CANAAN LANE edinburgh

P1 71

CANAAN LANE





A residential development of ten new build apartments, situated in Morningside, a thriving suburb of Edinburgh with a village style feel. Morningside is one of Edinburgh's most sought after and desirable residential districts located to the south of the city centre. It offers an excellent array of amenities including fashionable bars, popular restaurants and speciality shops all complimented by Marks & Spencer Food & Waitrose.

Home to many independent and eclectic cafes, eateries and bars, including the renowned Canny Mans pub, and the 'Steamline Moderne' designed cinema, The Dominion.

7 Canaan Lane boasts a selection of 1x1 bedroom apartment & 2x2 bedroom apartments, due for completion Q1 2022.





CANAAN LANE



MORNINGSIDE, EDINBURGH

Morningside is an area in Edinburgh that is immensely rich in history. The recorded history of Morningside stretches all the way back to 1586. Through the years, Morningside has generally remained as one of Edinburgh's nicest and poshest neighbourhoods, with many significant people of the past having chosen to live there. Though largely residential, one can embark on a walk through history by embarking on the Morningside Heritage Trail.

A walk down Morningside Road will also bring you to many quaint cafes and shops, with significant landmarks like the Dominion Cinema and the Canny Man's. There are also many large green spaces around the area, with the Braid Hills Golf Course just a 6 minute drive away.

what's happening IN EDINBURGH

THE REST OF EDINBURGH

... isn't far away either!



The Edinburgh International
Airport - Scotland's Gateway to the rest of the world is just a 20 minute drive from 7 Canaan Lane.



Driving in Edinburgh is easy. From your home in Canaan Lane, reach the Royal Mile and Edinburgh's city centre in just 8 minutes.



2 of Edinburgh's busiest train stations - Haymarket and Waverley are just an 8 - 10 minute car ride away. These stations provide great train services to destinations all over the UK.



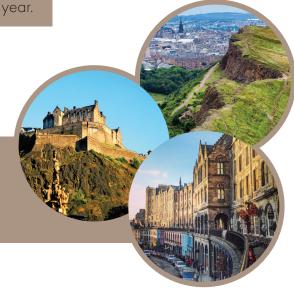
Canaan Lane's impeccable location means that there is easy access to your daily necessities, practically at your doorstep!

Sainsbury, Marks & Spencer and Waitrose are all a short walk away.



Scotland's Busiest Airport, with over 14 million passengers every year.

Known for its rich history, the city of Edinburgh boasts many fantastic historical attractions. Immerse yourself in the history and culture of Scotland by visiting some of its more famous landmarks.



Edinburgh may have its roots in history but it is in no way outdated. Some of the UK's most renowned festivals such as the Edinburgh Fringe Festival and the Edinburgh International Festival. The city is definitely one glowing with culture.

education in Edinburgh



THE UNIVERSITY OF EDINBURGH

Just a 6 minute drive from Canaan Lane sits one of the world's oldest universities. The University of Edinburgh, established in 1582, is one of the world's best universities, sitting comfortably in the world's top 50*. The university is a Russell Group University and is also part of the League of European Research Universities. It has the third largest endowment of any university in the United Kingdom, after the universities of Cambridge and Oxford. The school boasts a wide variety of courses, ranging from Medical, to Engineering, to the Arts & Humanities. As of 2019, the University of Edinburgh ranked as the 8th highest average entry qualification for undergraduates.

With Princess Anne, the Princess Royal as its Chancellor, the University of Edinburgh is undoubtedly a prestigeous and historically rich University. It promises an enriching experience that cannot be found anywhere else in the world.

PRICING & LETTING VOIUES

Plot	Description	Level	Beds	Sqm.	Sqft.	Asking Price	£ psf	Target Rent	Yield
1	Apartment	GF	1	51.96	582	£320,000	£564	£1,100	4.1%
2	Apartment	GF	2	88.03	956	£525,000	£564	£1,750	3.9%
3	Apartment	1	2	87.45	947	£550,000	£585	£1,895	4.2%
4	Apartment	1	2	76.84	848	£525,000	£633	£1,725	3.9%
5	Apartment	2	2	87.45	947	£560,000	£596	£1,925	4.1%
6	Apartment	2	2	76.84	848	£525,000	£633	£1,775	4.1%
7	Apartment	3	2	87.45	947	£570,000	£633	£1,995	4.2%
8	Apartment	3	2	76.84	848	£535,000	£633	£1,825	4.1%
9	Penthouse	4	2	80.17	863	£585,000	£633	£1,825	4.1%
10	Penthouse	4	2	70.33	757	£600,000	£633	£1,825	4.1%





FLOORPLANS

ground floor Canaan Lane

FLAT 01

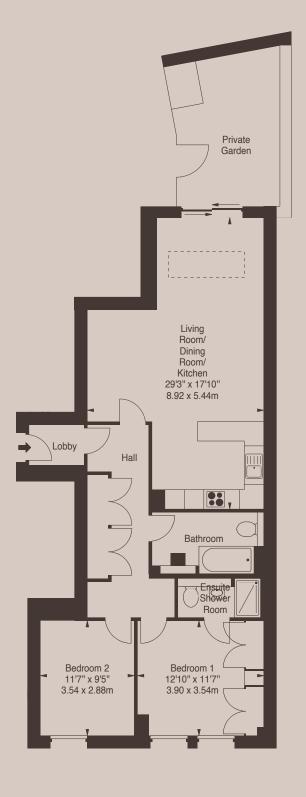
Approx. Gross Internal Area 582 Sq. Ft - 54.07 Sq. M.

FLAT 02

Approx. Gross Internal Area 956 Sq. Ft. - 88.85 Sq. M.







first floor

CANAAN LANE

FLAT 03

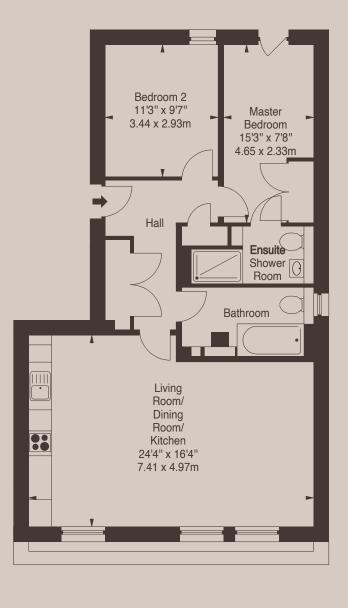
Approx. Gross Internal Area 947 Sq. Ft - 87.98 Sq. M.



Bedroom 2 12'1" x 8'10" Master 3.69 x 2.70m Bedroom 16'1" x 11'2" 4.90 x 3.40m Hall **Ensuite** Bathroom Shower Room Living Room/ Dining Room/ Kitchen 24'3" x 16'4" 7.38 x 4.97m

FLAT 04

Approx. Gross Internal Area 848 Sq. Ft. - 78.78 Sq. M.



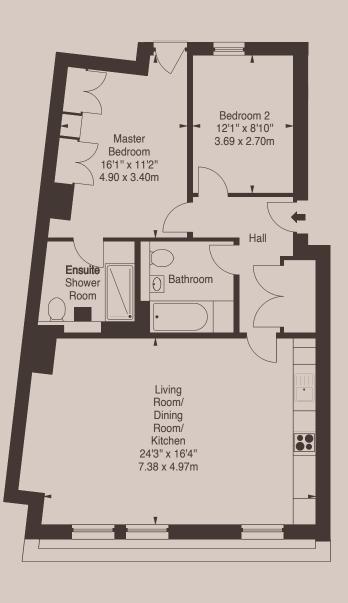
second floor

CANAAN LANE

FLAT 05

Approx. Gross Internal Area 947 Sq. Ft - 87.98 Sq. M.





FLAT 06

Approx. Gross Internal Area 848 Sq. Ft. - 78.78 Sq. M.



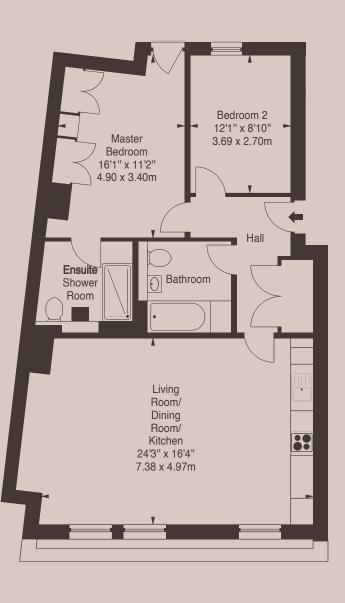
third floor

CANAAN LANE

FLAT 07

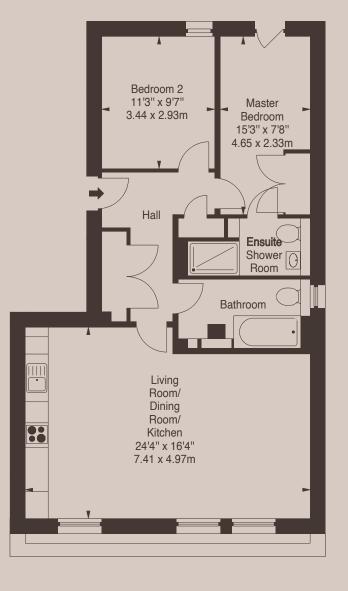
Approx. Gross Internal Area 947 Sq. Ft - 87.98 Sq. M.





FLAT 08

Approx. Gross Internal Area 848 Sq. Ft. - 78.78 Sq. M.



fourth floor

CANAAN LANE

FLAT 09

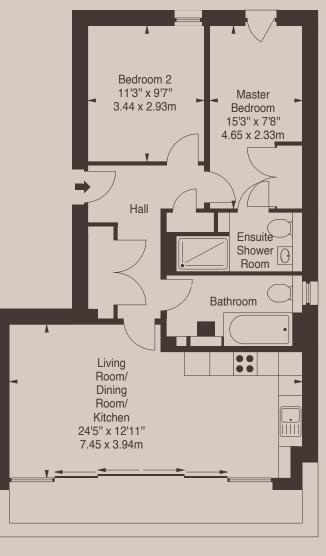
Approx. Gross Internal Area 863 Sq. Ft - 80.17 Sq. M.





FLAT 10

Approx. Gross Internal Area 757 Sq. Ft. - 70.33 Sq. M.





SPECIFICATIONS



GENERAL

- Fitted wardrobes to master bedrooms with oak doors & internal fittings
- Video entry phone system
- Plumbed for washer and dryer in utility area (machines not supplied)
- High performance double glazed window units
- Satin chrome ironmongery throughout
- Double sockets with USB ports in kitchen and either side of beds in master and second bedrooms

BATHROOMS

- Laufen WC with concealed cisterns
- Laufen sinks in cloakroom
- Roper Rhodes sink and vanity units in bathroom and shower room
- Hansgrohe Talis taps & Croma fixed head shower in en-suite
- Carron bath with Hansgrohe Croma Reno hand shower in bathroom
- Tiled floors and walls
- Feature timber wall tiles in bathroom and en-suite
- White towel radiators, Mirrors, LED lighting

KITCHEN

Kitchen by Riddell and Coghill

- Siemens dishwasher, fridge/freezer, combination/microwave oven, 4 ring induction hob
- System Stone worktop, marble effect tiled splashback
- Built in extractor unit
- Stainless steel undermount sink
- LED lighting

FLOORING

- Oak engineered timber flooring in hall, landing, kitchen, living & dining area
- Tiled flooring to bathroom, en-suite areas
- High quality carpets in bedrooms

HEATING & VENTILATION

- Nest Thermostat smart heating control
- High efficiency combination boiler
- Heat recovery ventilation system
- Contemporary design white radiators
- White towel radiators in bathroom, en-suite and cloakroom

LIGHTING

- Recessed directional downlighters
- Nordlux Dee Glass pendant light in dining area
- 5 amp circuits in living areas
- Fitted bedside lamps in master bedroom
- Satin nickel switch plates throughout

AUDIO VISUAL

- Virgin TV and media fibre optic cables into Virgin Media box, CAT 5 Virgin Media cables to living area and master bedroom BT
- phone line to hall area
- Terrestrial TV points to living area and bedrooms

EXTERIOR

- Nordlux Black Lights to front entrance
- Nordlux Black downlighters to rear terrace
- Grey stone paving to rear terrace
- Siberian Larch bench seating with concealed LED lighting below
- White painted structure to form the planters
- Exterior heat lamp



about RENNICK

We have an original and insightful approach to delivering property developments – specialising in getting the most from complicated projects that often involve challenging sites and listed buildings. Using our experience and creative collaborations with trusted architects, designers and professional partners, we transform properties, optimising their potential and maximising their value.

Rennick builds on founder Andy Rennick's extensive experience as co-founder of Stone Acre, and his preceding role delivering residential, hotel and mixed-use developments for Chris Stewart Group. Rennick also incorporates the principles of creativity, professionalism, passion and discipline that underpinned Andy's career as an elite sportsman – playing professional Rugby for Northampton and at national level for Scotland.



Andrew Rennick
Managing Director
Rennick Property

EXCEPTIONAL,
INSIGHTFUL
PROPERTY
DEVELOPMENT.

past projects

RENNICK

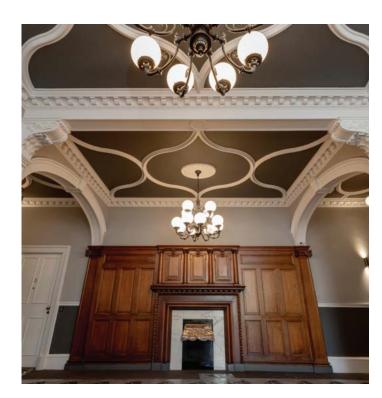








ST ANDREW'S SQUARE, EDINBURGH







DISTILLER'S HOUSE, EDINBURGH

CANAAN LANE

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