

33 DOVECOT ROAD
CORSTORPHINE, EDINBURGH, EH12 7LF

CURRAN & CO
PROPERTY



33 DOVECOT ROAD

CORSTORPHINE, EDINBURGH, EH12 7LF

OFFERS OVER £700,000



'Fully redesigned and renovated by the current owner, 33 Dovecot Road is an impressive detached home, offering bright and spacious accommodation finished to an exceptionally high standard throughout'

- Quiet Residential Setting
- Exceptionally Spacious Throughout
- High Quality Finish
- Double Glazing & Gas Central Heating
- Expansive Landscaped Gardens & Driveway
- Beautiful Views
- EPC Rating C
- Council Tax Band F



Description

Occupying an expansive plot on a quiet residential street in sought-after Corstorphine, 33 Dovecot Road is an impressive, detached home which has been finished to an exceptionally high standard throughout. Architect-redesigned and rebuilt in 2015, the house offers bright and spacious accommodation across two floors, expansive landscaped gardens and beautiful views of The Pentland Hills.

The ground floor accommodation comprises: entrance vestibule, an ideal space for boots and coats, opening into the hallway; generously proportioned sitting room; open plan living / dining / kitchen space which spans the entire rear of the house and features a wood burning stove, double doors opening to the rear garden with fitted blinds, and bespoke kitchen with integrated induction hob, extractor hood, double oven, fridge, freezer and space for a dishwasher; separate utility room additional units, sink, Edinburgh pulley and space for a washing machine and tumble drier; bedrooms 2 and 3, both overlooking the

front garden and fitted with window shutters; and modern, tiled shower room with glass shower enclosure and fitted storage unit.

A solid wooden staircase with under-stair storage cupboard and Velux window leads to the first floor accommodation which comprises: sizeable principal bedroom with Juliet balcony showcasing the open views, fitted bed unit with shelving and storage and access to eaves storage space; double bedroom 2 with fitted mirrored wardrobes making use of the combed space, dormer window utilised as a home office space, and fitted shelving; and family sized bathroom with Velux windows, separate glass shower enclosure, bath, bidet, heated chrome towel rail and fitted storage unit.

Further features include solid wood herringbone flooring throughout the ground floor except the tiled utility room and shower room, cork flooring throughout the first floor except the bathroom, and a serviced security alarm system.

Gas central heating system serves underfloor heating throughout the ground floor and fitted

radiators on the first floor. Double glazed windows are fitted throughout.

To the front of the house, there is a gravelled and hedge-lined garden with gated concrete driveway and path, and secure bike storage. Additional unrestricted street parking is available on Dovecot Road. A gated path leads to the landscaped rear garden which features: a patio area with electric awning which is the full width of the house; lawn bordered with mature shrubbery, pebble gravel and path; large shed; rockery with stunning waterfall; oxidised planters and vegetable garden with raised beds.

Extras

Extras to be included in the sale are all fitted shutters, blinds and integrated kitchen appliances, bike stores and shed.

Viewing

Viewing is by appointment. Please contact our office to arrange.





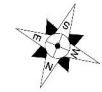
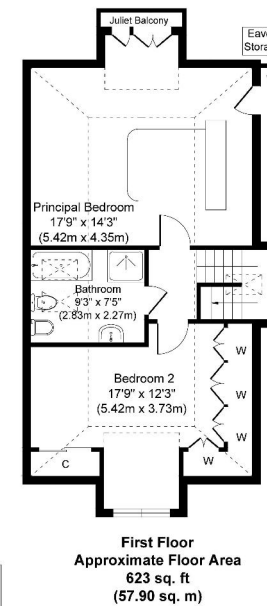
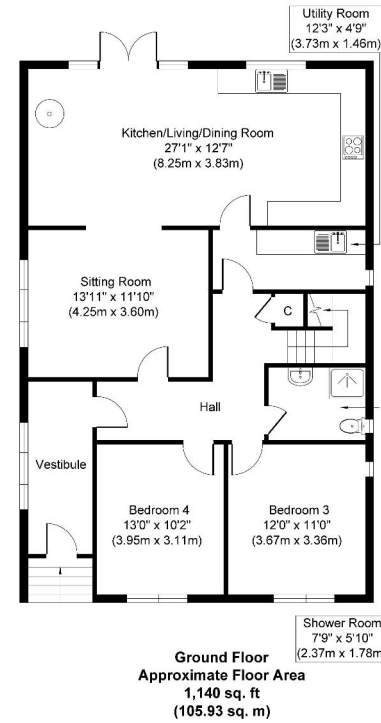
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Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.