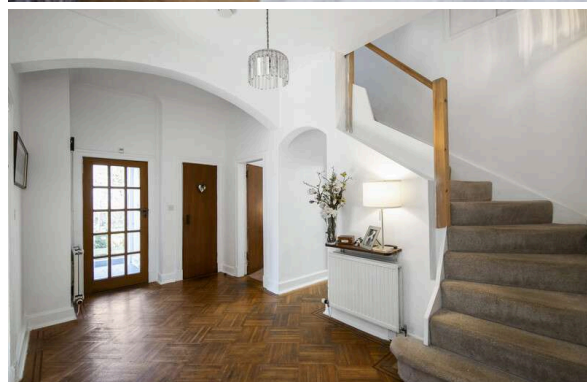




16 Dovecot Park
COLINTON | EDINBURGH | EH14 2LN


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Nestled in a quiet tree lined cul-de-sac moments from The Dell/ Water of Leith and vast open green spaces with uninterrupted and secluded views front & back, Excellent local amenities and quick transport links is this extremely spacious detached bungalow with travel to Edinburgh City Centre within minutes. Boasting expansive garden grounds, a long driveway and garage this property would make a wonderful home set within an exclusive and tranquil location.

The accommodation on the ground level comprises a welcoming and wide entrance hallway, a South facing bay windowed lounge with multi fuel real feature fireplace, a luxurious dining kitchen with contemporary units, large island, generous dining space with underfloor heating & original Rennie Mackintosh stain glass window.

A bay windowed master bedroom with walk in wardrobe, deep storage cupboards and elegant en-suite shower room with underfloor heating. A second double bedroom and the ground level is completed by a large bathroom with three piece suite and deep under stair storage and guest WC and another Rennie Mackintosh stain glass window.

Following up a carpeted staircase the upper level enjoys two well-proportioned double bedrooms and is finished with a bedroom/study.

Externally there is a large detached garage with extensive highly secluded and far reaching garden grounds are mainly laid to lawn with an abundance of mature trees and shrubs.

All fixtures, fittings, fridge, fish tank, lights and fitted drawers included in sale. EPC Rating E.

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

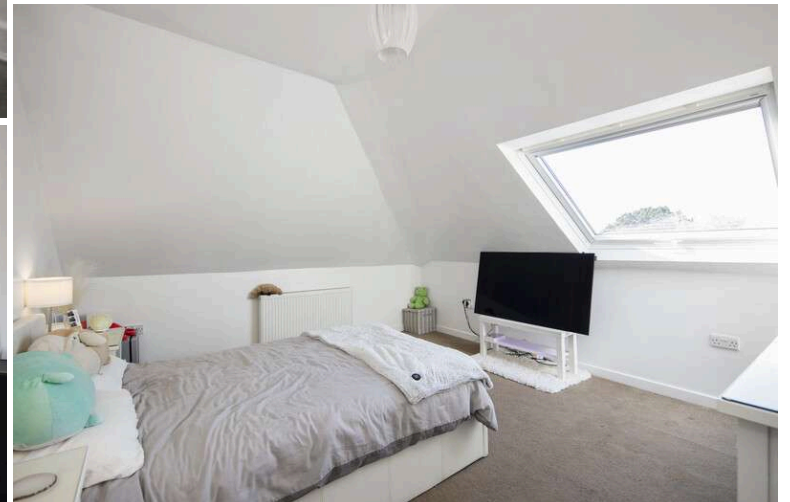




- Detached bungalow with expansive garden grounds
- Quiet cul-de-sac in sought after location
- Large garage and long driveway
- Welcoming hallway
- Bright bay windowed lounge
- Stunning kitchen
- Four double bedrooms and a bedroom/study
- Two bathrooms and a W/C



The property is located in the highly regarded Colinton 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 Tesco and Morrison Superstores, supported by the usual banks, building societies and postal services. Further facilities can be found at Craiglockhart and Morningside, both locations being easily accessible. Leisure facilities include highly regarded golf courses, a fitness club, indoor and outdoor tennis and enjoyable walks over the nearby Pentland Hills. Schooling is well represented from nursery to senior level, both in the 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.







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