby and the area has many fine golf courses including The Merchants, Mortonhall and the Braid Hills Golf Centre.

The city centre is easily accessible by car or by excellent public transport services from Morningside Road. A short drive south takes you to the Edinburgh City Bypass offering rapid access to Straiton Retail Park, The Gyle and Gogarburn, Edinburgh International Airport and the M8 and M9 Motorways. Excellent schooling is easily accessible in both the state and private sectors.



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