



23 Dechmont Road, Corstorphine, Edinburgh, EH12 8JF

Three-Bedroom, Semi-Detached Bungalow with Gardens, Driveway & Garage

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Property Description

Nestled in the heart of the ever-desirable Corstorphine area, to the west of Edinburgh city centre, this immaculately presented and generously proportioned three-bedroom semi-detached bungalow offers exceptional living space, private gardens, a driveway, and a detached garage. Comprises an entrance hall, an open-plan living/dining room and kitchen, three flexible bedrooms, and a family bathroom.

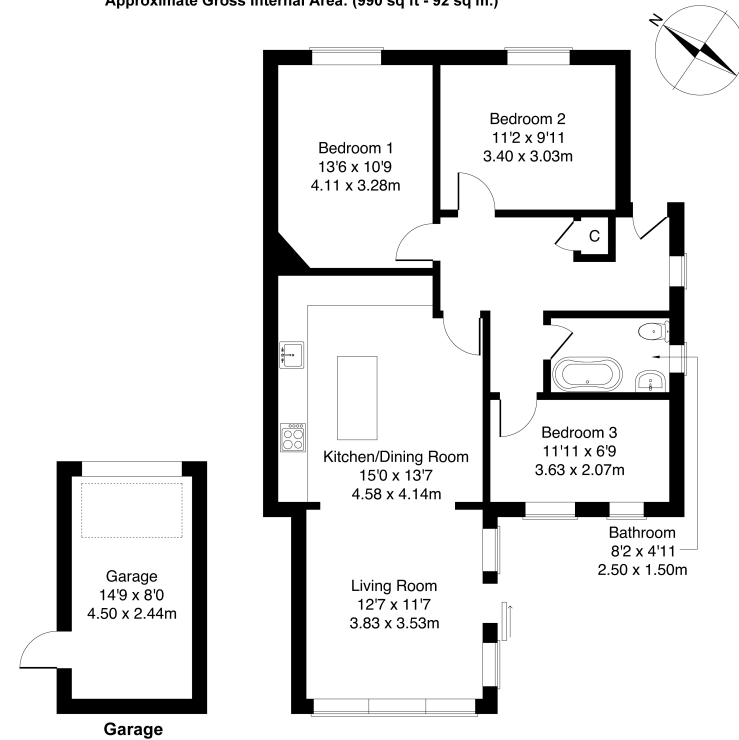
Extensively renovated to an exemplary standard, ready to move in and ideally placed for some of Edinburgh's most highly sought-after schools, shopping and access to the city centre. Tastefully finished, highlights include a high-quality integrated kitchen with marble worktops, a Quooker tap and an island, a luxury bathroom suite, and imported Italian porcelain-tiled flooring.

Full renovation works include electrics, plumbing, and rendering of interior and exterior walls; whilst superb storage is provided by a floored loft, and a generous garage with power and lighting. Additionally, there is new double glazing, fitted window blinds, a new boiler and gas central heating, and contemporary doors and lighting. An impressive, professionally landscaped rear garden includes a well-kept lawn, a stylish, extensive patio deck with lounge and dining area and an awning and feature lighting, while a generous multi-vehicle driveway sits to the front, as well as a further well-kept lawn.

The home opens into a bright and welcoming entrance hall, enhanced by stylish acoustic wall panels and modern lighting, with a convenient storage cupboard and access to all rooms. To the rear of the property, the expansive open-plan living, dining and kitchen area is a true standout. Bathed in natural light from a sunny south-westerly corner aspect, this elegant space features sleek porcelain floor tiles, contemporary spotlighting, and a TV point for the lounge area. The high-spec kitchen is designed for both style and functionality, complete with chic modern units, luxurious marble worktops, a central island with a breakfast bar and Quartz waterfall worktops, a sink with a Quooker tap, and a full range of integrated appliances – including an induction hob, eye-level double oven, single oven/microwave/grill, built-in coffee machine, dishwasher, fridge/freezer and washing machine.

The impressive principal bedroom is set to the front of the home and exudes comfort and style, with light decor, plush carpeting, a pendant light, and a TV point, along with ample space for freestanding furnishings. Two additional well-sized bedrooms are positioned at opposite aspects, both immaculately finished with matching decor and carpeting. A stylish family bathroom completes this stunning home, with a luxury three-piece suite, including a rainfall shower over the bath, tiled splash walls and flooring, and a ladder-style radiator.

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23 Dechmont Road, Corstorphine, EH12 8JF
Approximate Gross Internal Area: (990 sq ft - 92 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Corstorphine is a highly desirable and well-established residential area, centred around a historic village hub and offering a broad mix of housing styles. Its sought-after west-of-city location provides swift access to the city centre, the city bypass, and key destinations including The Gyle and Gogarburn. A wide range of local amenities can be found along St. John's Road, with independent retailers, cafes, and restaurants, while also being complemented by larger retail options at a 24-hour Tesco superstore, Hermiston Gait Retail Park, and The Gyle Shopping Centre, all within proximity. The

area is rich in green spaces, including several family-friendly parks and the scenic woodlands of Corstorphine Hill. Local leisure facilities include a David Lloyd Club, various golf courses, and the popular Edinburgh Zoo. Corstorphine is exceptionally well-connected by frequent public transport and lies within the catchment area for some of Edinburgh's most highly sought-after and top-performing primary and secondary schools, making it a particularly attractive location for families.





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