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Fixed Price

£285,000

29 Dochart Drive

Clermiston | Edinburgh | EH4 7LD

This immaculate, beautifully presented linked semi-detached villa with private gardens and driveway is quietly situated within the highly popular Clermiston district, close to a host of fantastic local amenities and transport links. The property would ideally suit the professionals or growing families and internal viewing is highly recommended to be fully appreciated.

-  3 Bedrooms
-  1 Public room
-  1 Shower room
Downstairs WC
-  Driveway/EV charging point
-  Private gardens
-  EPC Rating – C
-  Council Tax Band – D



Description

In brief the subject comprises; welcoming entrance hallway with useful WC located off, generously proportioned lounge/dining room pleasantly overlooking the front garden, stunning fitted kitchen to the rear with useful storage area and door providing direct access to the rear garden, fantastic sized principal bedroom, second good sized double bedroom, light and airy third bedroom with fitted storage and modern shower room with shower cubicle. Further benefits include gas central heating, double glazing and EV charging point to the front.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob and wardrobes in bedroom 1 and 2. The white goods may be available by separate negotiation.

Gardens and Driveway

To the front lies a spacious driveway providing off-street parking with an EV charging point. To the rear, there is a beautifully maintained private garden which is mainly laid to lawn with an area of decking and pergola over. The ideal space to enjoy outside dining/relaxing.

Viewing

Please contact Neilsons on 0131 625 2222.





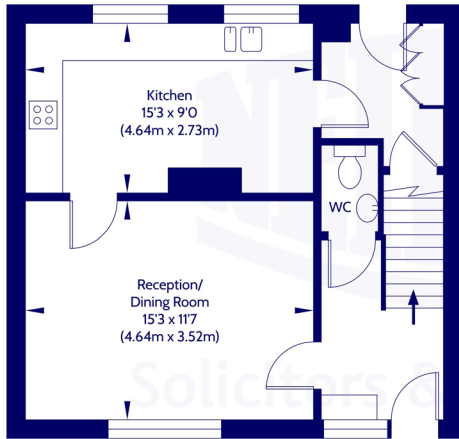
Location

Clermiston provides local convenience shopping within easy walking distance of this property with the Gyle Shopping Centre and Hermiston Gait only a short drive away providing a wide range of major retail outlets and services. Neighbouring Corstorphine offers a Tesco Extra and Lidl Supermarket along with a wide range of independent shops and services, cafes, restaurants & take-aways. Schools catering for all age groups are easily accessible and a frequent public transport service operates close by offering swift access to the Edinburgh city centre and the surrounding areas. Leisure and recreational opportunities in the area abound and include the Drumrae and David Lloyd Leisure Centres, Corstorphine Hill Nature Reserve, local golf courses, tennis club and the Drumrae Library and Community Hub. The area is ideal for commuters as links to the City Bypass, M8/M9, the Queensferry Crossing and Edinburgh International Airport are all close at hand.

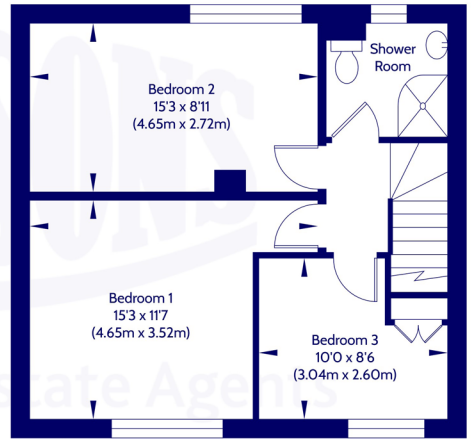




Approx. Gross Internal Floor Area 85.99 Sq M / 926 Sq Ft.



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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