

# 29 DECHMONT ROAD

CORSTORPHINE, EDINBURGH, EH12 8JG

---

*Welcome to an extended and fully-upgraded four-bedroom semi-detached chalet-style bungalow in Corstorphine, which offers a wealth of interior space finished to high standards, as well as private parking and a family-friendly garden.*



# TABLE OF CONTENTS



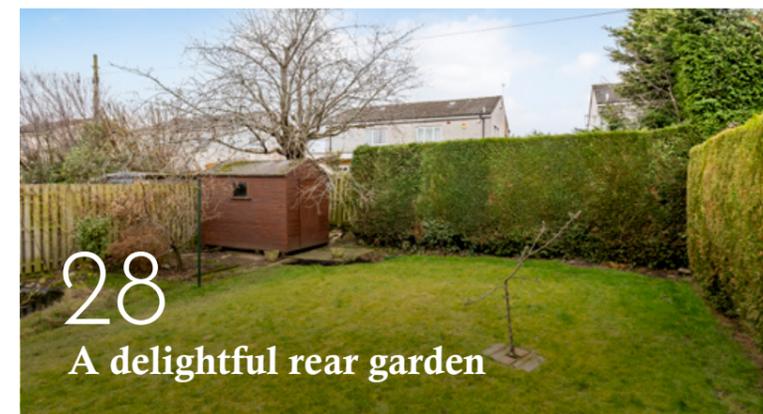
— The property expert behind the personalised service  
**MARK CULLERTON**

Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward approach. Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

*Mark Cullerton*



- 04 Floorplan
- 06 The property
- 08 The entrance
- 10 Reception rooms
- 16 Kitchen/dining room



- 20 The bedrooms
- 26 The bathroom
- 28 Gardens and parking
- 30 Corstorphine



## Property Name

29 Dechmont Road

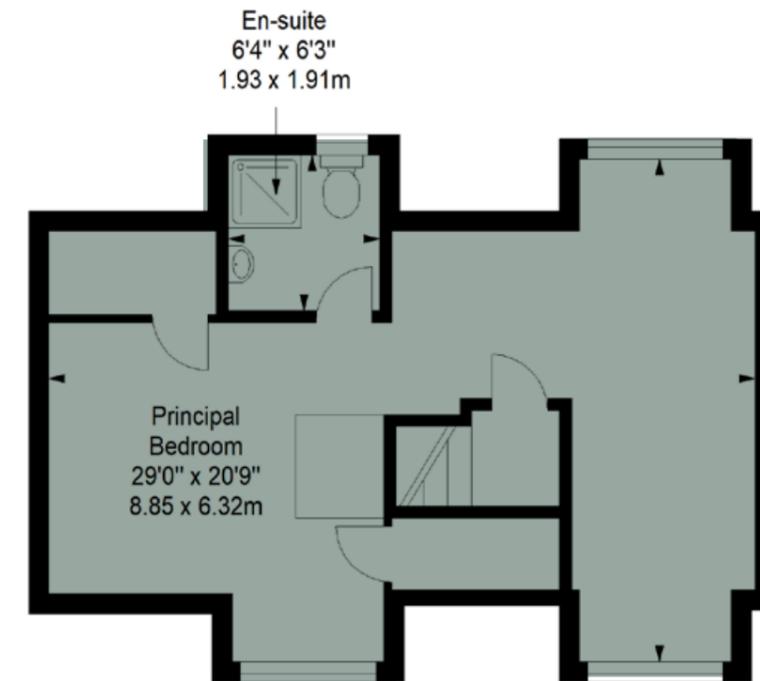
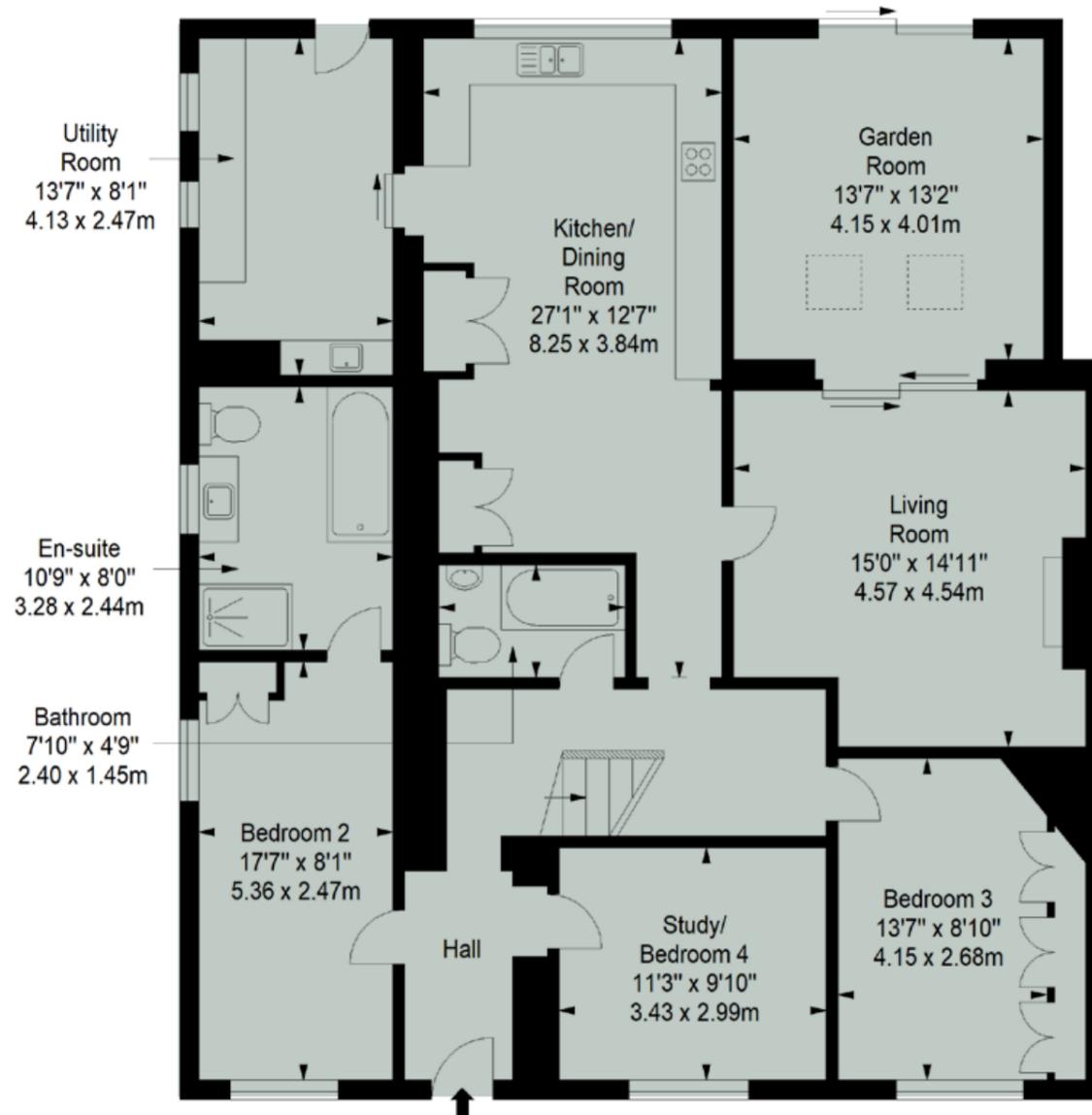
## Location

Corstorphine, EH12 8JG

## Approximate total area:

198.4 sq. metres (2135.6 sq. feet)

 - Ground Floor  - First Floor





This semi-detached chalet-style bungalow is a deceptively large family home that has been thoroughly extended. It features two reception rooms, a stylish open-plan kitchen and dining room, and four spacious double bedrooms. Furthermore, it has the luxury of two en-suites and a family bathroom, all of which are completed with modern fixtures and fittings. The interiors are beautifully presented throughout in light hues and there is fantastic storage to help keep the accommodation neat and tidy. A private driveway and a fully-enclosed garden complete the package. Just a brisk walk from the Gyle Shopping Centre, this home also boasts a highly desirable location in Corstorphine. It is close to superb amenities, schools, and parks, as well as bus, rail, and tram links for a swift commute into Edinburgh city centre.

## GENERAL FEATURES

- Upgraded and extended semi-detached chalet-style bungalow
- Highly desirable location in sought-after Corstorphine
- Close to schools, amenities, and superb transport links
- Beautiful interiors with neutral décor and modern finishings
- Home Report value - £475,000 | EPC Rating - C

## ACCOMMODATION FEATURES

- Entrance hall that offers a warm and welcoming invitation
- Living room with fitted shelves and an open fireplace
- A charming garden room with skylights and patio doors
- Large kitchen/dining room with Shaker-inspired design
- Utility room with a breakfast bar and garden access
- Large principal suite with ample storage and sitting area
- Two additional double bedrooms with wardrobes
- Versatile fourth double bedroom/study/home office
- Modern en-suite shower room with a 3pc suite
- Luxurious 4pc en-suite bathroom with a shower cubicle
- Modern 3pc family bathroom with an overhead shower
- Gas central heating and double-glazed windows
- Underfloor heating in the garden room and en-suite bathroom

## EXTERNAL FEATURES

- Low-maintenance front garden/private driveway
- Fully-enclosed rear garden with a patio and lawn



*"...a home beautifully presented throughout."*

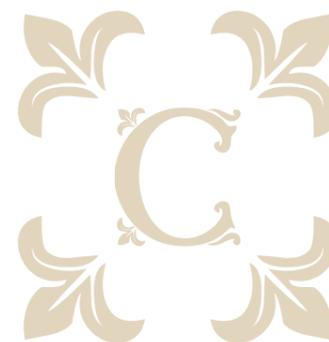


# A WARM

*and welcoming invite*

Upon entering the home, an entrance hall immediately sets the standards of what to expect. Here, on-trend neutral décor is paired with a deluxe wood-textured click floor that continues throughout most of the ground level. It is a warm and welcoming invite to the rest of the home.

TWO ELEGANT RECEPTION AREAS



*for unwinding and socialising*

The living room maintains the inviting aesthetic of the hall, ensuring a blank canvas for new buyers that is easy to dress and style. The room is well proportioned for comfy lounge furniture and it has fitted shelves providing excellent storage for books, photographs, and other display items. It also has a beautiful open fire as a cosy focal point for those winter evenings. Extending from here is a lovely garden room for unwinding and socialising while admiring the garden ambience whatever the weather.

*"...well proportioned for comfy lounge furniture and it has fitted shelves providing excellent storage..."*





*The garden room features skylights and patio doors flowing to outside – perfect for alfresco dining in the summer.*

*Shaker-inspired design meets*

# OUTSTANDING PRACTICALITY





## *Including a utility room with breakfast bar and garden access*

Spanning over 344 square feet, the open-plan kitchen and dining room has an expansive footprint with a very generous range of white cabinets and wooden worktops. It has a sophisticated Shaker-inspired design with shelving and additional storage for outstanding practicality. Under-unit lighting and seamlessly integrated appliances elevate the modern look even further (gas hob, extractor hood, double oven, fridge/freezer, wine fridge, and dishwasher). A neighbouring utility room provides space for additional freestanding goods, as well as a fitted breakfast bar and rear garden access.



# Four double BEDROOMS

Of the four double bedrooms, the dual-aspect principal suite stands out. It occupies the entire first floor, incorporating generous built-in storage and a dedicated sitting area with a media wall that includes fitted shelves and base units. It further benefits from a modern three-piece en-suite shower room.



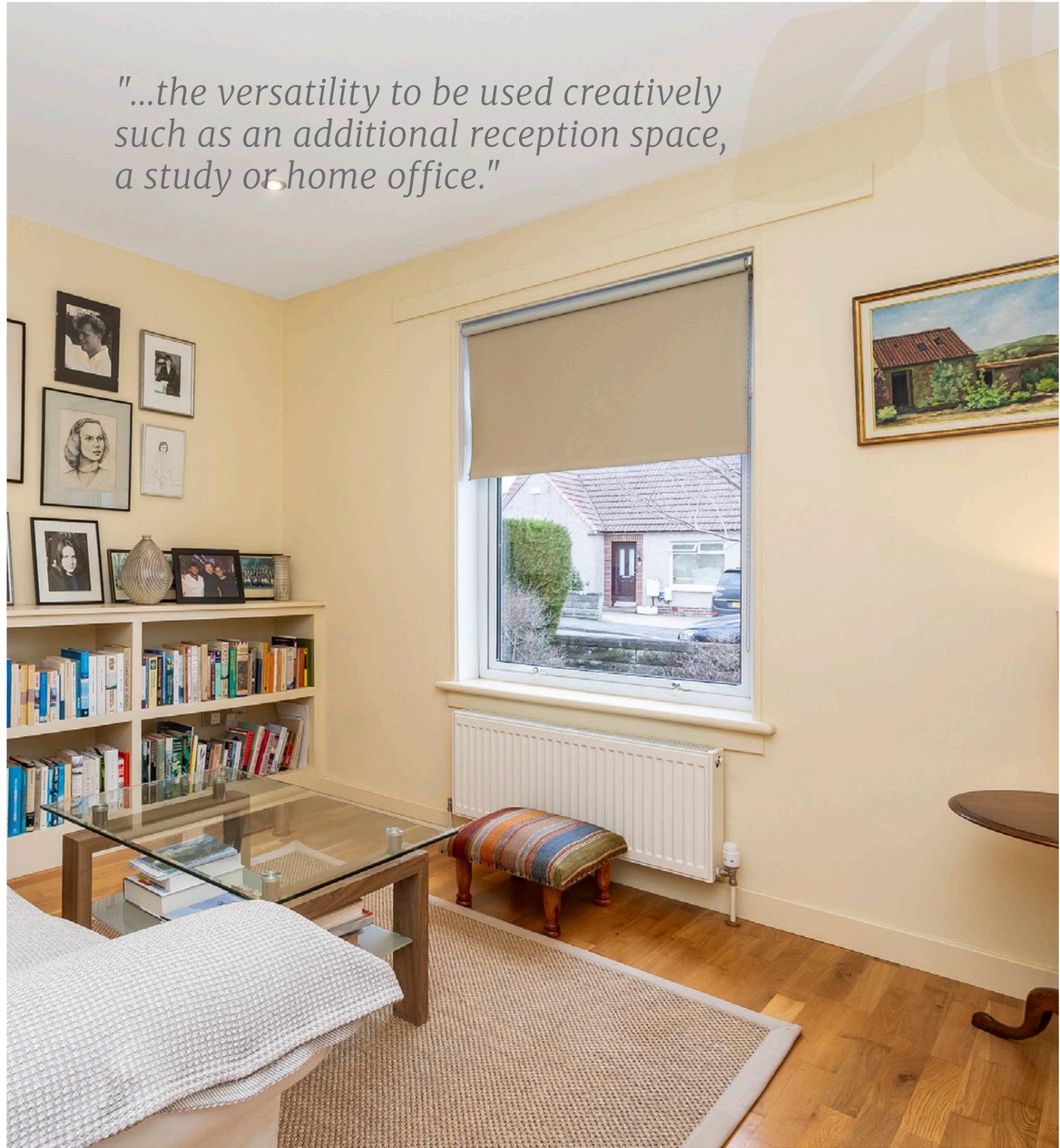


## Bedrooms offering space, versatility, and luxury



Not to be outdone, the second bedroom also has dual-aspect windows, as well as a fitted wardrobe and a large four-piece en-suite bathroom that has the luxury of a bath and separate (walk-in) shower cubicle.

The third bedroom boasts built-in wardrobes that stretch from wall to wall with further storage above, while the fourth bedroom (with fitted display shelving) offers the versatility to be used creatively such as an additional reception space, a study or home office. Every room enjoys light décor, with the ground-floor bedrooms continuing the rich wood-hued floor and the principal bedroom carpeted for maximum comfort.





# MODERN BATHROOM SUITES

*with a crisp finish*

Like the two en-suites, the three-piece family bathroom is neutrally presented and equipped with modern fixtures and fittings, including an illuminated mirror. It also has an overhead shower.

Ensuring a warm and comfortable living environment, the property has gas central heating and double-glazed windows, as well as underfloor heating in the garden room and en-suite bathroom.



# DELIGHTFUL GARDENS

## *rear garden with a patio and lawn*

The home is nestled behind a low-maintenance front garden/private driveway adding to its kerb appeal and practicality. To the rear, it also has a sizeable garden that is fully enclosed by a high fence and established hedgerows. It enjoys a patio for relaxing in the sun and opens out onto a generous lawn with a charming pond. It is a delightful space for families.

Extras: all fitted floor coverings, window blinds, light fittings, and integrated kitchen appliances to be included in the sale.



# CORSTORPHINE

*Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area.*

Lying to the west of Edinburgh city centre, it enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Furthermore, the area is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a Tesco Extra supermarket and a Co-op. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, and tennis, badminton, and squash courts. For enjoying the great outdoors, Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. Corstorphine also benefits from its own rugby,

football, and cricket clubs, as well as local golf courses. For those needing to travel further afield for work or leisure, Edinburgh International Airport is a short drive away, with two tram stops within close proximity. The area is also served by regular day and night buses, frequent trains from the South Gyle train station, and excellent road links to the city centre, Glasgow, Fife, and to the south. In addition, Corstorphine provides local state schools at both primary and secondary level, with Edinburgh's leading independent schools easily accessible.



## SCHOOLS

State Schools:  
Corstorphine Primary School,  
Craigmount High School

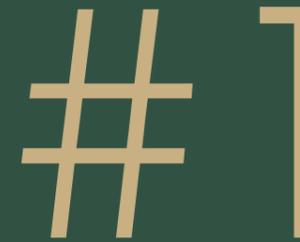
Independent Schools:  
St George's School for Girls,  
ESMS

## CULTURE

Edinburgh Zoo,  
Murrayfield Stadium,  
Clermiston Tower,  
Corstorphine  
Dovecot

## SHOPPING

Gyle Shopping Centre,  
Traditional shopping  
on St John's Road,  
Tesco Extra, Morrisons



VIBRANT CITY AREA  
BRIMMING WITH AMENITIES  
AND BEAUTIFUL NATURAL  
LANDSCAPES

## LOCATION



Roughly 4 miles west  
of Edinburgh city  
centre

## TRANSPORT



Bus – 1, 12, 21, 26, 31,  
N26, X12, X38

## SPORTS

Ravelston Golf Club,  
Murrayfield Golf  
Club, Murrayfield  
Stadium, Drum Brae  
Leisure Centre

## PARKS

Corstorphine Hill  
Local Nature  
Reserve, Hillwood  
Park, Drum Brae  
Park

## TRANSPORT

Airport – Edinburgh  
International Airport  
(2.9 miles)



## FOOD & DRINK

Wide range of  
cafes and bistros,  
takeaways and  
eateries, traditional  
pubs, bars and  
restaurants

— *Where truly bespoke service is the cornerstone of our ethos*

# WELCOME TO CULLERTON'S

**At Cullerton's, every client enjoys the dedicated expertise of a seasoned consultant who personally oversees the sale or purchase of their property from inception to completion—without exception.**

Whether buying, selling, developing, or investing, we provide unwavering representation at every stage. Our distinguished team of consultants, coupled with our multiple award-winning service, is further enhanced by the finest marketing materials in the Scotland — ensuring our clients gain a distinct advantage in an ever-evolving international property market.

To discover how our bespoke, high-level service can best assist you, we warmly invite you to visit our office on St Stephen Street, Stockbridge. Alternatively, for a discreet and confidential consultation, one of our consultants would be delighted to meet with you at a time of your convenience.

— *Contact us*

74 St Stephen Street, Edinburgh, EH3 5AQ  
0131 225 5007  
info@cullertonsproperty.co.uk  
www.cullertonsproperty.co.uk



— *Property Consultant*

MARK CULLERTON



*For further information on this property, or to arrange a viewing, contact Mark, who will be delighted to assist you.*

07931 378008  
mark@cullertonsproperty.co.uk

— *About Mark*

Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward approach.

Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

Mark lives in Blackhall with his family and is, at heart, a devoted family man. Warm, sociable, and down-to-earth, you will find him in his kitchen, where he loves nothing more than cooking up a storm for family and friends. Whether spending quality time at home, running around after one of his three sons, or teeing off with friends, Mark brings the same spirit of care and connection to all he does.



# CULLERTON'S

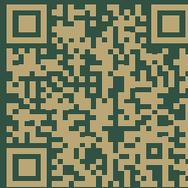
ESTATE AGENTS | PROPERTY CONSULTANTS

74 ST STEPHEN STREET, EDINBURGH, EH3 5AQ

0131 225 5007

[WWW.CULLERTONSPROPERTY.CO.UK](http://WWW.CULLERTONSPROPERTY.CO.UK)

[INFO@CULLERTONSPROPERTY.CO.UK](mailto:INFO@CULLERTONSPROPERTY.CO.UK)



SCAN TO DISCOVER MORE

**DISCLAIMER:** These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.