

COULTERS[©]

7E DEVON PLACE, HAYMARKET

HAYMARKET, EDINBURGH, EH12 5HJ

 3 BED

 2 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

Tucked away on a quiet street in the popular area of Haymarket, close to the city centre is the delightful 7E Devon Place, a well maintained three bedroom terraced house with private gardens to the front and rear. The property has been recently redecorated and has had new carpets fitted.

The front door opens onto the hall and stair, with attractive wood flooring under foot which continues through to the spacious sitting room / dining room. There is a lovely outlook towards the rear private garden, provided by the patio doors which fill the room with natural light.

KEY FEATURES



Highly desirable, spacious and engaging terraced house.



Three double bedrooms, all with Jack & Jill style en-suite shower rooms.



Delightful landscaped private rear garden.



Residents' on street permit holder parking.



Tucked away on a quiet street, within walking distance of Haymarket Station.



Excellent local amenities nearby.

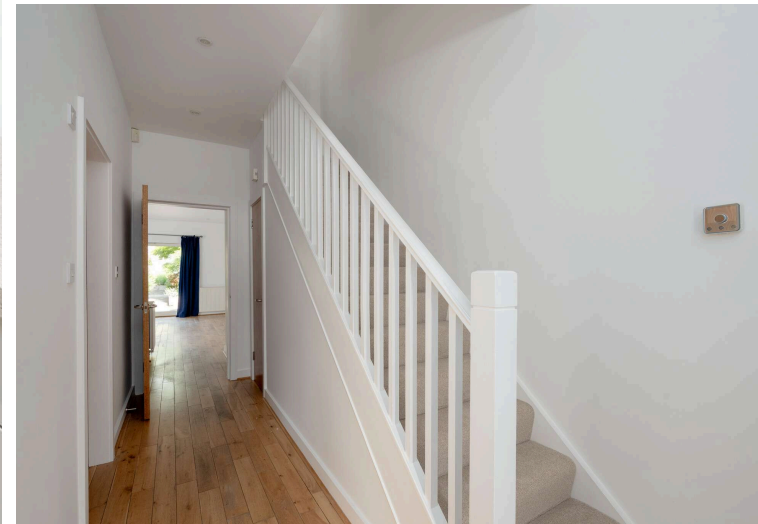


EPC Rating - B



Council Tax Band - F





The well-equipped fitted kitchen has both wall and base mounted cabinetry, with integrated appliances which comprise: induction hob, electric oven, extractor hood, washer dryer, dishwasher and fridge freezer.

Also at ground level, to the front of the property is the third bedroom with a south facing aspect and an en-suite wet room, along with two storage cupboards.





VIRTUALLY STAGED IMAGE

CONTINUED...

On first floor the spacious double bedroom one is to the rear of the property, benefitting from fitted mirrored wardrobes and a 'Jack & Jill' style en-suite shower room. The shower room has a large shower tray, WC and wash hand basin.

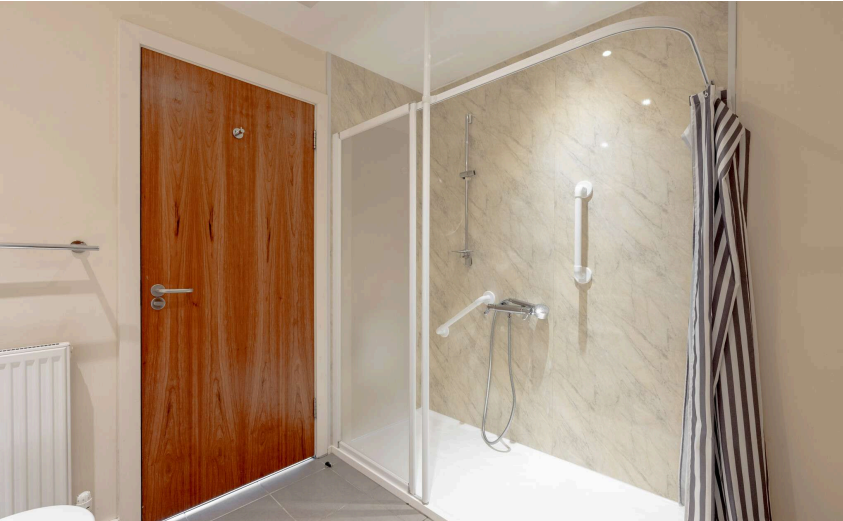
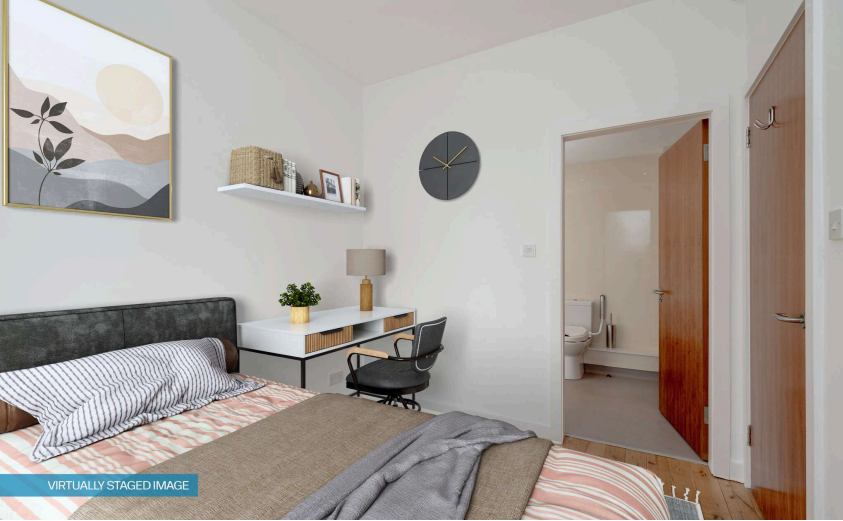
The second large double bedroom is south facing (with views to the Pentland Hills) and has access to the same shower room from the other side. There is also a practical, large storage cupboard located here.

Heating and hot water are provided by gas central heating and there is double glazing.



COULTERS ©
VIRTUALLY STAGED IMAGE

To the front, there are low-maintenance stone chippings and a path to the front door. The rear private garden has been landscaped with beautiful raised beds, planted with established plants, trees and bushes. There is a patio area at the end of the garden, perfect for afternoon tea and/or sundowners!







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, along with the garden table, bench and chairs.

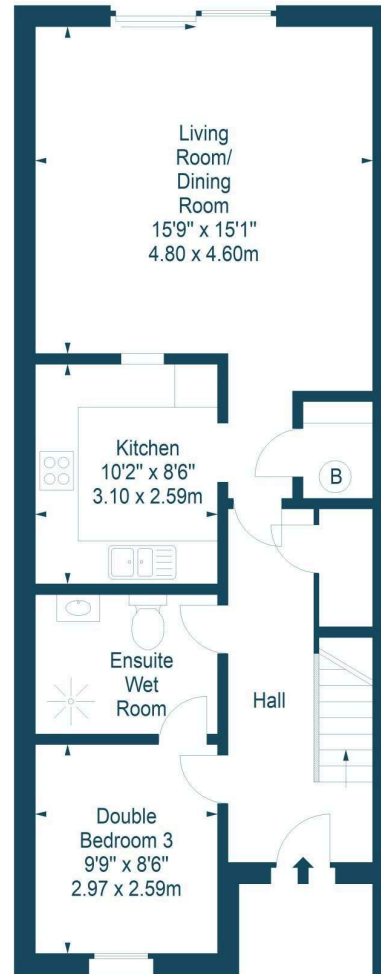
Please note some of the images have been virtually staged to illustrate how the property could be used.

HOME REPORT VALUATION: £600,000

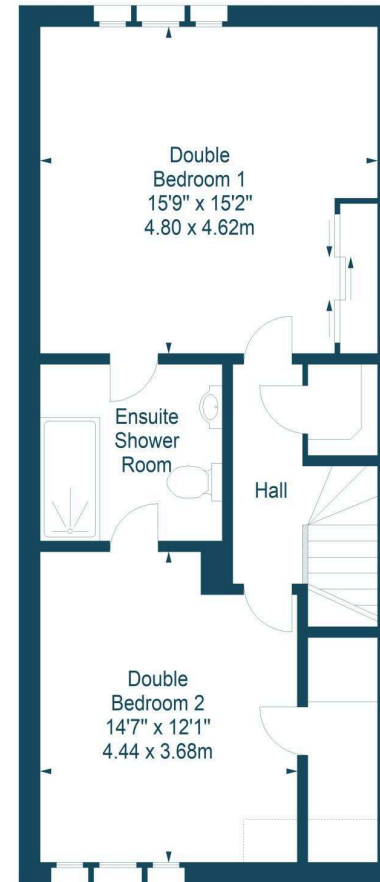
Devon Place,
Edinburgh,
Midlothian, EH12 5HJ



Approx. Gross Internal Area
1268 Sq Ft - 117.80 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



First Floor

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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.