



20 Dovecot Road
Corstorphine
EDINBURGH
EH12 7LE

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Located in sought-after Corstorphine, this substantial end terrace four-bedroom family home offers over 175sqm of beautifully bright and versatile living space.

A spacious kitchen opens into a large dining/family room perfect for everyday living and entertaining, while a separate sitting room and dedicated study/spare bedroom provide ideal areas for relaxation or home working.

Four further generous double bedrooms are complemented by a bathroom, shower room, and ground floor WC.

Well-kept gardens to the front and rear offer excellent outdoor space, whilst a driveway provides convenient off-street parking for two vehicles.

The flexible layout adapts easily to changing family needs, and a garden store adds valuable storage space. Set in a peaceful residential location, this is a superb opportunity for families seeking space, comfort, and convenience in Edinburgh.

Further benefits include a lovely patio, double/secondary glazing, plenty of skylights through the extension (dated 2010), gas central heating/underfloor heating, and a utility room.

Property Features

Private driveway for two cars

Multiple fireplaces

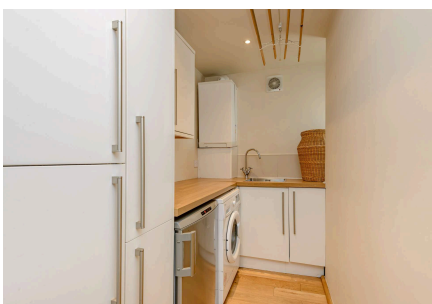
Bay windows

Front and rear gardens

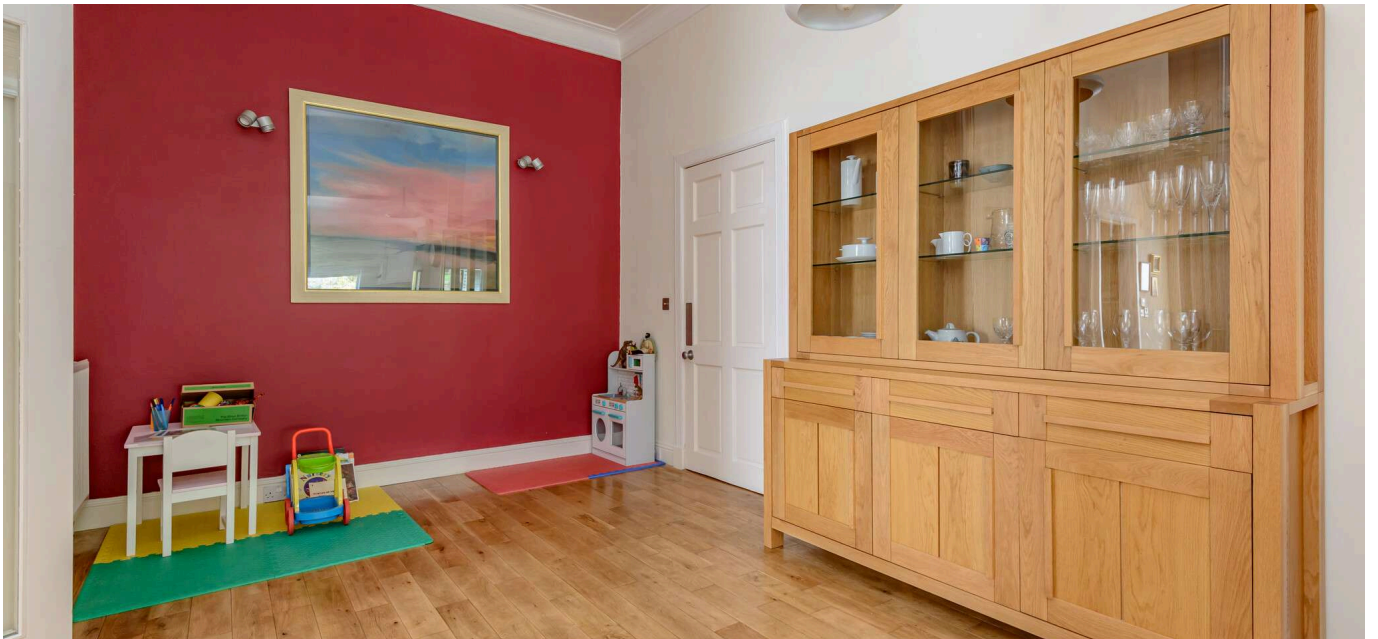
GCH and underfloor heating

Double/secondary glazing

Original features









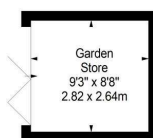




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For identification only. Not to scale.
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The popular area of Corstorphine lies within easy reach of the city centre, and is renowned for its tree-lined streets and green spaces. There are many excellent facilities close at hand including; supermarkets, several sports clubs, golf courses, Murrayfield Ice Rink and Stadium. Public transport is excellent, with numerous local and national bus routes, several train stations nearby and the nearest tram stop is 15 mins walk away. Edinburgh International Airport is nearby. There is easy access by road to the city bypass and the central Scotland motorway network. St Margaret's Park is adjacent to the property. Corstorphine Primary School is a 3 min walk away. There are three high schools within 1.5 miles.

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, light fittings and fixtures. The modern solid oak kitchen dresser and the German made wardrobe are available by separate negotiation.

The seller will not warrant the working order of any appliances, systems or services. The property is being sold as seen.

AS Anderson Strathern

Find out more

0131 270 7777

andersonstrathern.co.uk/residential-property-service/

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

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