

**1 Dovecot Park  
Edinburgh EH14 2LN**

**Fixed Price £645,000**

- Entrance vestibule
- Hallway with downstairs toilet
- Two bay window lounges with gas fireplaces
- Breakfasting kitchen with a range of floor and wall mounted units, gas hob and electric oven, large pantry cupboard and appliances included
- Dining room/fourth double bedroom
- Landing with large linen cupboard and access to eaves storage and partially floored attic
- Three double bedrooms all with fitted wardrobes and master featuring en-suite
- Family bathroom with three-piece suite and mains shower over bath
- Gas central heating and double glazing throughout
- Private gardens surrounding property
- Large garage
- Off-street parking



## Detached

Blair Cadell are delighted to bring to market this fantastic detached house in the heart of Kingsknowe. With potential for 5 double bedrooms and great links to the city centre, the property would be the perfect family home.

The accommodation comprises of an entrance vestibule leading through to a large open hallway with a useful downstairs toilet. There are two south facing living rooms both with gas fireplaces and bay windows which are bathed in natural light offering plenty of hosting space for friends and family or could easily be used as double bedrooms. A breakfasting kitchen with a range of floor and wall mounted units, gas hob and electric oven and appliances which are included in the sale along with a useful pantry cupboard. A utility room with additional storage and white goods and offering access to the garden through rear porch. Finally a dining room/ double bedroom offering plenty of flexibility. Upstairs on the landing there is a large linen cupboard that offers access to storage in the eaves and an attic which is partially floored. There are three double bedrooms all with fitted wardrobes and the master featuring an en-suite and fantastic views over Edinburgh to Corstorphine hill and beyond. There is gas central heating and double glazing throughout the property for maximum efficiency. Outside there are immaculate gardens that surround the property along with an enormous garage which offers plenty of storage space or room to extend and off street parking.\*No warranties given for systems or appliances\*

The property is located on Dovecot park, a quiet cul-de-sac, part of a small and desirable established residential area in Kingsknowe. There is a variety of independent retailers and specialty shops along with a range of amenities, including a Co-op, pharmacy, GP practice, post office, restaurants, pubs and major supermarkets nearby. Morningside and Bruntsfield are both within easy reach and offer a further wide range of shops including a Waitrose, a cinema, theatres and a selection of eateries for evening entertainment. The area offers country park walks and the Pentland Hills on the doorstep. There is a great choice of schools, including Juniper Green Primary School, Currie High School and Merchiston Castle School with other independent schools a short drive away. The area is very well served by regular public transport links, with the bus to the city centre a 5 minute walk away. The City Bypass and the motorway networks are easily accessible.

**For viewing enquiries please call 0131 337 1800**





Dovecot Park,  
Edinburgh, EH14 2LN



Approx. Gross Internal Area  
2128 Sq Ft - 197.69 Sq M  
(Including Garage)  
For identification only. Not to scale.  
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Ground Floor



First Floor

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