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Offers Over

£665,000

22 Dovecot Road

Corstorphine | Edinburgh | EH12 7LE

A rare opportunity to acquire an exceptionally attractive mid-terraced period villa, combining generous proportions, a flexible layout, beautiful original character and stylish interiors with an outstanding private garden giving direct access to St Margaret's Park.

-  4 Bedrooms
-  2 Reception rooms
-  1 Bathroom
-  Private front and rear gardens
-  Driveway
-  EPC rating – D
-  Council tax band – G



Description

This beautifully presented home offers spacious and versatile accommodation arranged over two floors, providing an excellent balance of space for family living and entertaining. The ground floor features an impressive bay-windowed reception room, enhanced by attractive period features. A generous separate dining room leads through to a well-appointed fitted kitchen with Shaker-style cabinetry and direct access to the garden. Completing the ground floor is a further sitting room/bedroom, offering excellent flexibility as a fourth bedroom, home office or additional reception space. There is also exciting potential with planning consent to extend across the rear of the property to create a substantial open-plan kitchen, dining and family room with a strong connection to the garden, full details of the proposed extension are available from Neilsons (CEC Reference 24/O4198/FUL D). Upstairs, the principal bedroom is positioned to the front of the property and enjoys far-reaching views towards the Pentland Hills, together with fitted wardrobes. There are two further generously proportioned double bedrooms and a luxurious family bathroom with underfloor heating. Further benefits include gas central heating, with the boiler discreetly located within the attic space, and timber-framed double glazing, with the exception of bedroom 4 and the kitchen, combining year-round comfort with the character and charm of the property's period style.



Extras

The integrated oven, hob and cooker hood in the kitchen and all roller blinds shall be included in the sale.

Gardens and Driveway

A particular highlight of the property is the large, established rear garden, which enjoys an enviable setting adjoining St Margaret's Park, with a private gate providing direct access. A generous patio offers the perfect setting for al fresco dining and entertaining during the warmer months, while the established lawn is complemented by mature flower and shrub borders. Mature trees provide an attractive backdrop and afford the garden a high degree of privacy. To the front, a substantial garden creates an appealing sense of space and sets the house well back from the street. A gated driveway provides convenient off-street parking, with additional unrestricted on-street parking also available.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

Corstorphine is a well-established and highly sought-after residential area, centred around its historic village heart and renowned for its excellent balance of green space, amenities and connectivity. Particularly popular with families, the area offers an excellent selection of well-regarded schooling together with convenient transport links both into the city centre and beyond.

A wide range of local amenities can be found within easy walking distance, from independent retailers and everyday services to larger supermarkets including Tesco and Lidl, while several retail parks and shopping centres are easily accessible. The area is rich in outdoor space, with the property enjoying direct access to St Margaret's Park. Further afield, the extensive woodland walks of Corstorphine Hill Nature Reserve offer superb views across the Pentland Hills, the city skyline and the Firth of Forth.

Additional leisure facilities include private health clubs, a number of highly regarded golf courses and the ever-popular Edinburgh Zoo. Excellent public transport services operate throughout the area, with easy access to the city centre, Edinburgh Airport and the wider motorway network, making Corstorphine an ideal location for commuters and families alike.





Approx. Gross Internal Floor Area 150 Sq M / 1619 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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