

3 Devon Place, West End, Edinburgh, EH12 5HJ



### Description

3 Devon Place is a truly impressive stone-built Victorian cottage, of immense appeal benefiting from carefully considered interior specification, which features thoughtful design elements and acute attention to detail. This fabulous home has been meticulously fully renovated and remodelled to the highest standard by the current owner's whilst sympathetically retaining it's period charm. Situated in one of Edinburgh's highly regarded and sought-after residential areas which is within easy reach of the city centre and is conveniently placed for an excellent range of award-winning amenities, and reputable schooling.

### Features

- Charming extended, three bedroom Victorian cottage
- Situated in a sought after and peaceful residential district, close by to excellent transport links, local amenities and recreational facilities
- Immaculate accommodation over two storeys
- High spec kitchen with island and Corian worktops
- Bi-folding doors opening onto enclosed west-facing private garden
- Integrated Bosch appliances
- Exquisitely fitted bathroom suites
- Gas central heating and double glazing ensures comfortable and ambient living environment
- On street permit parking

### Extras

All fitted carpets, light fittings, oven, microwave, induction hob, dishwasher, washing machine and fridge/freezer are included.

EPC Rating: C



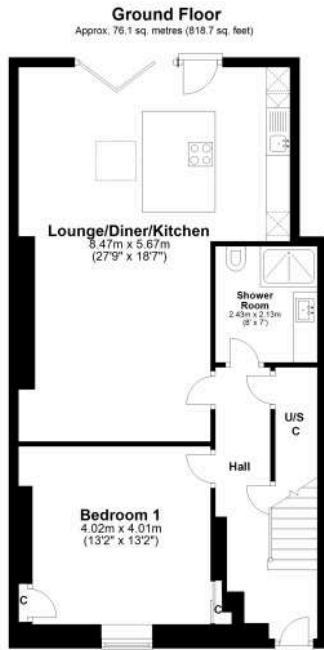
### Location

The West End is close to many of the capital's finest shops and restaurants as well as its commercial and retail core in George Street, Princes Street and St James Quarter. An excellent range of local amenities are located just a short stroll away, including Haymarket's transport hub with access to trains, trams and buses along with a Tesco Express food store. The property is well-served by a fabulous selection of existing cafes, restaurants and bars which will soon be complimented by the modern, Haymarket Q-mile development which is currently under construction. Nearby, Roseburn, provides access to an extensive cycleway nearby and pleasant riverside walks along the Water of Leith. Edinburgh International Airport is easily accessible as is the city bypass. The property lies within the catchment area for Roseburn Primary School and Craigmount High School with private schooling options including The Edinburgh Academy, Fettes College, Erskine Stewarts Melville Schools and St George's School in close proximity.

### Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



**Connor  
Malcolm**

1 Inverleith Terrace  
Edinburgh  
EH3 5NS  
T: 0131 557 3188  
F: 0131 557 6561  
[www.connormalcolm.com](http://www.connormalcolm.com)

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

**espc**