

41 DOVECOT ROAD
CORSTORPHINE, EDINBURGH, EH12 7LF

CURRAN & CO
PROPERTY



41 DOVECOT ROAD
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OFFERS OVER £475,000



'Situated on one of Corstorphine's most sought-after residential streets, 41 Dovecot Road is a charming semi-detached house which offers flexible, family-sized accommodation across two floors'

- Leafy Residential Street
- Living Room & Dining Kitchen
- Formal Dining Room / Additional Bedroom
- Three Double Bedrooms
- Contemporary Shower Room
- Gas Central Heating & Double Glazing
- Front Garden with Driveway & Single Garage
- Expansive, Southeast Facing Rear Garden



Description

Boasting expansive gardens and situated on one of Corstorphine's most sought-after residential streets, 41 Dovecot Road is a charming three bedroom semi-detached house which offers flexible, family-sized accommodation across two floors.

The internal accommodation comprises: welcoming entrance hall; generously-proportioned living room with decorative fireplace, original stripped wood flooring and views of the rear garden; formal dining room/double bedroom 4 with bay window and original stripped wood flooring; well-equipped dining kitchen with back door opening to the patio, base and wall-mounted units, integrated electric oven, gas hob, extractor, fridge and free-

standing washing machine; carpeted stair to the first floor landing with storage cupboard and access to the generous attic space; double bedroom 1 with fitted wardrobes; double bedrooms 2 and 3; and contemporary, fully-tiled shower room with walk-in shower enclosure, fitted vanity unit with storage and heated chrome towel-rail. Further features include gas central heating via a combi boiler, double glazing, original solid wood internal doors throughout.

To the front of the house there is a front garden laid to lawn with mature borders and a gated drive-way leading to the single garage. A side path leads to the expansive Southeast facing rear garden which boasts a suntrap patio off the kitchen, sizeable lawn, mature borders,

raised beds and an apple tree.

Extras

Extras to be included are all carpets and floorcoverings, curtains and blinds, integrated kitchen appliances, freestanding washing machine and chest freezer located in the garage. Other items of furniture are available by separate negotiation.

EPC Rating

The energy efficiency rating of this property is band D.

Council Tax

This property is subject to council tax band F.







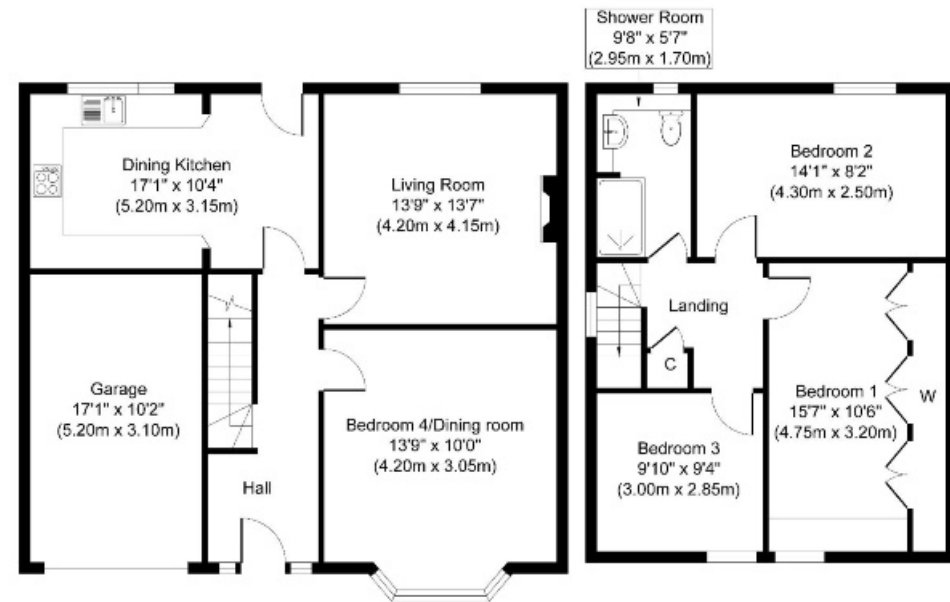
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Disclaimer

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.