

COULTERS[©]

7B DEVON PLACE

HAYMARKET, EDINBURGH, EH12 5HJ

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Tucked away within a peaceful street close to Haymarket and the city centre, 7B Devon Place is a well-maintained three-bedroom terraced house offering comfortable and flexible living space, together with private gardens to both the front and rear.

The welcoming entrance hall with attractive wood flooring leads through to the spacious sitting room/dining room, with soft fitted carpet underfoot. Patio doors open directly onto the rear garden, filling the room with natural light and creating a pleasant connection between the indoor and outdoor spaces.

KEY FEATURES



Well presented and engaging terraced house.



Three delightful bedrooms, all with en-suite access.



Front and rear private gardens.



Residents' on street permit holder parking.



Superbly situated for the city centre and Haymarket Railway Station.



Excellent local amenities nearby.



EPC Rating - B



Council Tax Band - F





The well-equipped kitchen is fitted with a good range of wall and base-mounted cabinetry, generous worktop space and a comprehensive selection of appliances, including a gas hob, electric oven, extractor hood, washing machine, dishwasher, fridge freezer and microwave.

Also on the ground floor, the third bedroom is positioned to the front of the property and enjoys a south-facing aspect. It benefits from an en-suite wet room, while two useful storage cupboards provide additional practicality.



CONTINUED...

Upstairs, the principal double bedroom is positioned to the rear and benefits from fitted mirrored wardrobes and access to a Jack and Jill-style bathroom. The bathroom is fitted with a shower over the bath, WC and wash hand basin and is also accessed from the second double bedroom, which enjoys a south-facing aspect. Two large storage cupboards complete the accommodation on this level.

The property further benefits from gas central heating and double glazing.

The front garden is laid with low-maintenance paving and stone chippings, with a pathway leading to the front door.

To the rear, the private garden is mainly laid to lawn, bordered by slate chippings and a paved path, with a decked area and a separate patio at the far end providing lovely spaces for outdoor seating, entertaining and enjoying the afternoon and evening sun.

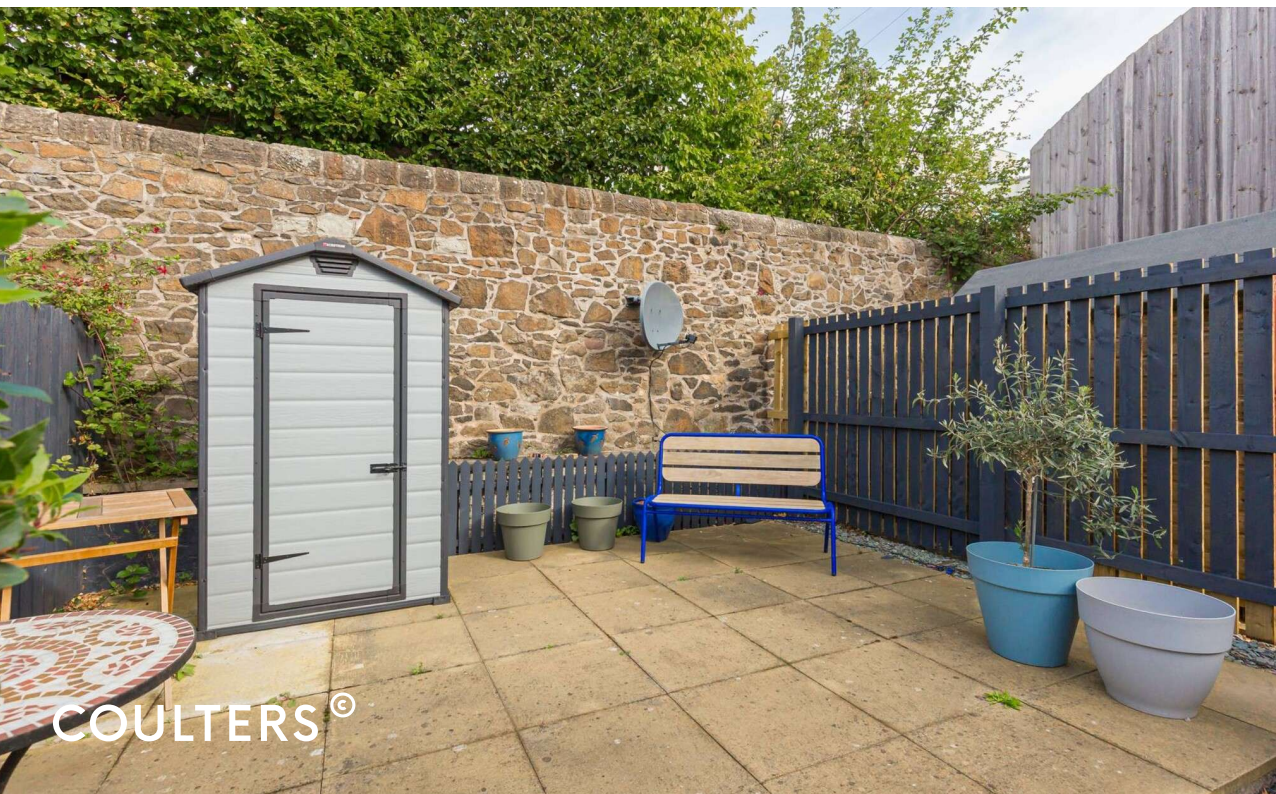




THE LOCAL AREA

Haymarket lies at the heart of Edinburgh's vibrant West End and enjoys a prime location close to the city's main shopping destinations, including Princes Street and George Street. It is a key transport hub, offering excellent connectivity via Haymarket Train Station and the nearby tram stop, providing easy access across the city and direct links to Edinburgh Airport and Hermiston Gait.

The surrounding area is home to a diverse range of popular cafés, restaurants, and bars, with local favourites including The Jolly Botanist, Pomo Pizzeria, and Twelve Triangles bakery. Additional amenities include a Sainsburys, and an M&S Food conveniently located within Haymarket station. Nearby leisure facilities include Dalry Swim Centre and Fountain Park.



EXTRAS

All carpets, curtains, light fittings, fitted flooring and kitchen appliances are included in the sale price.

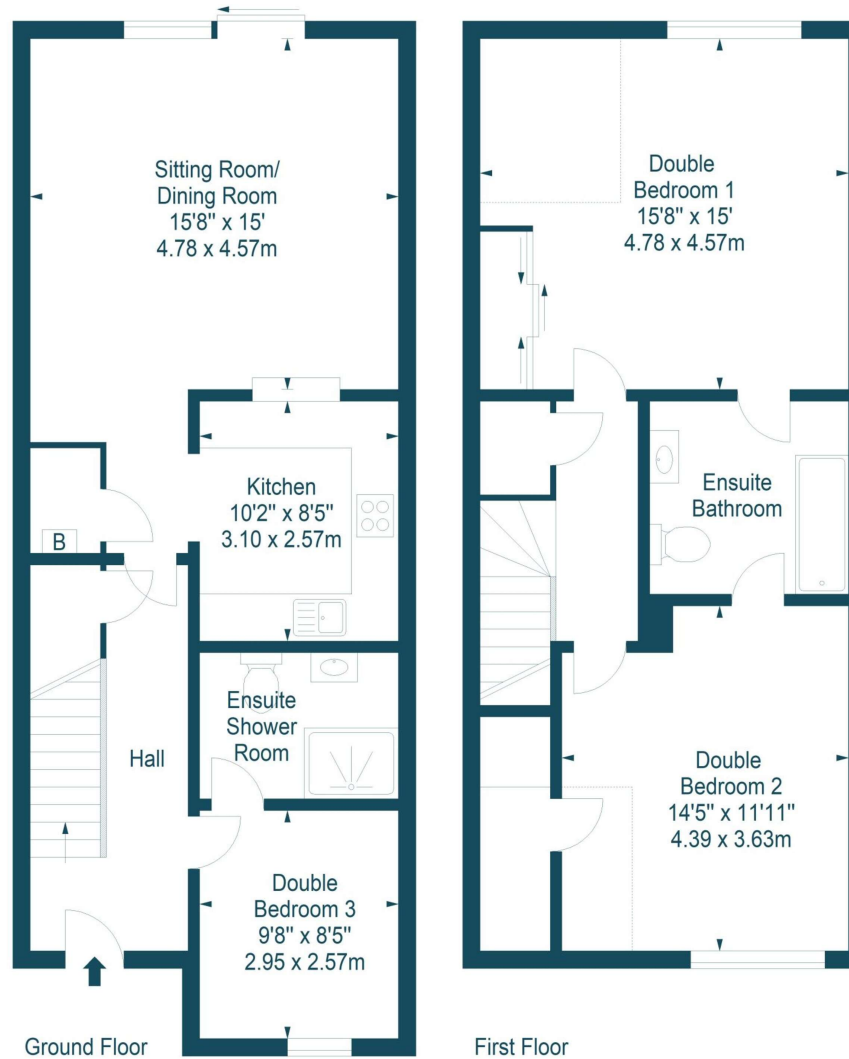
The furniture within the property can be included in the sale price if desired.



Devon Place,
Edinburgh,
Haymarket, EH12 5HJ



Approx. Gross Internal Area
1260 Sq Ft - 117.05 Sq M
For identification only. Not to scale.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.