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ESTATE AGENTS

25 Dovecot Road, Edinburgh, EH12 7LF

Description

Attractive, extended detached bungalow situated on a prestigious street within the heart of Corstorphine. This delightful property has two driveways with space for multiple vehicles, garage, front garden and extensive south facing rear garden. The property has excellent potential and scope to extend further, either into the loft or to the rear. It benefits from gas central heating and double glazing. There are many charming original period features including bay windows, high ceilings, picture rails, cornicing and a delightful entrance porch with immaculate stained glass windows.

The generous family accommodation comprises:

- Vestibule with original stained glass windows
- Entrance hall
- Rear facing living / dining room with gas fire and south facing aspect overlooking the garden
- Fitted kitchen with a range of units with laminate worktops with inset stainless steel sink and Vokera gas central heating boiler
- Bay windowed front facing double bedroom with dressing area with wardrobes and en-suite shower room with pedestal wash basin, WC, heated towel rail and shower enclosure
- Two further good sized double bedrooms with picture rails and cornicing
- Family bathroom fitted with a WC, shower enclosure with Mira electric shower, wash basin and heated towel rail
- Study / home office
- Conservatory with south facing aspect
- Partially floored loft offering excellent storage
- Utility room off the garage



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
D



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We offer free market appraisals on request

Location

The property is situated within the established residential area of Corstorphine about three miles west of Edinburgh City Centre. Local shops, banking facilities and other social amenities can be found nearby at St John's Road. There is also a large Tesco nearby, a new Lidl plus supermarket and the Gyle Shopping Centre is only a few minutes' drive. Recreational facilities in the area include the David Lloyd Leisure club and the nearby St Margaret's Public Park. It is also well located for motorway connections and Edinburgh airport. Excellent regular bus services to the City Centre are within a short walk. It is in the catchment area for Corstorphine Primary School and Craigmount Secondary School.

Outside & Gardens

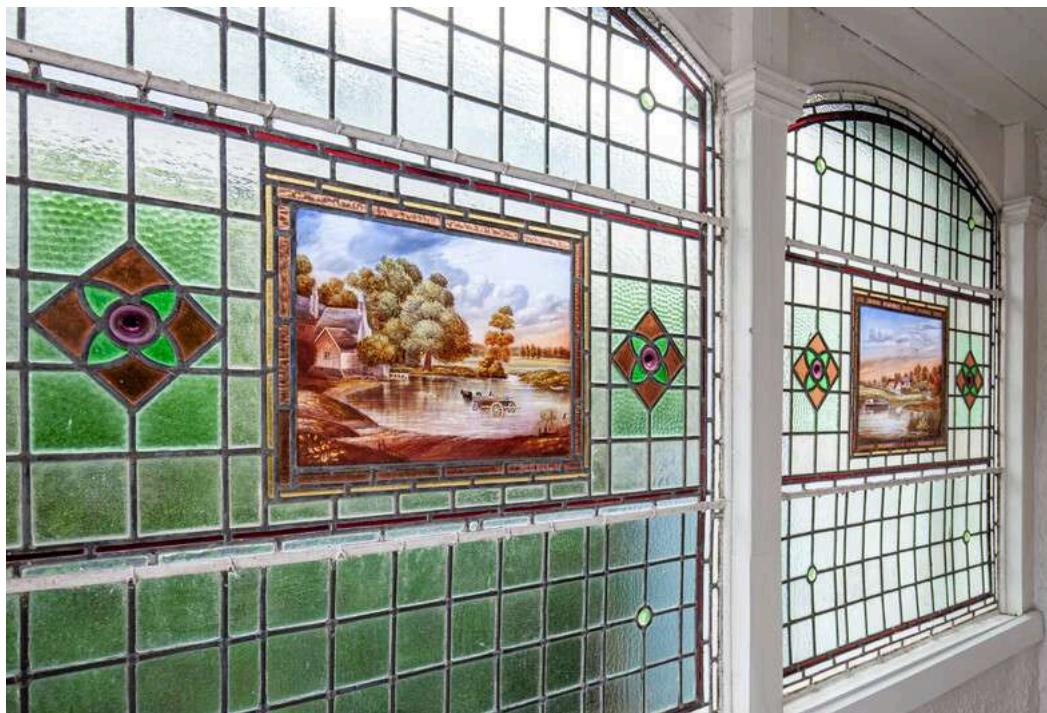
There is a mature landscaped south facing rear garden with lawn and block paved patio. There are also former vegetable beds, which could be restored as well as some fruit trees. The shed and greenhouse are included in the sale. The front garden is landscaped and there are two driveways, one of which leads to the single garage. There is also unrestricted on street parking available.

Extras

The fixed floor coverings, kitchen appliances and light fittings are included in the sale. The standard warranties from the Scottish Standard Clauses for the heating system and appliances are excluded.

Council Tax Band G



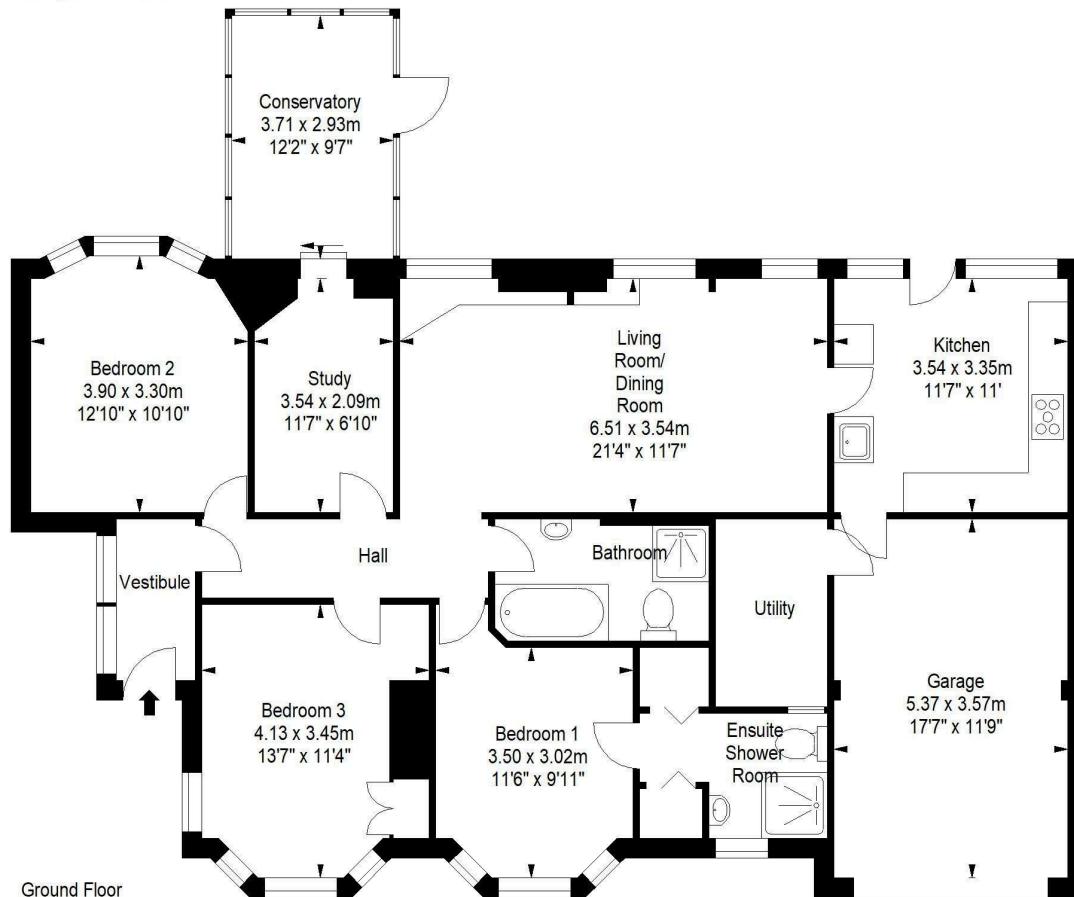




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Edinburgh,
EH12 7LF



Approx. Gross Internal Area
139.16 Sq M - 1498 Sq Ft
(Including Garage)
For identification only. Not to scale.
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Offers can be submitted in writing, fax or email:

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