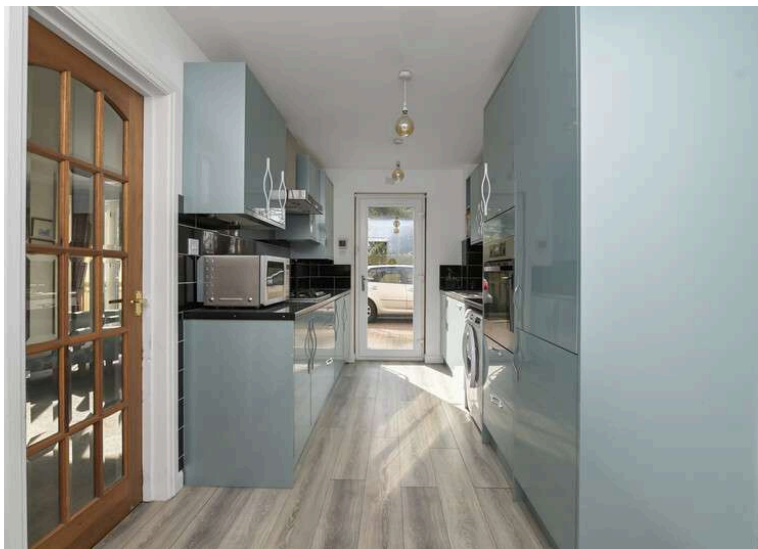




10/2 St Catherine's Gardens, Edinburgh, EH12 7AZ

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)





This fabulous ground floor flat is now available to the market. Suiting many types of buyers from first time buyers to downsizers and in true move in condition. The accommodation briefly comprises: entrance hall with two good size storage cupboards; generously proportioned lounge with ample space for lounge and dining room furniture; modern refitted kitchen with good storage space and attractive metro tiling around worktop; glazed door door giving direct access to parking area and space for breakfasting table; master bedroom with built in wardrobes and access to a modern en-suite with window, bedroom 2 with built in wardrobes and a family bathroom with white three piece suite, tiling to dado height and window. The property benefits from gas central heating and double glazing and is tastefully decorated and well maintained. Externally there is an external water tap, an allocated parking space and visitor parking.

- Quietly tucked away in a small residential development
- Private and communal door entrance
- Allocated and visitor parking, Close to city centre
- 2 double bedrooms and en-suite
- Gas central heating and double glazing



## Location

The property is in the ever-popular residential area of Corstorphine, which lies to the west of the City Centre. Many local shops and services are on hand with a Tesco Extra supermarket within easy reach. The Gyle Shopping Centre and Hermiston Gait offers a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.

## Extras

Included in the sale are existing window coverings and blinds,. Furniture may be purchased by separate negotiation.

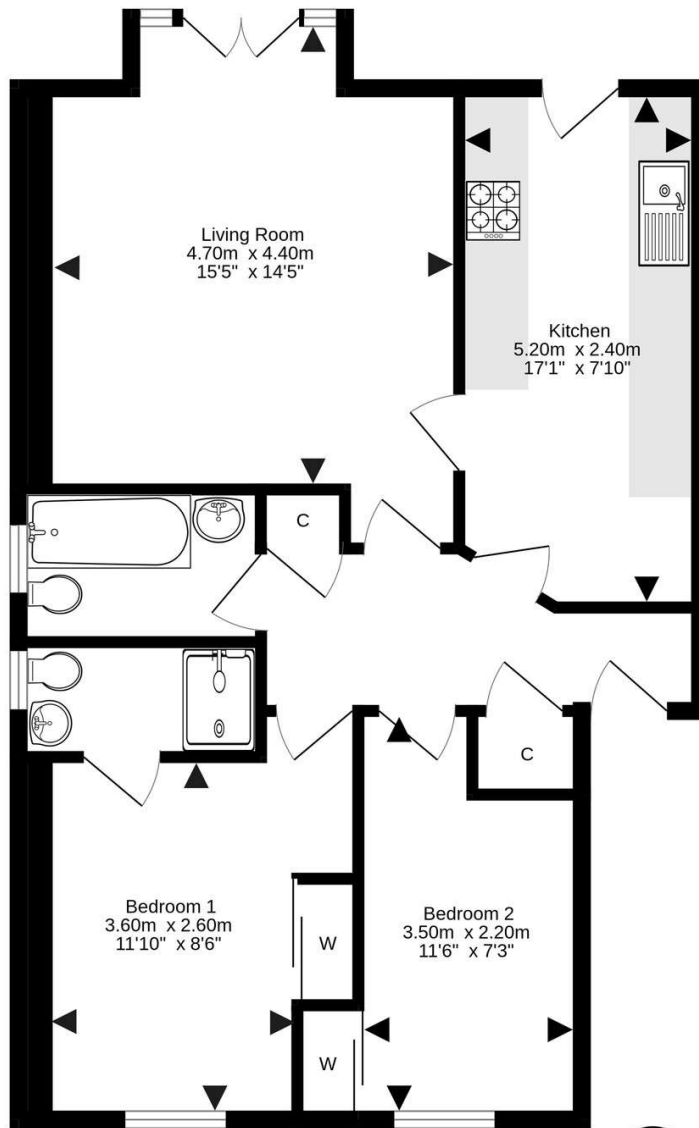
## Price & Viewing

For price and viewing information or further details on this property please contact Sylvia 07590 041169

EPC Band - C

Council Tax Band - E





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193  
 Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)  
[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

