



1 Devon Place
HAYMARKET | EDINBURGH | EH12 5HJ


warners
solicitors & estate agents



1 Devon Place

HAYMARKET | EDINBURGH | EH12 5HJ

Beautifully presented two bedroom end terraced bungalow located in the popular Haymarket area of Edinburgh with excellent local amenities and moments from the tram and Haymarket train station.

This property has great potential to make a lovely home and would suit investors and first time buyers alike and benefits from gas central heating, double glazing and sizeable yet easily maintainable gardens to the front and rear. The property comprises two well proportioned bedrooms, shower room, spacious living room with electric fire and Kitchen which includes microwave, washing machine, the boiler and gives access to the rear landscaped garden which includes a shed. The property also benefits from an attic and permit parking. This superb property located in an excellent, sought-after location will appeal to a range of buyers.

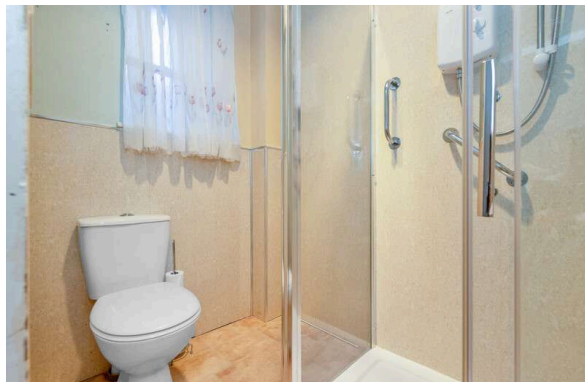
- End Terraced Bungalow
- Two Bedrooms
- Kitchen
- Bright living room
- Bathroom
- Front and rear Gardens with shed
- Moments from the tram and train station
- Excellent storage throughout

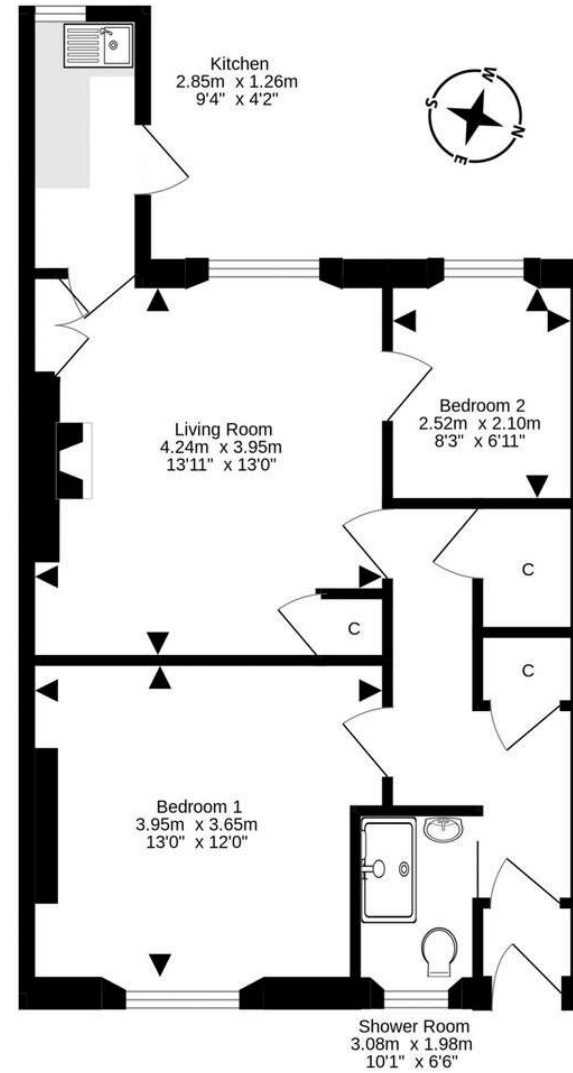
The property will be sold as seen including all items. EPC rating E.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The property is near Haymarket, a popular residential area to the west of the city, within walking distance of the West End's retail and commercial centre and the city centre itself. Haymarket has undergone significant redevelopment and offers a superb range of local shops, cafes and deli's. There are excellent recreational facilities nearby including the Union Canal walkway and cycle path at Edinburgh Quay and also the Fountain Park Leisure Complex at Fountainbridge. The new 'Qmile' development is set to feature exciting retail and leisure space. The city centre itself with its myriad amenities can be accessed on foot in a matter of minutes. There are great transport links, with Haymarket rail station being perfect for commuters. There are also numerous trams and buses that provide swift access in an around the City. By car main roads heading west connect quickly to the city bypass, Edinburgh International Airport, the Queensferry Crossing and the central motorway network.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
Made with Metropix ©2024