



Postcode: EH12 5HA

Bedrooms: 5

Council Tax: Band G



## Exquisite modern five-bedroom terraced townhouse in exclusive West End development

A simply wonderful modern home balancing all the needs that any family might have with the convenience of city-centre living. Featuring large family spaces and no fewer than five double bedrooms, two of which have ensuite shower rooms, this property absolutely has to be viewed.

With a large family room forming the centre point of the home, along with a combined kitchen and dining room with integrated appliances, the five double bedrooms, the two ensuites, a further family bathroom, an additional toilet, a utility room, a dressing room off the master bedroom, two outside terraces and a garden, not to mention the allocated parking space, this is a house that many a dynamic, young family would love to call home. The bright accommodation is split over three levels with the house set in a pleasingly peaceful and quiet spot, despite its proximity to all that central Edinburgh can offer.

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# 10 Devon Gardens, Edinburgh

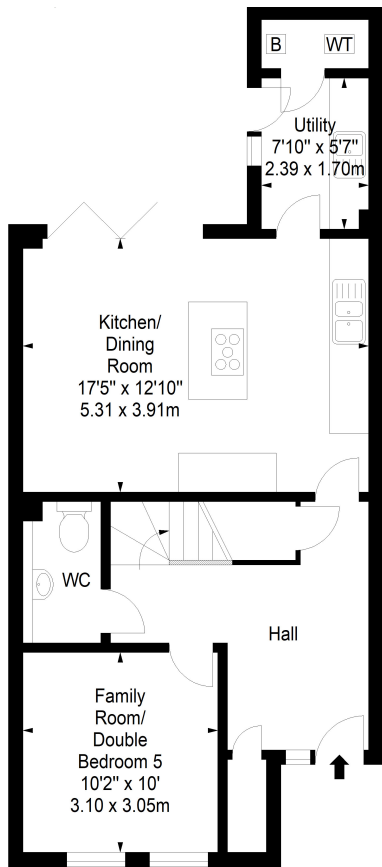


Trains, trams and buses are all easily accessible at Haymarket, only a short walk away. Princes Street and the many attractions of Edinburgh's city centre are also all within walking distance.

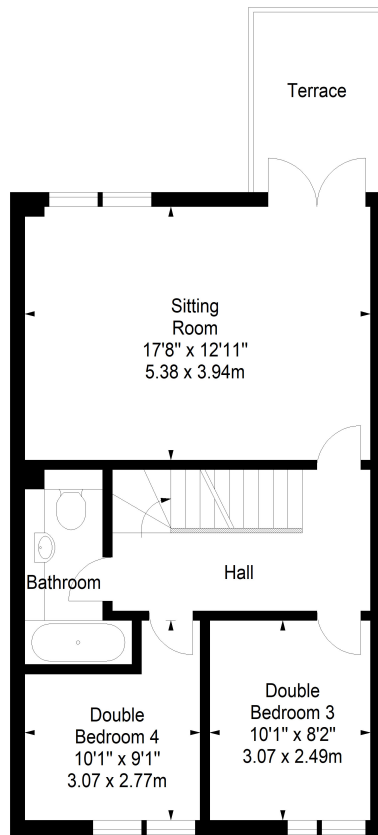
As one might expect, the property benefits from gas central heating and double-glazing.



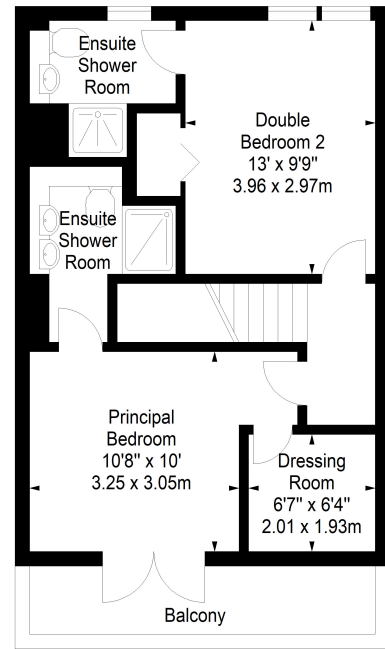
# 10 Devon Gardens, Edinburgh



Ground Floor



First Floor



Second Floor

# 10 Devon Gardens, Edinburgh



## Features

Allocated parking space, gas central heating and double-glazing.

## Viewing

Viewing is by appointment with the selling agents. A video tour is available online.

## Notes

White goods, fitted floor coverings, light fittings (save light shades in the children's bedrooms) and window coverings are included. No warranty will be provided in respect of white goods, nor are smoke detection systems in the property warranted as being in compliance with current regulations. Maintenance charges for common ground are approximately £150 pa.



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No warranties are made regarding the working order of appliances or systems. These particulars are not contractually binding and statements or plans are not warranted. Dimensions are approximate. Interested parties are advised to note interest with Mattac as soon as possible and in the event of a closing date the seller shall not be bound to accept the highest or any offer. Offering Solicitors are advised to use the Scottish Standard Clauses (SSC). Any Offer which does not use the SSC may be responded to by deletion of the non-standard clauses and replacement with the SSC.