



RALPH SAYER
SOLICITORS & ESTATE AGENTS

10/6 St Catherine's Gardens

St Catherines Manor, Corstorphine, Edinburgh

10/6 St Catherine's Gardens

Presented in true walk-in condition, this exceptional two-bedroom, two-bathroom apartment has been recently upgraded to an excellent standard and offers spacious, stylish accommodation within a highly sought-after residential development in the heart of Corstorphine. Combining a peaceful setting with superb connectivity to Edinburgh city centre and beyond, the property is ideally suited to professionals, downsizers, first-time buyers, and investors alike.

Situated on the second floor of a well-maintained modern development with secure video entry, the apartment offers bright, generously proportioned interiors complemented by excellent storage throughout. The impressive living room enjoys a Juliet balcony with attractive open views across neighbouring greenery towards the Pentland Hills, while the contemporary kitchen/dining room provides ample space for everyday living and entertaining, complete with an extensive range of fitted units, generous worktop space, and integrated appliances.

Property Summary

- Beautifully presented second-floor apartment in Corstorphine
- Recently upgraded and presented in true walk-in condition
- Secure video entry system and well-maintained communal entrance
- Bright living room with Juliet balcony and views towards the Pentland Hills
- Spacious contemporary kitchen/dining room with integrated appliances
- Generous principal bedroom with built-in wardrobe and en-suite shower room
- Second double bedroom with built-in wardrobe
- Modern family bathroom
- Excellent storage, including attic storage access
- Landscaped communal gardens
- Allocated private parking space and visitor parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - E
- Home Report Value - £275,000







Bright living room with
Juliet balcony and a
spacious contemporary
kitchen/dining room with
integrated appliances





The spacious principal bedroom benefits from a built-in wardrobe and an en-suite shower room, while the second double bedroom also features built-in storage, making it ideal for guests, family members, or home working. A stylish family bathroom, gas central heating, double glazing, and access to additional attic storage further enhance the home's comfort and practicality.

Externally, the property enjoys beautifully landscaped communal gardens, an allocated private parking space, and visitor parking, with the development professionally maintained to an excellent standard throughout the year.

Factor: Residents Association organises maintenance and repairs:
£40 per month





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dream property!



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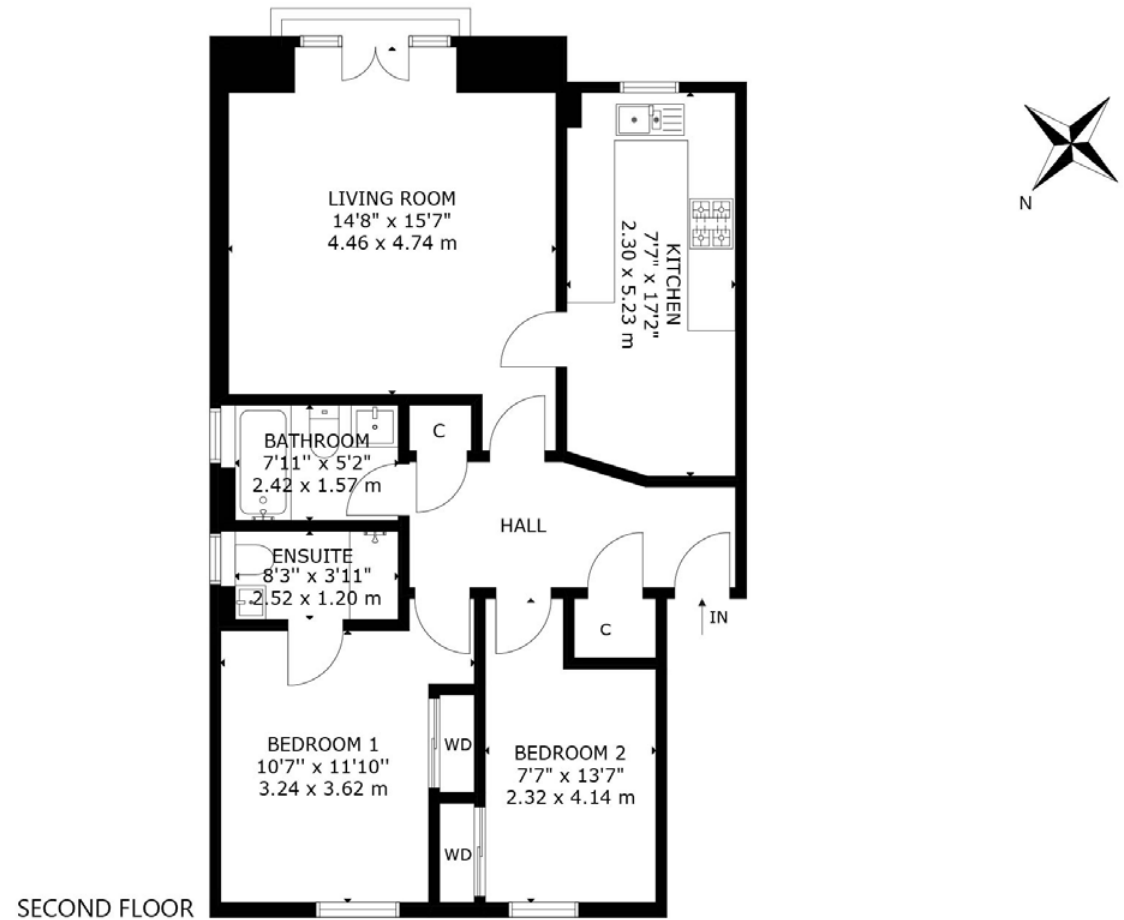
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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



10 - 6 ST, CATHERINE'S GARDENS, ST, CATHERINE'S MANOR, EDINBURGH, EH12 7AZ

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 807 SQ FT / 75 SQ M

All measurements and fixtures including doors and windows are
approximate and should be independently verified.

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