



Solicitors & Estate Agents



Fixed Price

£495,000

16 Dechmont Road

Corstorphine | Edinburgh | EH12 8JP

An exciting opportunity has arisen to acquire a well-presented semi detached bungalow and a substantial plot of ground with planning permission to build a three-bedroom detached property with a potential valuation of approximately £550,000.

-  3 bedrooms
-  1 public room
-  1 bathroom
-  Driveway
-  Private gardens
-  EPC rating – D
-  Council tax band- F



Description

Situated on a peaceful and established residential street in Edinburgh's Corstorphine area, the plot has planning permission in place to build a three-storey house or could alternatively be used to accommodate a summer house/eco pod, whilst still retaining a substantial private garden.

The property itself briefly comprises: entrance hallway with stair leading to the upper level, comfortable rear facing reception room with attractive flooring, focal fire and a large window affording a pleasant outlook over the back garden, well equipped kitchen which has been fitted with a good range of white base and wall mounted units, complete with contrasting wipe-clean worktops, tiling to splash areas and a variety of built-in appliances, spacious downstairs principal bedroom, a further ground floor double bedroom, family bathroom with three piece white suite, tiling to splash areas and over-bath shower/splash screen, and on the upper level, a well proportioned double bedroom with Velux type window, and attic storage.

More information on the plot/planning is available on request.

This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

The property will be sold as seen with all floor coverings, white goods, built in appliances, blinds and fixtures.

Garden and Parking

To the front of the house is a pleasant mature garden, laid to lawn and peppered with bushes, shrubs and small trees. A double driveway provides superb off-street parking. To the rear is a generous, beautifully kept private garden, currently the space is open, though a boundary for an individual lot has been approved via planning. The garden includes areas of paved seating, manicured lawn, flowering bushes and beautiful mature trees.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

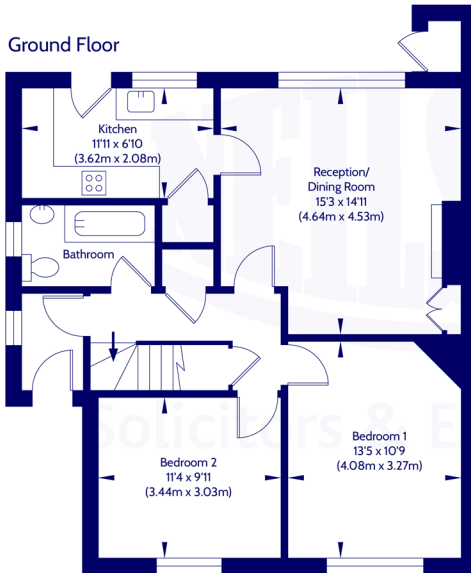
The popular residential area of Corstorphine lies approximately five miles to the west of Edinburgh City Centre. Many local shops and services are on hand with a Tesco Extra superstore within easy reach. The Gyle Shopping Centre and Hermiston Gait Retail Park offer a wider range of high street named 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.



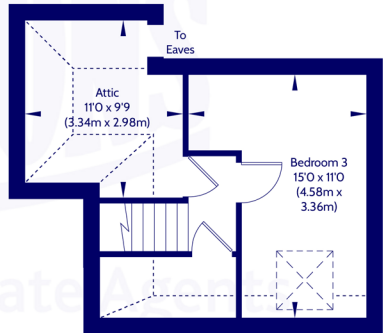


Approx. Gross Internal Floor Area Excl. Attic 86.05 Sq M / 926 Sq Ft.

Ground Floor



First Floor



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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