



11/2 St Catherine's Gardens, Edinburgh, EH12

Description

Well presented two bedroom ground floor flat set within an exclusive modern development within Corstorphine and ideally placed for commuting to the City Centre, Gyle and Edinburgh Airport. It is in good condition throughout and benefits from gas central heating and double glazing. There is an allocated parking space within the residents' car park with further visitor spaces.

The accommodation comprises:

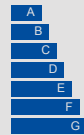
- Welcoming hallway with two storage cupboards
- Generously proportioned living room with Juliet balcony and cornicing
- Fitted kitchen with a range of beech effect wall and base mounted units with laminate worktops with inset stainless steel sink and appliances including gas hob, electric oven, washing machine, dishwasher and fridge freezer
- Spacious master bedroom with built-in wardrobes and en-suite shower room
- Further good sized double bedroom with built-in wardrobes
- Family bathroom fitted with WC, wash basin and bath



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
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Location

The property is situated within the established residential area of Corstorphine about three miles west of Edinburgh City Centre. Local shops can be found nearby on Balgreen Road with further shops, banking facilities and other social amenities nearby at St John's Road. There is also a Tesco Extra nearby, new Lidl supermarket off Gylemuir Road and the Gyle Shopping Centre is only a few minutes' drive. Recreational facilities in the area include Spirit Health Club at the Holiday Inn, Drum Brae Leisure Centre, the David Lloyd Leisure club and Corstorphine Hill and Cammo provide a choice of pleasant walks. It is also well located for motorway connections and Edinburgh airport. Excellent regular bus services to the City Centre are within a short walk. There is also a tram stop nearby at Balgreen Road.

Extras

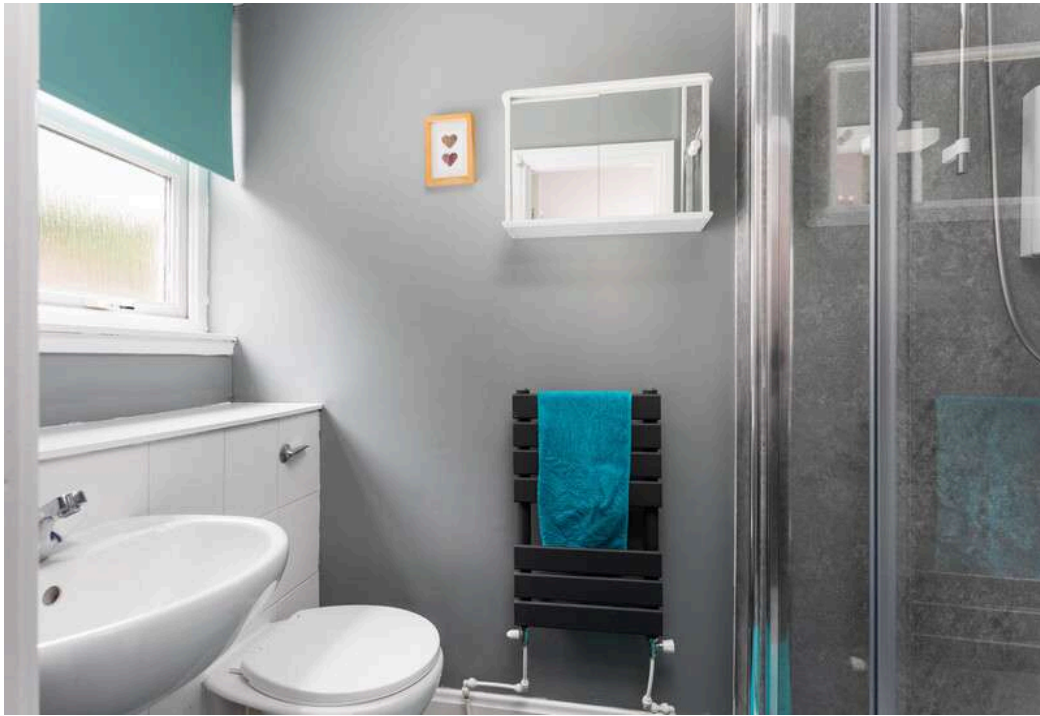
The fixed floor coverings, blinds, curtains, light fittings and kitchen appliances are included in the sale.

Council tax

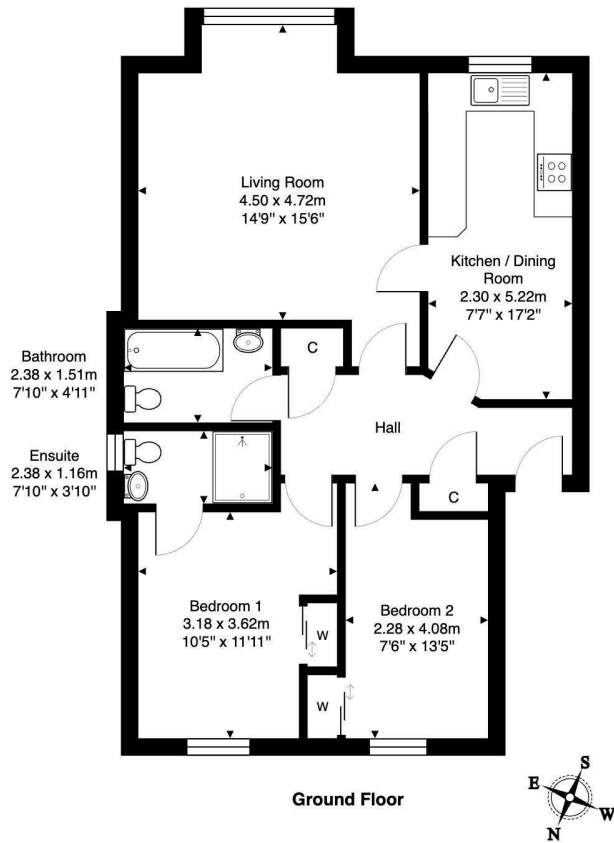
It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.







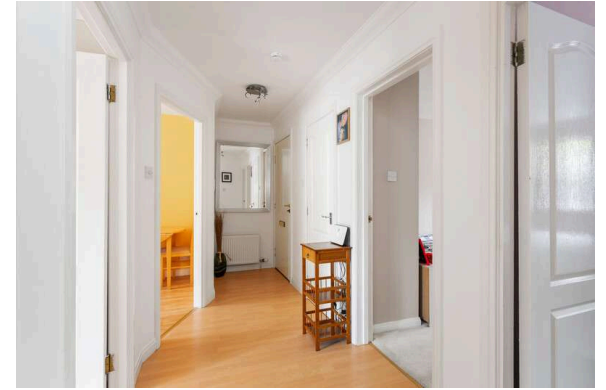
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Ground Floor

Total Area: 70.6 m² ... 760 ft²

All measurements are approximate and for display purposes only.



DMD | SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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