



27 Dochart Drive  
Clermiston, EH4 7LD

**Deans**   
Solicitors & Estate Agents LLP



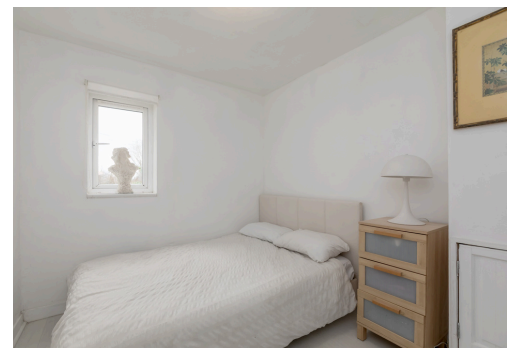
## END TERRACED EXTENDED BUNGALOW

- Lounge
- Kitchen
- Three Bedrooms
- Bathroom
- Floored Attic Space
- Gas Central Heating & Double Glazing
- Private Gardens to Front & Rear
- Driveway & On-Street Parking
- EPC Rating - C





Forming part of an established residential area, this deceptively spacious end-terraced extended bungalow is situated within the popular location of Clermiston. There are local day-to-day requirements within walking distance along with the local primary school. Further specialised shopping can be found at the Gyle Shopping Centre, a short drive away. An excellent public transport service passes close by and travels to many parts of the city, including Edinburgh Airport. The spacious accommodation would make an excellent family home and comprises: entrance vestibule, light and airy lounge, modern dining kitchen with French doors to the rear garden, three good-sized bedrooms, and a bathroom with shower. There are large private fully enclosed gardens to the front and rear of the property, with a driveway providing off-street parking. Further benefits include gas central heating, double glazing, a large floored attic offering ample storage space, and CCTV coverage to the front and rear of the property. All fitted floor coverings will be included in the sale, together with the oven, hob, and hood. All appliances are sold as seen, with no warranty provided.



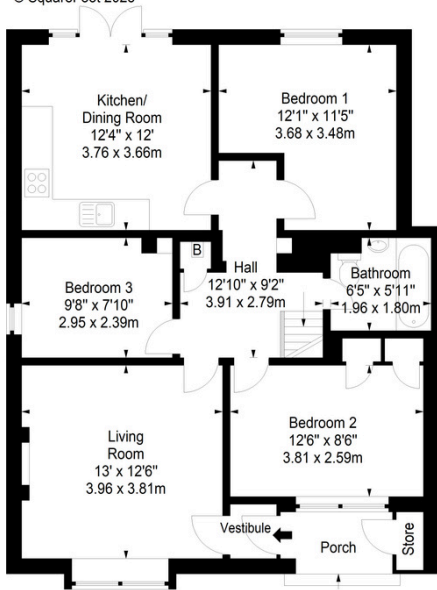
## Dochart Drive, EH4 7LD



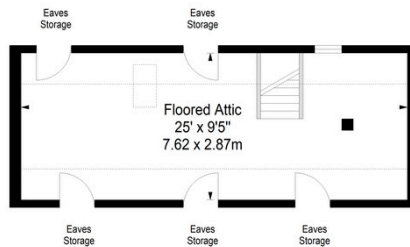
Approx. Gross Internal Area  
1046 Sq Ft - 97.17 Sq M  
Store

Approx. Gross Internal Area  
7 Sq Ft - 0.65 Sq M

For identification only. Not to scale.  
© SquareFoot 2025



Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

**Deans**   
Solicitors & Estate Agents LLP

Your Property People.

**0131 667 1900**

mail@deansproperties.co.uk

deansproperties.co.uk