

Jardine Phillips
Solicitors • Estate Agents

CORSTORPHINE

8/6 DOVECOT ROAD
EH12 7LE



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EPC RATING: C

OFFERS OVER £525,000

PROPERTY DESCRIPTION

- Well maintained communal hallway with lift, leading to the second floor and an internal vestibule & hallway with various cupboard spaces
- Wonderful living/dining room with expansive views through the bifold doors out to the hills beyond, leading to
- Incredible decked sun terrace with space for relaxing & entertaining friends & family with 180° rooftop views over to the Pentland Hills
- Kitchen/breakfast room with wide range of contemporary high end fitted units & integrated appliances and lots of space for a breakfasting table
- Principal bedroom with extensive fitted wardrobes and sliding doors to the terrace
- Fully tiled ensuite bathroom with bath, vanity sink unit, wc & heated towel rail, with space to add a walk-in shower if desired
- Two further double bedrooms both with fitted wardrobes
- Main bathroom with feature curved walk-in shower, bath, vanity sink unit, wc & heated towel rail
- Gas central heating from boiler located in hall cupboard (updated 2024) together with hot water storage cylinder
- Timber framed double glazed windows
- Well maintained communal gardens with lawned areas, places to sit out & relax surrounded by trees & shrubs
- Separate garage in block to the rear
- Factored by Hacking & Paterson at a cost of approx. £145pcm to cover maintenance of the building, lift & grounds and block buildings insurance



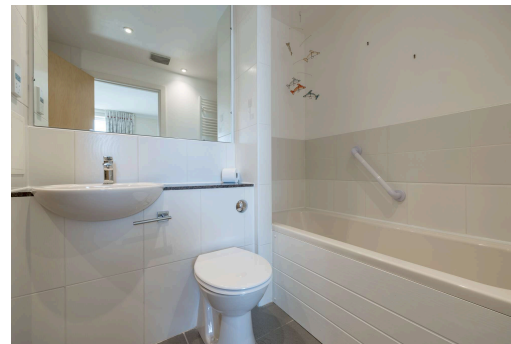
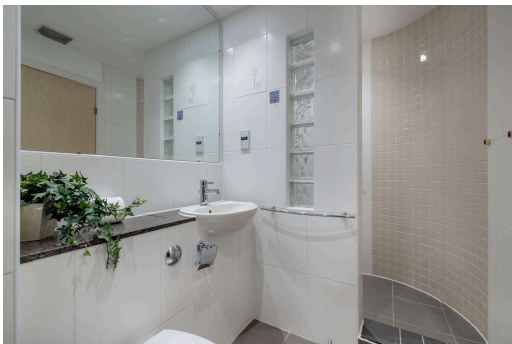
VIEWING

By appointment Call

Jardine Phillips

0131 4466850





SUPERB THREE BED PENTHOUSE APARTMENT WITH SUN TERRACE AND GARAGE IN THIS PRESTIGIOUS CORSTORPHINE DEVELOPMENT

Set within a quiet enclave near St Margaret's Park, this outstanding contemporary apartment offers spacious, high-quality accommodation and a unique sun terrace with far-reaching views towards the Pentland Hills. Ideal for professionals, downsizers or families, the property features a generous living/dining room with bifold doors to the terrace, a well-equipped kitchen/breakfast room and a principal bedroom with extensive fitted wardrobes & ensuite bathroom. Two further double bedrooms and a main bathroom with a striking circular walk-in shower complete the interior. The well-regarded development benefits from a lift, separate garage and well-maintained communal gardens, while nearby Corstorphine provides a wide range of amenities, excellent transport links to the city centre and easy access to Gyle Park, Edinburgh Airport and the wider motorway network.

AREA

Corstorphine is a highly sought after area to the west of the city, perfect for commuters or those working at Edinburgh Park. The property is situated close to all the amenities of Corstorphine, including an excellent array of local shops & services, large Tesco & Lidl supermarkets. The Gyle Shopping Centre & Hermiston Gait are just a short drive away and offer a more extensive range of shopping facilities. For leisure & recreational facilities there are bowling clubs, golf courses, Drum Brae & David Lloyd Leisure Centres and Corstorphine Hill. The city centre is easily accessible by way of frequent bus & tram services, and the apartment is ideally located for access to the city bypass, the Queensferry Crossing, Edinburgh Park and Edinburgh Airport. The property is in the catchment for well renowned schools, including Corstorphine & St Andrew's Fox Covert RC Primary Schools and Craigmount & St Augustine's RC High Schools and is

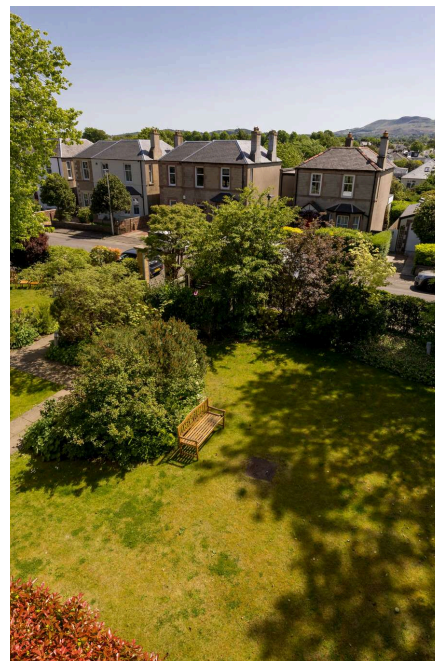
positioned a short distance from Heriot Watt & Napier Universities and Edinburgh College.

EXTRAS

The blinds/curtains, light fittings, gas hob, double oven, cooker hood, dishwasher, integrated fridge freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£550,000



Living/dining room	21'3 x 15'8 (6.48 x 4.78m)
Kitchen breakfast room	15'5 x 9'8 (4.70 x 2.95m)
Bedroom 1	14' x 9'3 (4.27 x 2.82m)
Bedroom 2	15'5 x 9'2 (4.70 x 2.79m)
Bedroom 3	10'10 x 6'10 (3.30 x 2.08m)
Sun terrace	20'5 x 8'3 (6.22 x 2.51m)

Dovecot Road,
Edinburgh, EH12 7LE

 SquareFoot

Approx. Gross Internal Area
1205 Sq Ft - 111.84 Sq M
For identification only. Not to scale.
© SquareFoot 2020



Second Floor

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

