



RALPH SAYER
SOLICITORS & ESTATE AGENTS

3 Devon Gardens,
Wester Coates, Edinburgh, EH12 5HA

3 Devon Gardens

3 Devon Gardens is an immaculate and beautifully presented mid-terraced townhouse, ideally located in the highly sought-after area of Wester Coates, just moments from Edinburgh's prestigious West End.

This exceptional five-bedroom home offers bright and versatile family accommodation set over four spacious levels, complete with a private driveway, integral garage, and landscaped rear garden.

The welcoming entrance hallway provides access to two large storage cupboards and a modern WC. To the rear of the property, an expansive open-plan kitchen and dining space forms the heart of the home.

The contemporary kitchen is fitted with sleek cabinetry, quality integrated appliances, and ample room for family dining and entertaining. From here, French doors lead directly onto the enclosed rear garden. The garden has been thoughtfully upgraded with stylish paving, pathways, and a beautiful enclosed glass canopy—creating a versatile outdoor space that can be enjoyed year-round.

A spacious utility room sits conveniently at the rear of the property, offering additional storage and workspace. To the front, there is a private driveway and an integral garage providing excellent storage or parking.

On the first floor, a bright and generous sitting room enjoys a peaceful rear aspect and provides the perfect space for relaxing or entertaining. This floor also features a modern family bathroom with both bath and separate shower, along with two well-proportioned bedrooms, ideal for guests, children, or a home office.









Sleek lines, natural light, and an easy connection to the garden define this spacious open-plan kitchen and dining space.







The principal suite offers a peaceful retreat with a private sun terrace, luxurious en-suite, and bespoke dressing room.





The second floor is home to the luxurious principal suite, occupying the full width of the rear of the house. The principal bedroom benefits from a large en-suite bathroom, an impressive dressing room, and access to a private sun terrace overlooking the garden. A further double bedroom with its own stylish en-suite shower room completes this floor. The third floor offers a spacious and versatile fifth bedroom, along with a cosy snug area—perfect for a study, reading nook, or playroom.

Externally, the rear garden is a peaceful and private space, designed for easy maintenance and enjoyment. The enclosed glass canopy and paved terrace provide a sheltered area for outdoor dining and entertaining, while landscaped paths lead down to a neat, low-maintenance lawn. To the front, a private driveway provides off-street parking and access to the integral garage.

EPC – C | Council Tax – G

Home Report Value £735,000

Extras: To include all fitted floor coverings, light fittings, and integrated kitchen appliances.





Wester Coates, Edinburgh

Perfectly positioned between Edinburgh's West End and Murrayfield, Wester Coates is one of the city's most desirable residential districts.

The area offers elegant architecture, leafy surroundings, and superb convenience with the city centre within walking distance. Nearby amenities include excellent cafés, restaurants, and boutique shops, while Fountain Park and the upcoming Haymarket development provide a wide choice of leisure and dining options.

There is easy access to the Water of Leith Walkway and Roseburn Park, with Ravelston and Murrayfield Golf Clubs also close by.

Families benefit from highly regarded schooling including Roseburn Primary, St Cuthbert's, The Mary Erskine School, and Stewarts Melville College.

Commuting links are outstanding, with Haymarket Station, trams to Edinburgh Airport, and regular bus services all within easy reach. The city bypass and motorway network can also be accessed quickly by car.



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dream property!



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DISCLAIMER

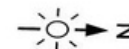
Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, 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.

**Devon Gardens,
Edinburgh,
Midlothian, EH12 5HA**



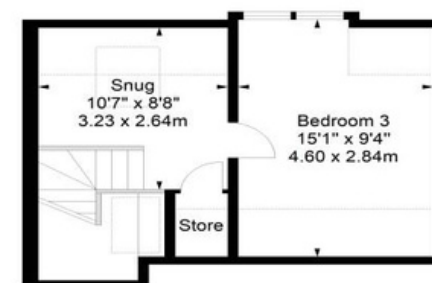
Approx. Gross Internal Area
2052 Sq Ft - 190.63 Sq M
(Including Garage)
For identification only. Not to scale.
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Ground Floor



First Floor



Third Floor



Second Floor