



RALPH SAYER
SOLICITORS & ESTATE AGENTS

7/10 Ashwood Gait
Corstorphine, Edinburgh, EH12 8PE

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Enjoying one of the capital's most sought-after suburban locations, with a top-floor position offering far-reaching views, this modern and well-proportioned flat lies within a peaceful development, just a short stroll from Corstorphine Hill and excellent local amenities. These include nearby shops, a primary school, and frequent transport links into the city centre and to the airport. The flat boasts light-filled interiors with tasteful, understated styling. The accommodation comprises two double bedrooms with storage, an inviting reception room, and, both stylishly appointed, a kitchen and a bathroom with a shower-over-bath, as well as generous attic space. Additionally, residents enjoy access to well-maintained shared gardens and convenient on-site parking.

Extras: All fitted floor coverings, window coverings, and light fittings are included in the sale.

Factor: The factor is managed by Hacking & Paterson at an approximate quarterly cost of £250.

Property Summary

- Peaceful modern development in sought-after Corstorphine
- Third/top-floor flat with tasteful décor and far-reaching views
- Secure entry system
- Entrance hall with storage
- Inviting reception room for relaxation and dining
- Stylish, naturally lit kitchen
- Two double bedrooms with storage
- An amazing attic space for excellent storage
- Stylish bathroom with shower-over-bath
- Maintained communal gardens
- Convenient on-site parking for residents
- EPC Rating - B | Council Tax Band - E
- Home Report Value - £225,000







Entrance hall with storage,
an inviting reception room
for relaxation and dining
and a naturally lit kitchen







Two double bedrooms
with storage and a stylish
bathroom with
shower-over-bath





Let us help you find your next
dream property!



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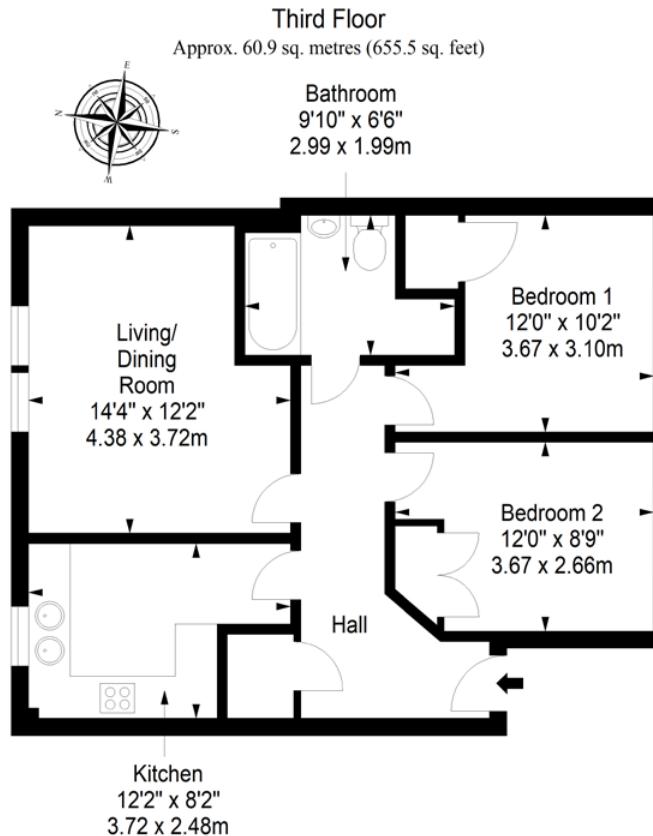
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

 **CHARTERED FIRM**

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.



Total area: approx. 60.9 sq. metres (655.5 sq. feet)