



39 Dovecot Road, Edinburgh, EH12 7LF

Description

Attractive, extended detached bungalow with a loft conversion, driveway, garage and private gardens, including a large mature south facing rear garden. There is scope to extend the property further and it has excellent potential. It benefits from many original features including picture rails and cornicing. It also has gas central heating and double glazing. The property has also been fitted with solar panels and currently generates income from the feed in tariff.

The generous family accommodation comprises:

- Vestibule
- Entrance hall with storage cupboard and staircase to the first floor
- Bay windowed front facing living room with access to the dining room
- Fitted kitchen with a range of units with granite worktops, inset stainless steel sink and appliances including gas hob with extractor hood, electric double oven, fridge freezer and dishwasher
- Utility room with washing machine and sink
- Downstairs there are two good sized bedrooms, one of which has fitted wardrobes
- Second sitting / family room with double doors to the large south facing conservatory
- Partially tiled family bathroom fitted with a WC, pedestal wash basin and bath with shower over



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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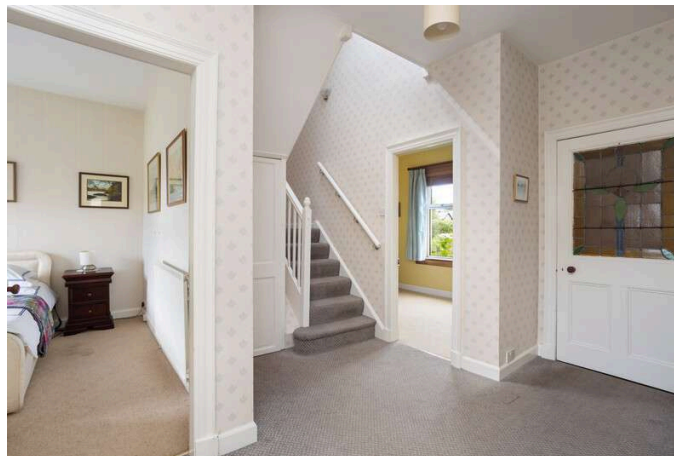


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- Upstairs there is a further spacious double bedroom with built-in wardrobes and south facing dormer window with lovely views of the Pentland Hills and also an en-suite shower room
- There is plenty of additional storage within the eaves

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, new Lidl 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 Park and Corstorphine Hill provides a choice of pleasant walks. It is also well located for motorway connections and Edinburgh airport. Excellent regular bus services to the City Centre are within a short walk. There are excellent schools in the vicinity of the property and it is only a short walk from the local primary school.

Outside & Gardens

There is an extensive, mature landscaped south facing rear garden with lawn, well stocked borders and paved patio. The shed and gazebo are included in the sale. The front garden is landscaped and there is a driveway to the side of the property, which leads to the car port (with double gates for added security) and single garage. There is also unrestricted on street parking available.

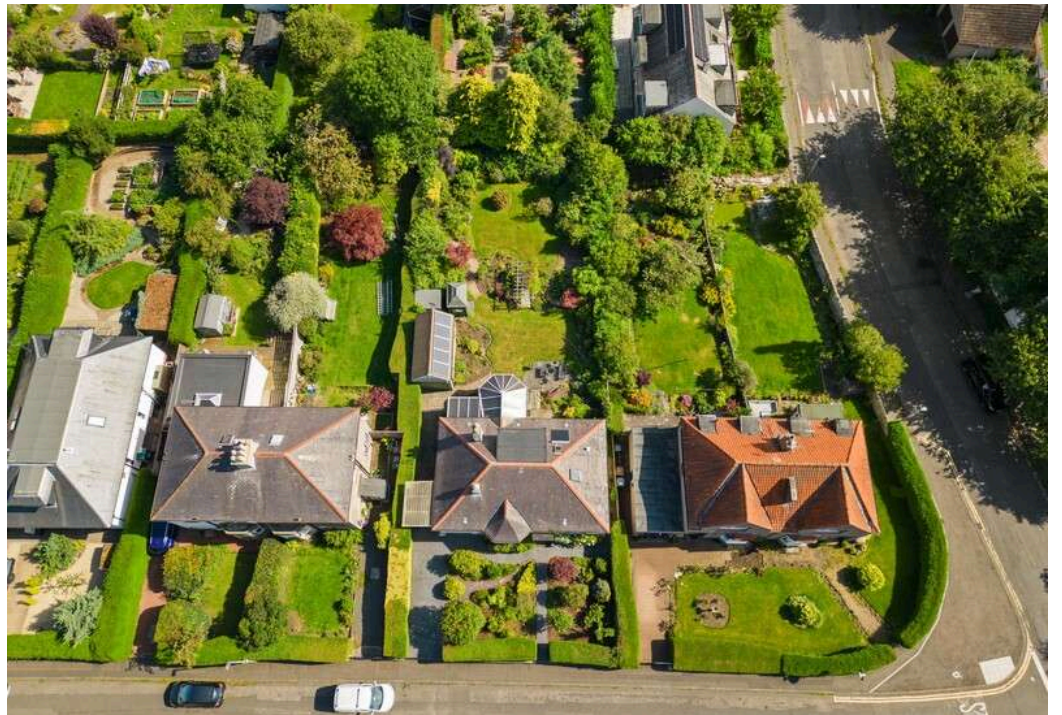
Extras

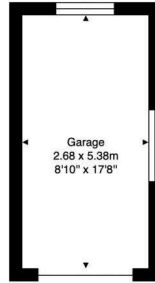
The fixed floor coverings, curtains, blinds, kitchen appliances and light fittings are included in the sale.

Council tax - Band G

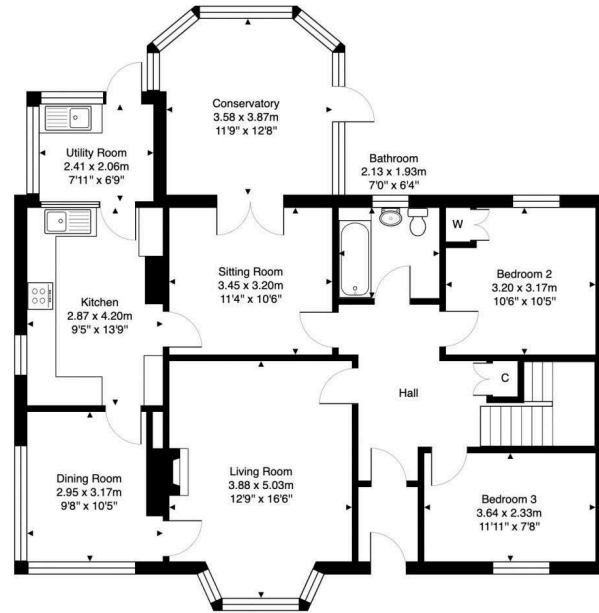




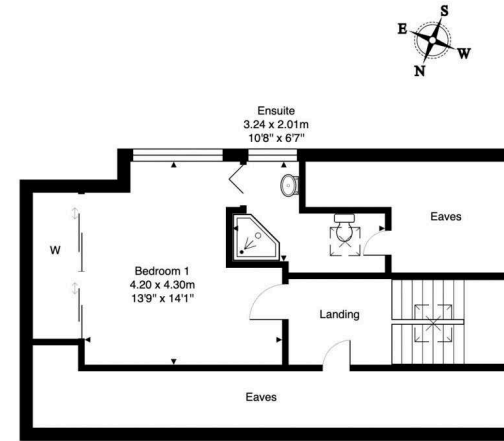




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Ground Floor



First Floor

Total Area: 167.8 m² ... 1806 ft² (excluding garage)

All measurements are approximate and for display purposes only.

DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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