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Offers Over
£425,000

17 Dechmont Road

Corstorphine | Edinburgh | EH12 8JF

This spacious and bright semi-detached bungalow with private gardens, driveway and garage is quietly situated on a popular residential street, within the highly sought-after Corstorphine area of Edinburgh close to fantastic commuting links, local amenities and reputable schooling. This attractive home would make an ideal purchase for the growing families and internal viewing is highly recommended.

-  4 Bedrooms
-  2 Public rooms
-  2 Bathrooms
-  Private gardens
-  Garage & Driveway
-  EPC rating – E
-  Council tax band - E



Description

In brief the accommodation comprises; welcoming entrance hallway with built-in storage, generously proportioned lounge and sliding doors leading to the light and airy conservatory pleasantly overlooking the rear garden and door providing access to the rear, stylish fitted kitchen also in turn providing access to conservatory, two well proportioned double bedrooms and attractive modern bathroom with white three-piece suite and shower over bath. Finally, the upstairs accommodation is complete with bright and airy double bedroom with fitted wardrobes and en-suite shower room and further single bedroom with fitted storage. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the fridge/freezer, washing machine and dishwasher. Please note the oven is not in working order.

Gardens, Driveway & Garage

There is an extensive, fully enclosed garden to the rear which is mainly laid to lawn with an area of patio. To the front lies an area of garden ground together with a driveway providing off-street parking and leading to the single garage.

Viewing

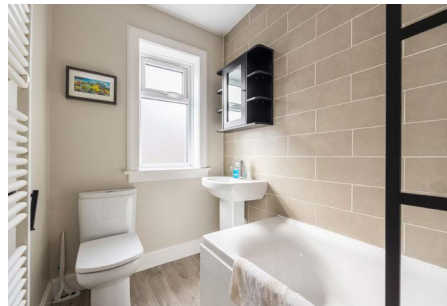
By appointment through Neilsons on 0131 625 2222.





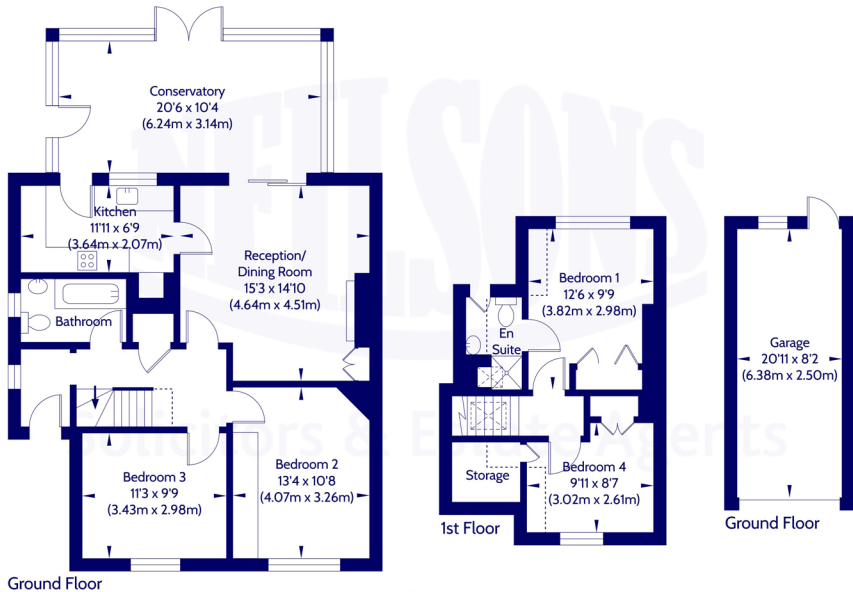
Location

The property is in the ever-popular residential area of Corstorphine, which lies to the west of the city centre. Many local shops and services are on hand with Tesco's supermarket within easy reach. The Gyle Shopping Centre and Hermiston Gait offers 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 119 Sq M / 1274 Sq Ft.



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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