



13 Dovecot Grove
KINGSKNOWE | EDINBURGH | EH14 2LU


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Beautifully presented four bedroom detached home located on a large corner plot in the popular, family friendly area of Kingsknowe, close to Colinton and only around five miles from the city centre. This home is offered in walk in condition and has been fully renovated throughout, with an attic conversion and stylish new modern interior. Set on a sought after corner plot this property features a garage with electric roller door, a large driveway and front, back and side gardens. This home is offered to the market in true move-in condition and would make an ideal family home in a tranquil setting. The accommodation comprises a porch with underfloor heating, a welcoming entrance hallway with storage, a bright living room with dual aspect and a wood burning stove giving a focal point to the room, both the hall and living room benefit from an attractive engineered solid oak flooring. The high spec open plan fitted kitchen with bi fold doors from the dining room opening into the garden and with attractive units and generous dining space. The kitchen currently includes a Siemens fridge freezer, Bosch dishwasher, Bosch oven, electric ceramic hob, and fan. There is also a utility room with the boiler, freezer and washing machine. The property also benefits from four well proportioned bedrooms and an attic conversion with velux windows and eaves storage. The downstairs bedrooms benefit from built in storage. There are two bathrooms one with a thermostatic shower and separate bath and one with an electric shower. There is also a further room currently used as a craft room that could have multiple uses such as an office. Outside there are beautiful front, rear and side gardens with a cedar greenhouse, two sheds, patio, a mixture of fruit trees, beds and lawn areas. There is also a driveway at the front and rear garage with electric door at the rear. The property also benefits from Nest heating system, gas central heating, double glazing, bin and wood stores and ample storage.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





Welcoming hallway and porch with underfloor heating

Living room with woodburner

Four well proportioned Bedrooms with storage

Two further versatile reception rooms

Open plan kitchen dining and further utility room

Two stylish bathrooms

Versatile office with own secure entrance

Large Driveway and garage

Front, back and side landscaped gardens

Gas central heating and double glazing

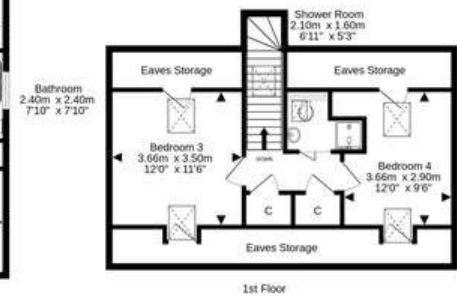
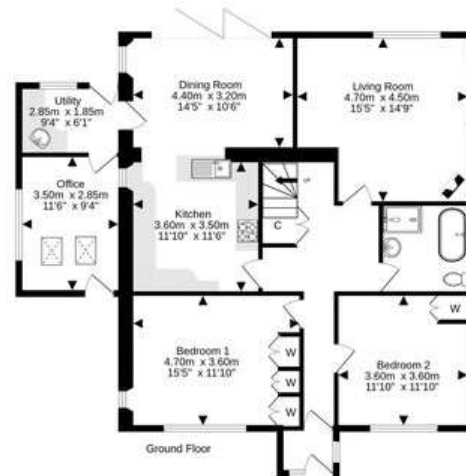
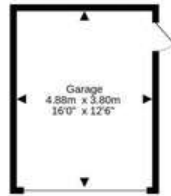
Included in the sale will be all large kitchen appliances, curtains and blinds. Not included in the sale are the metal railings along the side wall in the garden. EPC rating is C.



The subjects are located in the highly regarded Kingsknowe area of Edinburgh, which lies to the south of the City Centre. The property is beautifully positioned to take 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.







For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024