

10/6 ST. CATHERINE'S GARDENS

ST. CATHERINE'S MANOR, CORSTORPHINE, EDINBURGH, EH12 7AZ

CURRAN & CO  
PROPERTY





10/6 ST. CATHERINE'S GARDENS  
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EH12 7AZ

OFFERS OVER £255,000



'10/6 St. Catherine's Gardens is a beautifully presented and exceptionally spacious top floor flat, forming part of a modern residential development situated in sought-after Corstorphine'

- Quiet Residential Development
- Generously Proportioned Living Spaces
- Two Double Bedrooms
- Recently Updated En-suite & Bathroom
- Gas Central Heating & Double Glazing
- Move-in Condition
- Allocated Parking Space
- Excellent Transport Links into City Centre



#### Description

10/6 St. Catherine's Gardens is a beautifully presented and exceptionally spacious top floor flat, forming part of a modern residential development situated in a quiet, leafy position in sought-after Corstorphine. The property boasts pleasant views, private parking and is of walk-in condition throughout.

Entered through a well-maintained communal stair via a secure video phone entry system, the accommodation comprises: entrance hall with two storage cupboards, one of which houses an access hatch to the attic storage space; generously proportioned living room with bay window and Juliet balcony showcasing views of neighbouring greenery and The Pentland Hills in the distance; well-equipped dining kitchen with

base and wall-mounted units, integrated fridge, freezer, electric oven and stainless steel gas hob with extractor hood; double bedroom 1 with fitted wardrobes and recently updated en-suite shower room with glass shower enclosure, heated chrome towel-rail and fitted storage; double bedroom 2 with fitted wardrobes; and contemporary bathroom with shower over the bath, heated chrome towel-rail and fitted storage.

Further benefits of this property include gas central heating via a combi boiler and double glazing throughout. Externally there are manicured communal grounds and an allocated parking space, with additional visitor's parking bays nearby.

There is a resident's association which

manages the upkeep of the development.

#### Extras

Extras to be included in the sale are all floorcoverings and integrated kitchen appliances.

#### EPC Rating

The energy efficiency rating for this property is band C.

#### Council Tax

This property is subject to council tax band E.

#### Viewing

Viewing is by appointment. Please contact our office to arrange.









# CURRAN & CO PROPERTY

33 Roseburn Terrace  
Edinburgh  
EH12 5NQ

T 0131 259 9177

E [info@curranandcoproperty.co.uk](mailto:info@curranandcoproperty.co.uk)

W [www.curranandcoproperty.co.uk](http://www.curranandcoproperty.co.uk)



**Top Floor**  
**Approximate Floor Area**  
**764 sq. ft**  
**(71.0 sq. m)**

## Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.  
All measurements are approximate and are generally taken from the widest point.