





STURROCK ARMSTRONG & THOMSON  
SOLICITORS & ESTATE AGENTS



15 Dovecot Grove  
Edinburgh, EH14 2LU

Hall  
Living Room  
Second Reception Room  
Conservatory  
Dining Room/Double Bedroom  
4 Double Bedrooms  
1 Single Bedroom  
2 Bathrooms  
Gas Central Heating & Double Glazing Throughout  
Private Driveway and Garage  
Private Front & Rear Gardens  
EPC: D  
Council Tax Band: G

A deceptively spacious five/six bedroom detached home located in the popular, family friendly area of Kingsknowe, close to Colinton and only around five miles from the city centre. This home offers flexible family accommodation over two floors, with a private garage, driveway and beautiful gardens to the front and rear. The property has been a much loved family home for many years and now offers new owners the potential to create the home of their dreams.

The accommodation comprises; welcoming entrance vestibule and hallway with press cupboard and under-stair storage, lounge with new gas fireplace and a floor space large enough for several sofas plus further freestanding furniture, second reception room which could also be used as a dining room or office, naturally bright and warm conservatory, sizable fitted kitchen with pantry cupboard and base and wall-mounted units offering ample storage and worktop space, with appliances including electric double oven, gas cooker, dish washer and fridge, useful utility room with further units, a freezer, washing machine and overhead pulley. Also downstairs are two double bedrooms and generously proportioned dining room which could also be used as a bedroom - all three rooms of which host built-in storage. Finishing the downstairs is a contemporary shower room.

A stairway leads from the hallway up to the landing which is itself extremely spacious and can comfortably fit an office space for those who work from home. There is also loft access, as well as the impressively large, dual aspect master bedroom with a large walk-in cupboard, a double bedroom, single bedroom and the sizable family bathroom which consists of a shower suite, wash basin and WC. The whole second floor of the home is flooded by natural light, while gas central heating and double glazing throughout ensures a comfortable living environment all year round.

All fixtures and fittings are to be included in the sale. Furniture can be included upon negotiation. Outside there are beautifully maintained front and rear gardens with a summer house, garden shed, and plenty of lawn and patio spaces to enjoy the sun. The rear garden has an excellent east-facing aspect and is fully enclosed, creating a real sense of privacy. There is a two-car driveway and single garage with electric door to the front, while ample on-street parking is also available.

The property is beautifully positioned in the Kingsknowe area of Edinburgh, which lies to the south of the City Centre, and takes advantage of an excellent range of shopping outlets in the vicinity, including a Sainsbury's and Asda superstores. Local pubs and restaurants can be found close by, and there are many community events held in the area. Further facilities can be found at Craiglockhart and Morningside, including the usual banks and building societies, both locations being a short distance away and easily accessible. Leisure facilities include golf courses, a fitness club, indoor and outdoor tennis and a bowling club. Enjoyable walks can be had at the nearby Water of Leith walkway, canal path and the Pentland Hills. Schooling is well represented from nursery to senior level, both in public and private sectors. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.































15 DOVECOT GROVE EH14 2LU  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2,218 SQ FT / 206 SQ M  
 GARAGE 172 SQ FT / 16 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit  
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