

No.

CANAAN LANE

MORNINGSIDE

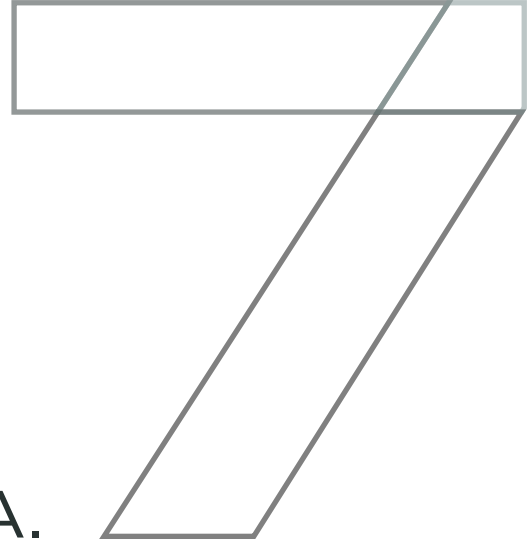
EDINBURGH

a development by

RENNICK



AN EXCLUSIVE
CONTEMPORARY
DEVELOPMENT
SITUATED IN
THE VIBRANT
MORNINGSIDE AREA.



DESCRIPTION

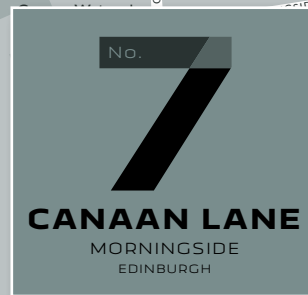
Elegant and contemporary, No.7 Canaan Lane offers ten luxury new build apartments. These one and two bedroom apartments are all easily accessible either on the ground floor or via a communal lift. Each apartment is finished to an exceptional standard, including high-end fully fitted kitchens, bathrooms and flooring as standard. All apartments are light filled with the design focusing on large windows to south, with many enjoying beautiful open views over to Blackford Hill and beyond.

LOCATION

No.7 Canaan Lane is located in the lively Morningside area, just to the south of Edinburgh's bustling city centre. The area has a vibrant and prosperous community with handsome houses and a wide variety of specialist shops and delis, national chains including Waitrose and M&S, restaurants and recreational facilities also nearby. Within easy reach are several golf courses, tennis clubs and bowling greens. In addition the area is well served with open space including the Hermitage of Braid, Blackford Hill and Braid Hills. Edinburgh is renowned for its public and private sector schooling and the property is located within the South Morningside Primary and Boroughmuir Secondary catchment areas. The private sector schools of George Watson's College, George Heriot's and Merchiston Castle are all close by. The City Bypass is a short drive away offering direct access to the Forth Road Bridge, Edinburgh airport and other arterial routes.



Hermitage of Braid







LAYOUT OVERVIEW

GROUND FLOOR

FLAT 01

FLAT 02

FIRST FLOOR

FLAT 03

FLAT 04

SECOND FLOOR

FLAT 05

FLAT 06

THIRD FLOOR

FLAT 07

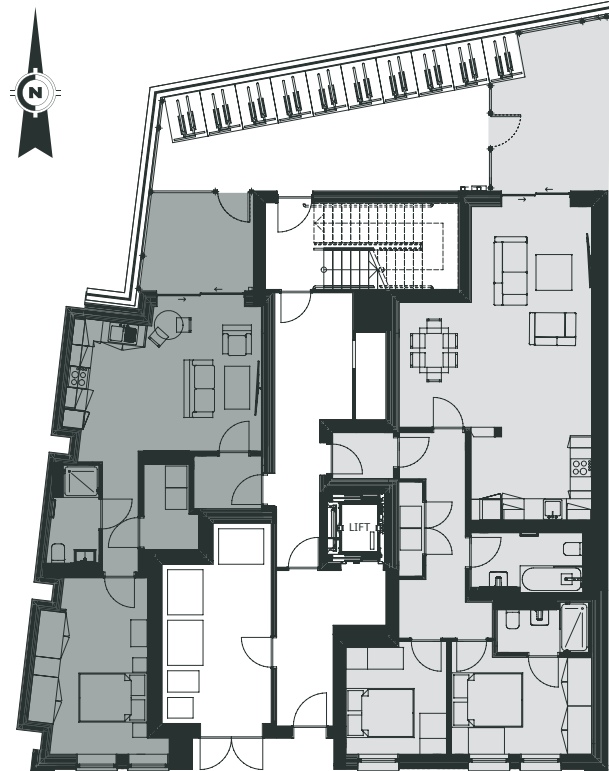
FLAT 08

FOURTH FLOOR

FLAT 09

FLAT 10

GROUND FLOOR



01

02

FIRST FLOOR

SECOND FLOOR



03

04

05

06

THIRD FLOOR

FOURTH FLOOR



07

08

09

10





FLAT 01

GROUND FLOOR

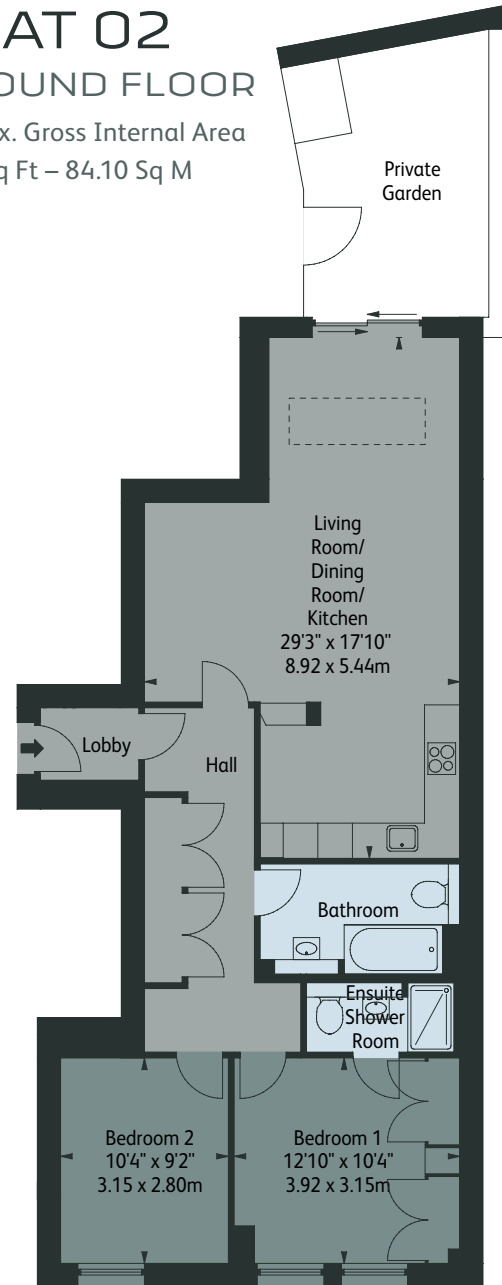
Approx. Gross Internal Area
560 Sq Ft – 52.00 Sq M



FLAT 02

GROUND FLOOR

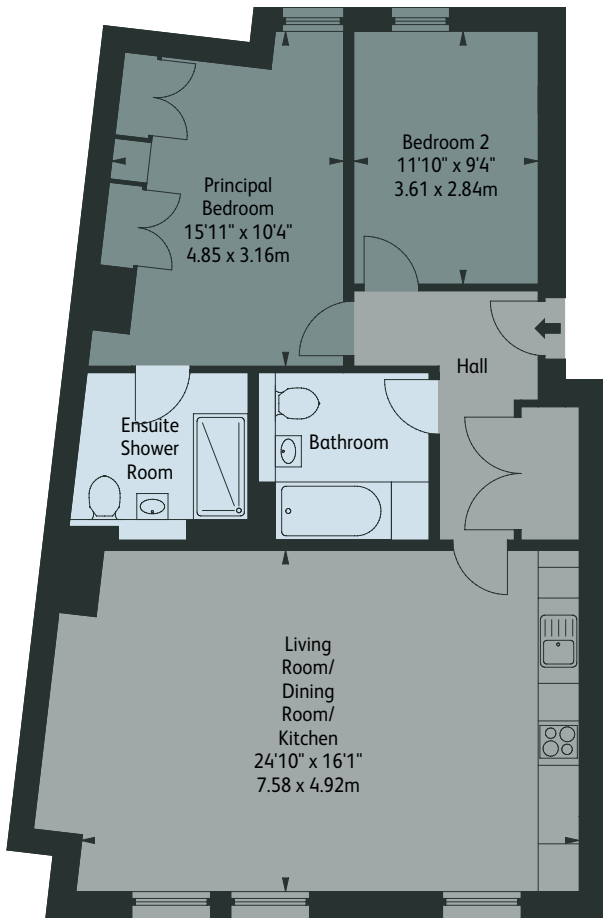
Approx. Gross Internal Area
905 Sq Ft – 84.10 Sq M



FLAT 03

FIRST FLOOR

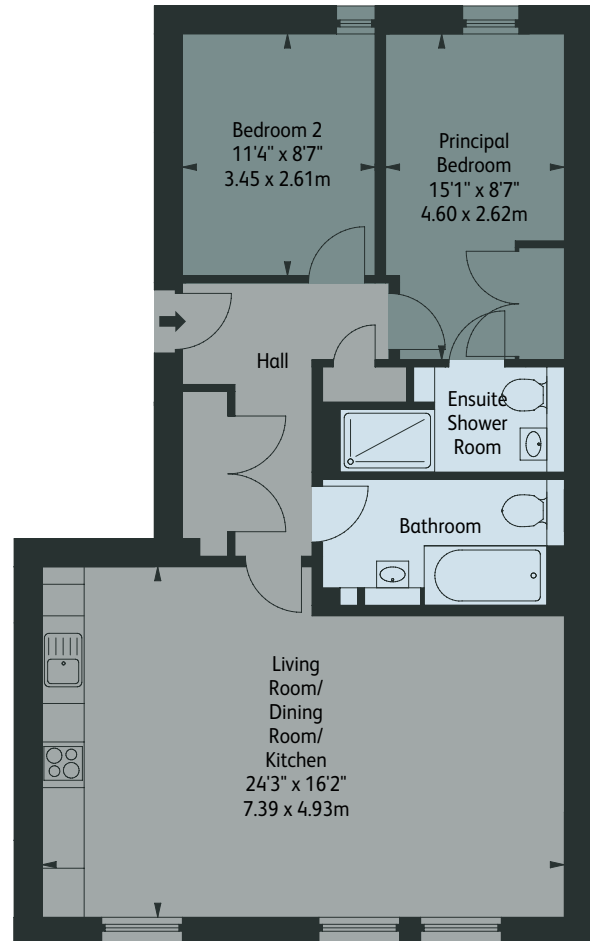
Approx. Gross Internal Area
928 Sq Ft – 86.20 Sq M



FLAT 04

FIRST FLOOR

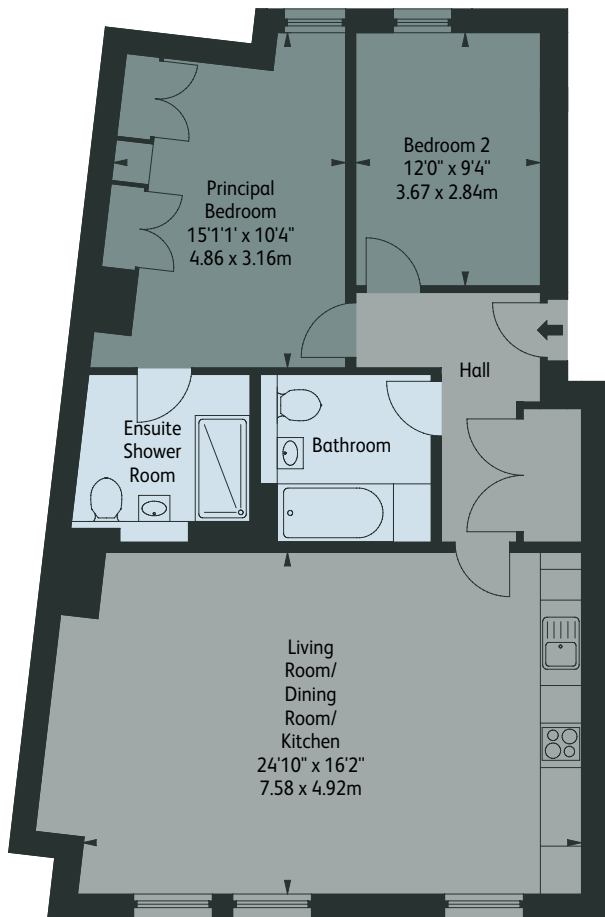
Approx. Gross Internal Area
834 Sq Ft – 77.50 Sq M



FLAT 05

SECOND FLOOR

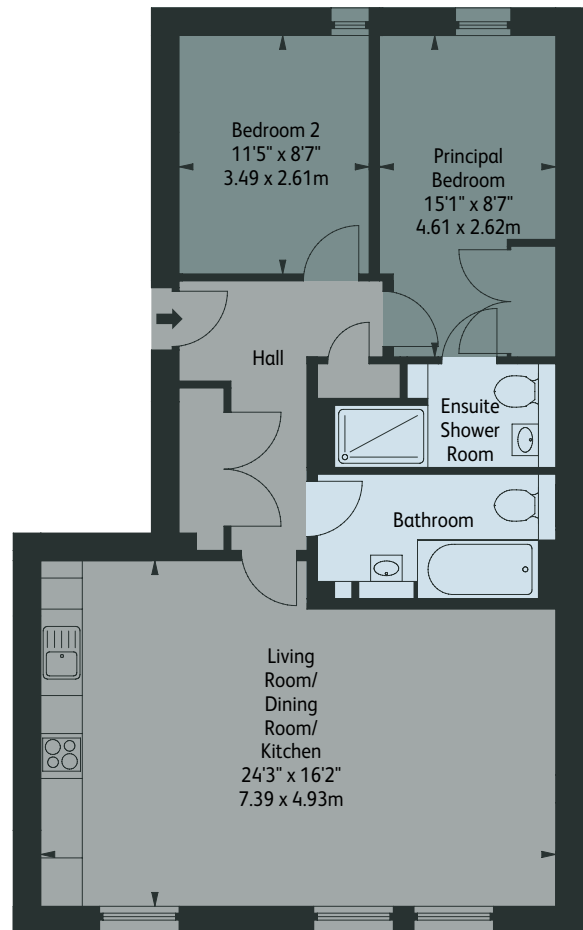
Approx. Gross Internal Area
928 Sq Ft – 86.20 Sq M



FLAT 06

SECOND FLOOR

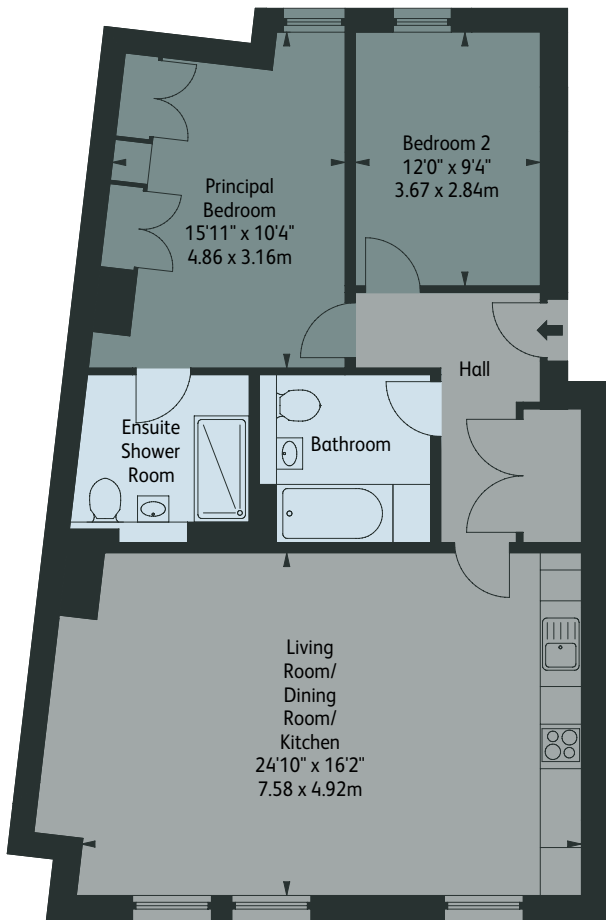
Approx. Gross Internal Area
834 Sq Ft – 77.50 Sq M



FLAT 07

THIRD FLOOR

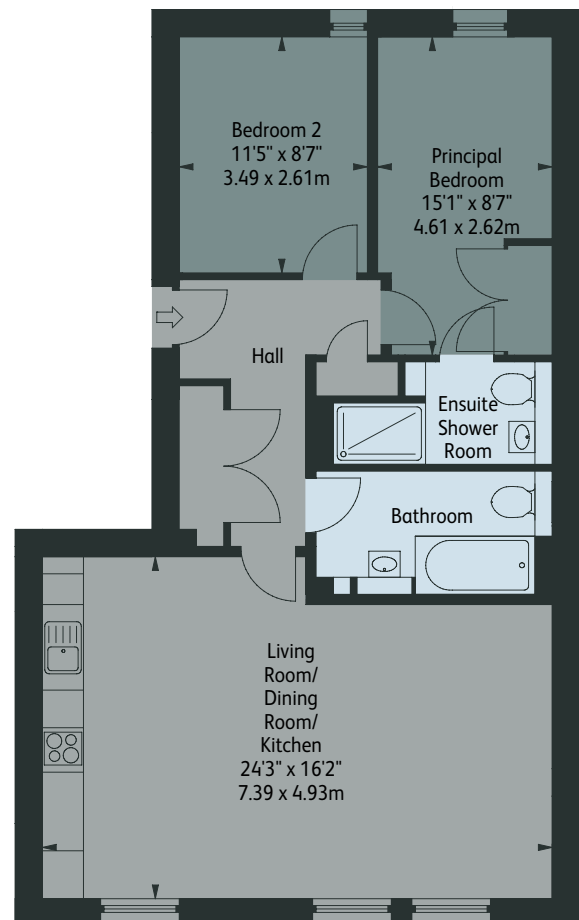
Approx. Gross Internal Area
928 Sq Ft – 86.20 Sq M



FLAT 08

THIRD FLOOR

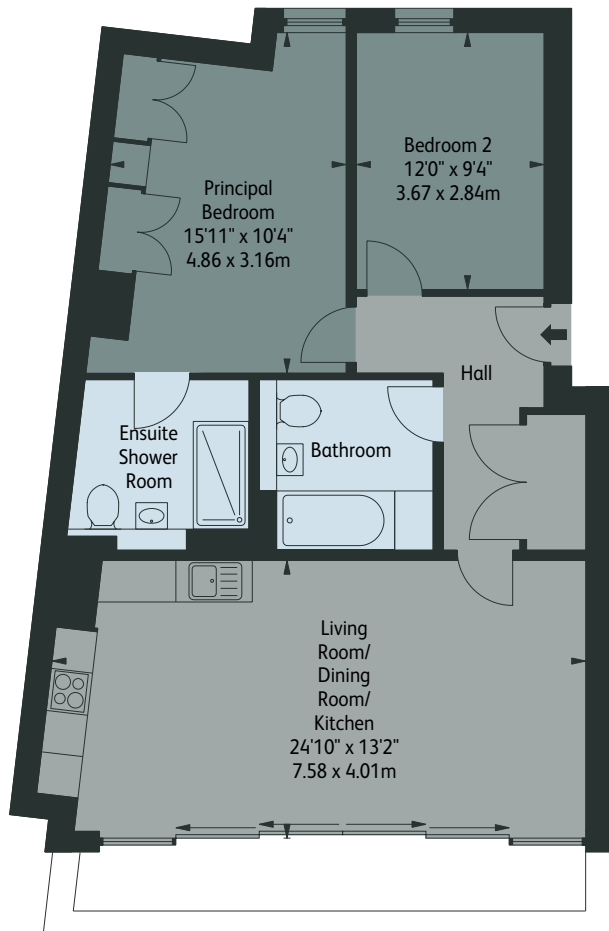
Approx. Gross Internal Area
834 Sq Ft – 77.50 Sq M



FLAT 09

FOURTH FLOOR

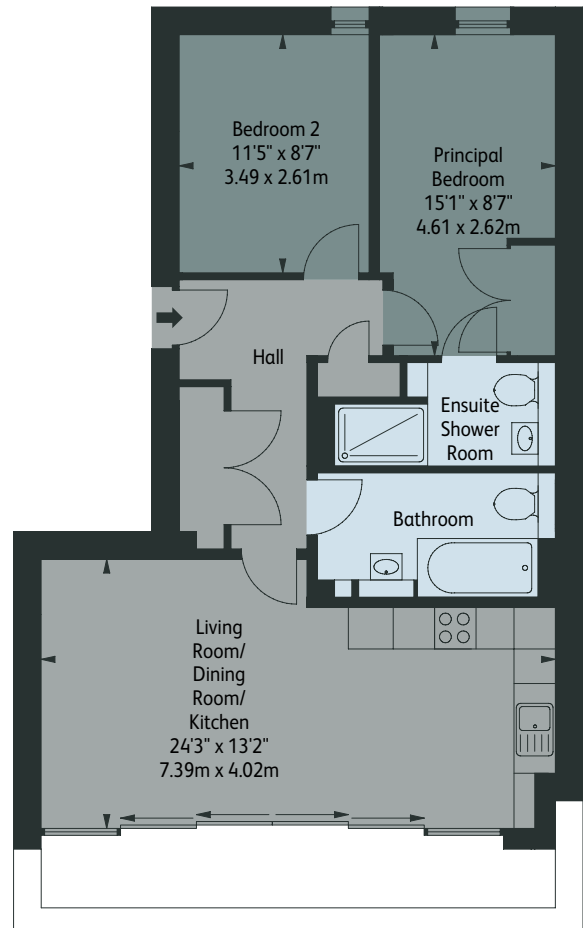
Approx. Gross Internal Area
851 Sq Ft – 79.10 Sq M



FLAT 10

FOURTH FLOOR

Approx. Gross Internal Area
756 Sq Ft – 70.20 Sq M









SPECIFICATION

KITCHEN & UTILITY

- Premium, matt white, handleless kitchen units and Silestone worktops by Riddle & Coghill interiors
- Siemens Self Cleaning Oven and Induction Hob
- Siemens integrated appliances and white goods
- Separate stores include space for washer / dryer, with shelving above
- All apartments include either an integrated microwave or combi oven

BATHROOMS & ENSUITE

- Villeroy & Boch sanitary ware
- Iso 'Brushed Nickel' taps, showers and fittings
- Chrome towel radiators
- Fitted mirrors to bathrooms
- Designer porcelain Tiling to walls and floors

DECORATION & FINISHES

- High quality painted finish to internal walls, ceilings and woodwork
- High specification timber doors
- Stainless steel lever door handles and hinges
- Quality fitted carpets to all bedrooms
- High quality oak engineered wood flooring to halls, living, dining and kitchen areas

PLUMBING & HEATING

- Combination boiler
- 'Column' style radiators to all living areas
- Chrome towel radiators in Bathroom and En Suite

DATA & MULTIMEDIA

- Virgin Media Superfast Fibre Broadband and Phone
- Virgin Media TV and Digital TV Aerial with DAB/ FM receiver to bedroom & living areas
- Audio / Video IP intercom system linked to Main building entrance door. Secure key fob entry system on front and rear building doors.
- CAT 6 Ethernet cabling throughout

ELECTRICAL

- Low energy lighting fitted throughout
- LED spotlights to halls, bathrooms, kitchens and living spaces
- Dimmable lights to living spaces
- Heated mirrors to main bathrooms
- 5A lighting sockets provided within the Living area for freestanding lamps
- Pendants in bedrooms
- Spotlights and wall lights to Hallway – Recessed downlights to common entrance
- External private lighting – Ground floor apartments have external wall lights

SECURITY & SAFETY

- Heat and smoke detectors – Interlinked Multi-sensor (CO & Heat) and Optical Smoke detectors compliant with a category LD2 system

EXTERNALS

- Aluminium clad timber doubled glazed tilt and turn windows
- High performance timber external doors fitted with three-point locking system
- Aluminium clad solid door to communal garden area and glass sliding doors to flat 01 and 02 private gardens
- Sliding glass door to roof terrace
- Roof terrace with glass balustrade to penthouses
- Concrete paving to entrance and garden areas
- Low energy external lighting provided to cycle storage area at the rear. External lighting controlled automatically with photocell and timeclock

STORAGE, LIFT & PARKING

- Separate utility rooms with additional storage
- Built in wardrobes to all principal bedrooms
- External timber clad bike store, with secure units for each flat
- One zone 2 parking permit per property (to be applied for via the council)
- Lift access to all floors

CONSTRUCTION

- Single Ply roofing system with Aluminium standing seam pitched roof
- Natural sandstone front façade and side elevations
- Aluminium rainwater goods
- Utility, drainage and water connections – water connection to serve central cold water storage tank and booster set, located under stair at rear of building

SUSTAINABILITY FEATURES

- The apartments have a predicted EPC rating of B
- Very low cost of heating due to high levels of insulation and B rating for EPC - CO² rating is also B

WARRANTY, SNAGGING & FACTOR

- ICW 10 year structural warranty
- 12 months of client snagging via the contractor
- All common parts and insurance to be managed by a dedicated factor, please ask for more information.

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RENNICK

DEVELOPER – RENNICK PROPERTY

Using our insight, experience and creative collaborations with architects, designers and professional partners, we take original approaches to unlocking the potential and maximising the value of challenging urban developments.

We are hands-on, proactive, diligent and we relish any opportunity to think outside the box.



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