



10/2 St Catherines Gardens, Edinburgh, EH12 7AZ

*Attractive two-bedroom ground floor flat with private parking close to excellent amenities*

URQUHARTS  
EDINBURGH





## DESCRIPTION

10/2 St Catherines Gardens is an immaculately presented two-bedroom ground floor flat, forming part of an exclusive modern development with private residents parking. Situated in the popular Corstorphine area, the location is superb with excellent local amenities and schools and is a convenient distance to the city centre & surrounding areas.

Entrance hall with two large storage cupboards; bright and spacious bay windowed living room with patio doors to a Juliette balcony overlooking the rear; modern fitted dining kitchen with wall and base units, integrated appliances and direct access to a private patio area; two good-sized double bedrooms, one with en-suite shower room and both with mirrored built in wardrobes; and a bathroom with three-piece suite including overhead shower.

## ACCOMMODATION

Entrance hall. Living room. Kitchen / Dining room. Two double bedrooms (one en-suite). Bathroom.

Hive gas central heating. Double glazing. Prive south-facing patio area to the rear and communal grounds surrounding the property. Allocated parking space and visitor parking. Residents Association.

## LOCATION

St Catherines Gardens is situated west of the city centre in Corstorphine, a popular residential area retaining a village identity with a vibrant high street and host of local amenities. There is a large 24hr Tesco supermarket, Lidl and the Gyle Shopping Centre (for larger retail shopping) a short walk, drive or bus ride away. Leisure and recreational facilities include St Margaret's Park and municipal tennis courts, Corstorphine Tennis Club, Gyle Park, David Lloyd, and Drum Brae leisure centres together with Edinburgh Zoo which is within walking distance from the property. Pleasant walks can be enjoyed at nearby Corstorphine Hill with wonderful views across the city, and for the golf enthusiast Murrayfield, Ravelston and Carrick Knowe golf courses are also nearby. Catchment schools include Carrick Knowe Primary and Forrester High School. Buses and the Tram run regularly to and from the city centre and surrounding areas, with the city bypass and main motorway networks of the M8, M9 and M90, as well as Edinburgh International Airport and the Forth Road Bridge/Queensferry Crossing all within reach.

## INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

## PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

## HOME REPORT

The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band E

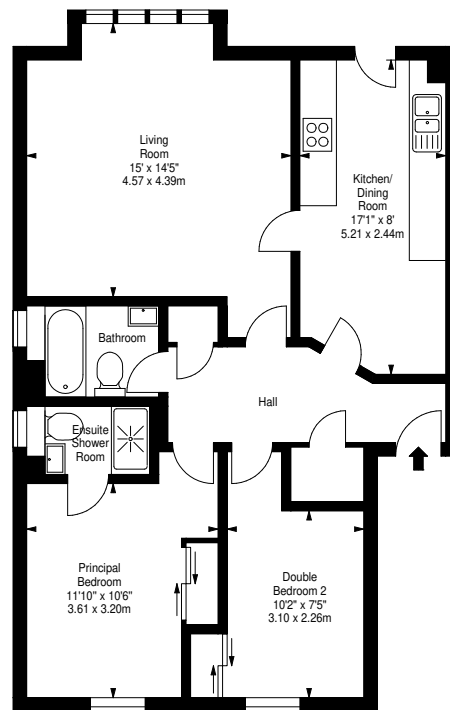
The property has an Energy Rating Category C

Tenure Freehold

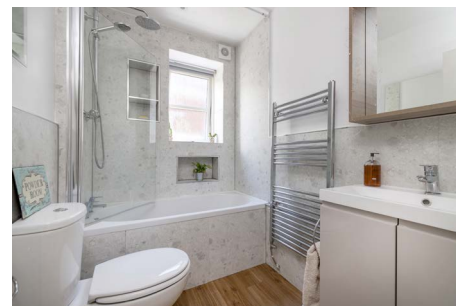
Flat 2,  
10 St. Catherines Manor,  
St. Catherines Gardens,  
Edinburgh,  
Midlothian, EH12 7AZ



Approx. Gross Internal Area  
757 Sq Ft - 70.33 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Ground Floor



## NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).