










Fixed Price

**£399,995**

## 14 Dechmont Road

Corstorphine | Edinburgh | EH12 8JP

This charming semi detached bungalow forms part of a popular and established residential development, enjoying a peaceful location close to excellent amenities, in Edinburgh's desirable Corstorphine area. The property offers an excellent opportunity to create an individually tailored home, with fantastic development potential (subject to obtaining the necessary consents).

-  3 Bedrooms
-  3 Public Rooms
-  1 Bathroom
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - F



## Description

Upon entering, you're greeted by an entrance vestibule leading to an internal hallway, complete with storage provisions and a staircase. The expansive reception room is cleverly split into two distinct areas, offering both a formal dining room and a comfortable lounge space. The kitchen boasts modern fitted white gloss wall and base units, complemented by tiled splashback and convenient access to the generously-sized conservatory. Two double bedrooms on the ground floor feature soft carpeting, ample storage, with one showcasing full-height built-in wardrobes. Ascending upstairs, you'll find another double bedroom, benefiting from plentiful storage nestled within the eaves. Completing the accommodation is a well-appointed ground floor wet room, featuring full paneling, a two-piece white suite, and a thermostatic shower for added convenience.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens, Garage & Driveway

The property has a great position on a spacious corner plot. With private off street parking and a separate lock up garage, with further on street parking available for visitors. You will find a low maintenance yet decorative garden, mostly laid to patio, it is a great space for outside entertaining with fencing all round and green shrubbery adding further appeal.

## Viewing

Please contact Neilsons on 0131 625 2222.







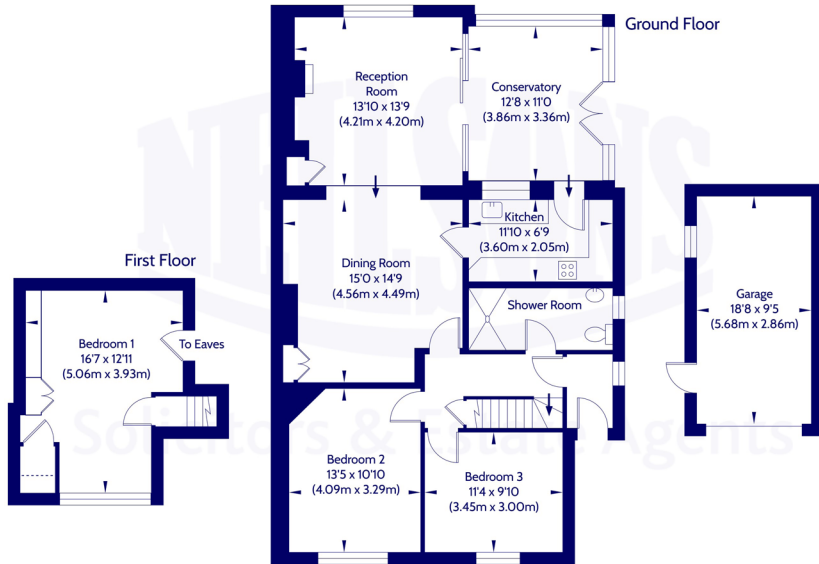
## Location

The property is located in the desirable residential area of Corstorphine, which lies to the west of the City Centre. Many local shops and services are on hand with a Tesco Extra superstore within easy reach. The Gyle Shopping Centre and Hermiston Gait Retail Park offer a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.





Approx. Gross Internal Floor Area 120.66 Sq M / 1299 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.  
All measurements are approximate and include areas under coombed ceilings in finished rooms.  
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents  
Plans by planography.co.uk

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.



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