



# DEVON PLACE GARDENS

— COATES • EDINBURGH —

SIX LUXURY FAMILY HOMES  
IN THE WEST END OF THE CITY

# LOCATION

Artist's impression of finished development



Devon Place Gardens is situated in Devon Place, close to Haymarket and the West End of Edinburgh city centre. The development itself is within easy walking distance of the West End and Princes Street, providing access to excellent shopping and leisure facilities including restaurants, theatres etc, while maintaining all the benefits of living in a quiet residential area.

The surrounding architecture is an eclectic mix of old and new. Devon Place itself comprises traditional terraced houses and Devon Place Gardens has been carefully designed using traditional materials to blend in harmoniously with the existing buildings. Just round the corner, the main road is dominated by the imposing façade of Donaldson's School, with rows of Victorian terraced townhouses opposite and modern office buildings towards the city centre.



Devon Place Gardens is situated in an ideal location for commuting – Haymarket Station is only a few minutes walk away and the main Corstorphine Road takes you out past the zoo to the airport and the city bypass, providing access to the M8 to Glasgow and the M9 to the Forth Bridges and the north.

Purchasers will also benefit from one year's free membership of the Edinburgh City Car Club, with a car collection point situated in Magdala Crescent, across the road from the development.



## THE DEVELOPMENT

Devon Place Gardens is a new development of just six 3 bedroomed terraced houses, and is built on the site of a former wine emporium. It has been carefully designed to comply with stringent planning guidelines, and is traditionally constructed with a natural stone façade, a slated pitched roof and dormer windows, and is set slightly back from the road with a small paved front garden.

In direct contrast to the exterior, the interior offers the very best of modern design, with high quality features and fittings throughout. The fitted kitchens are fully equipped with integrated Siemens oven, hob and extractor, microwave, fridge freezer, washer drier and dishwasher, and all bedrooms have access to en suite facilities.

Patio doors lead from the quiet rear positioned living room to a generously sized garden, laid with turf and paving slabs, and including a garden shed. The external rear boundary of the development is almost completely surrounded by a substantial stone wall within which individual rear gardens are separated by timber fencing.



*Abbey has a reputation in the Glasgow area for innovative urban design on challenging city centre sites. Based in Paisley the company has completed 268 units over 10 developments.*

*These range from the award-winning 73 apartments at the Matrix to 2 executive detached art-deco style houses in Jordanhill. Abbey also has experience of conservation development, including 65 apartments at Chroma, Langside and the conversion of 2 townhouses in the Park area.*

*In addition to Devon Place Gardens, the company is developing 68 houses in Knockentiber, Ayrshire and has a number of other projects in the pipeline.*

Computer generated images of the development are for illustrative purposes only. The garden and landscaping shown do not form part of any specification and are for illustrative purposes only. External appearances may be subject to variation on completion of the project. Prior to making a purchasing decision, please consult with the sales agent for the latest information.



# ACCOMMODATION

## GROUND FLOOR

### LIVING ROOM

4.85 x 4.64m 15' 11" x 15' 3"

### KITCHEN

2.65 x 3.13m 8' 8" x 10' 3"

### BEDROOM 3

2.65 x 3.03m 8' 8" x 9' 11"

### SHOWER

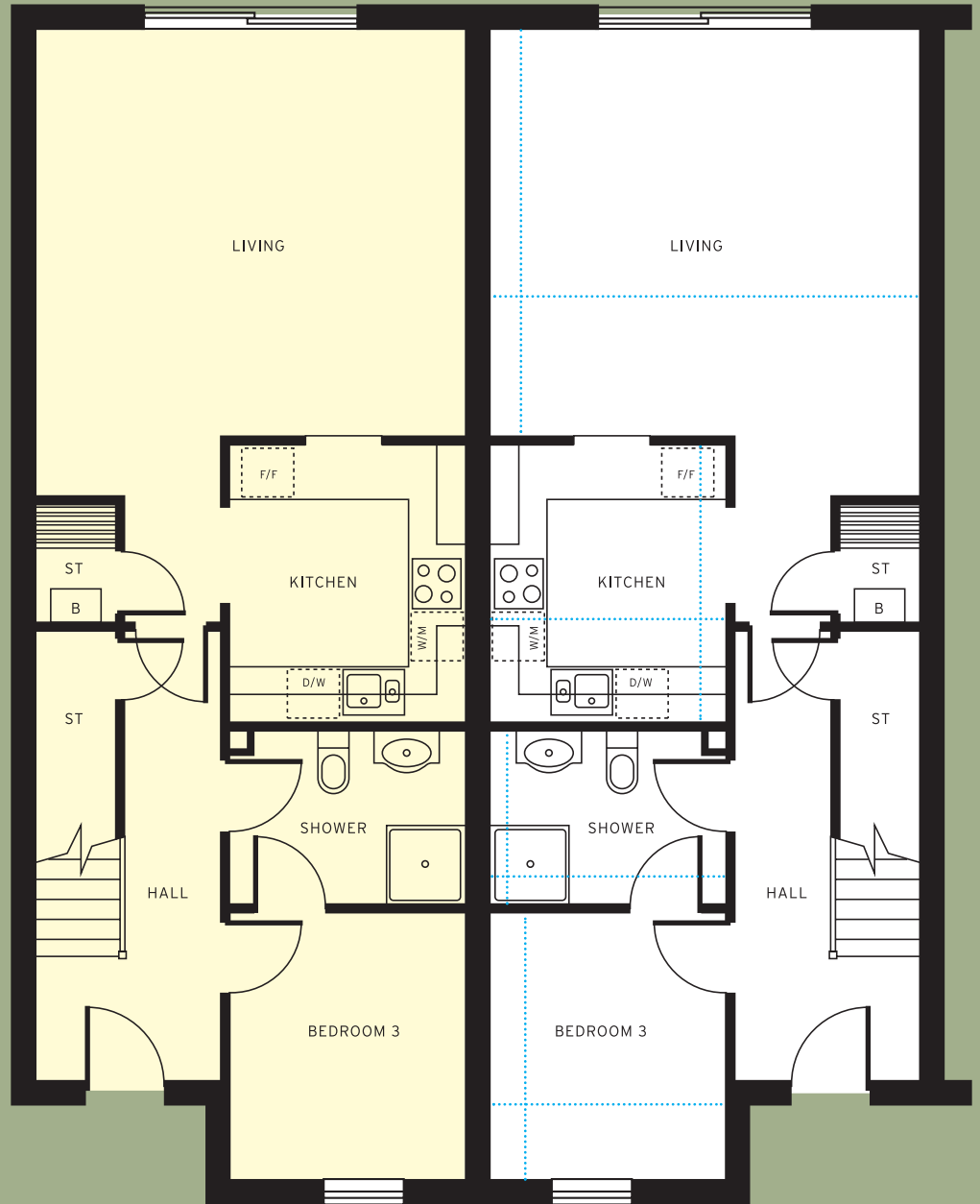
2.65 x 2.00m 8' 8" x 6' 7"

### REAR GARDEN

5.10 x 10.0m 16' 9" x 32' 9"

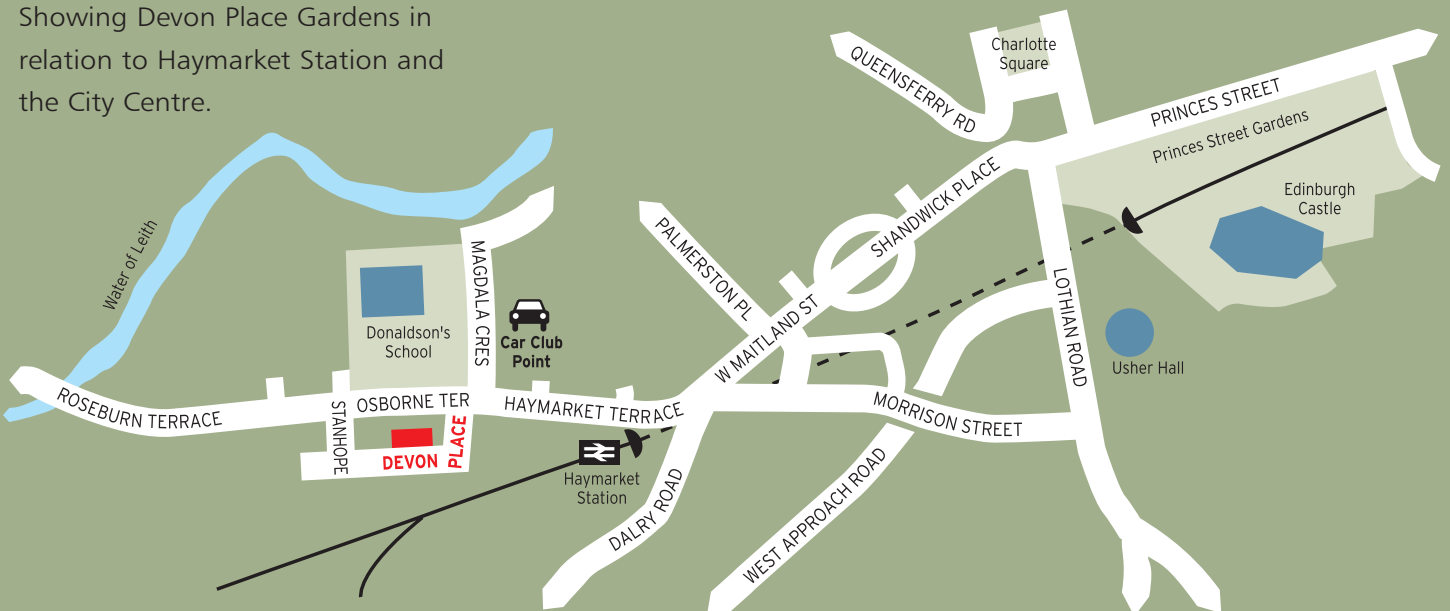
All measurements are taken at the points indicated by the blue dotted rules.

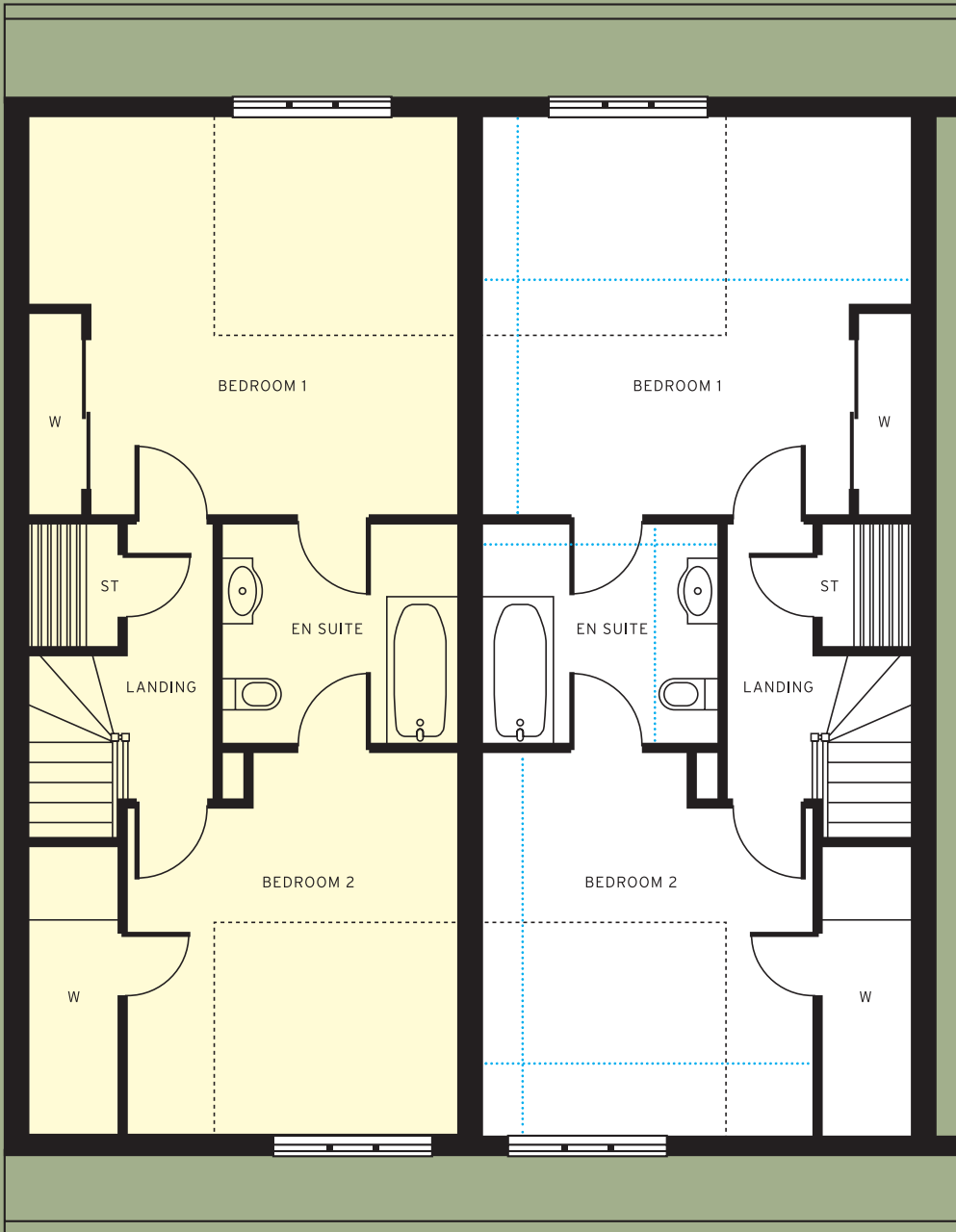
The floor plans and development overview are not drawn to scale and are for illustrative purposes only.



## SITE LOCATION MAP

Showing Devon Place Gardens in relation to Haymarket Station and the City Centre.



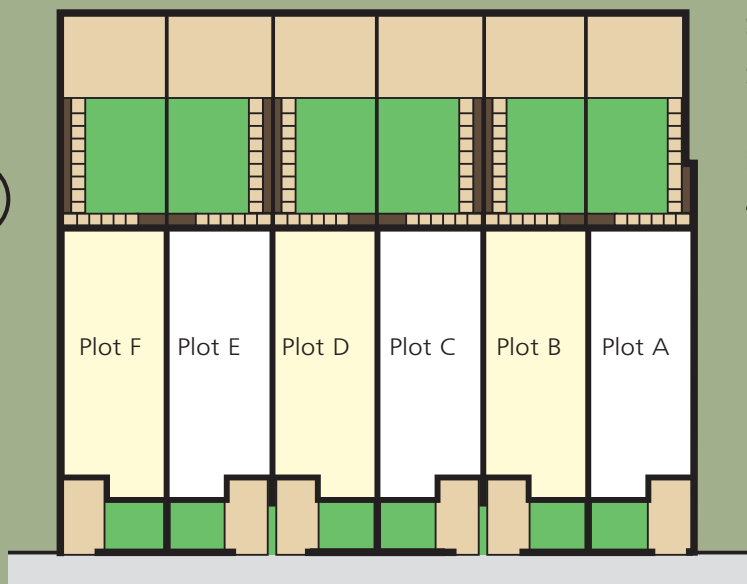


**UPPER FLOOR**

BEDROOM 1	4.85 x 5.31m	5' 10" x 17' 5"
BEDROOM 2	3.72 x 5.13m	12' 2" x 16' 10"
EN SUITE	2.67 x 2.54m	8' 9" x 8' 4"

All measurements are taken at the points indicated by the blue dotted rules.

All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently they do not form part of any contract. Room layouts are provisional and may be subject to alterations. Please refer to the "IMPORTANT NOTICE" section at the back of this brochure for further information.



**SITE OVERVIEW**

Showing the relationship of the individual properties and gardens to Devon Place

DEVON PLACE

# SPECIFICATION

Kitchen shown is for illustrative purposes only, but is representative of quality.



## EXTERIOR

Traditionally built house with natural stone wall to front, smooth render on blockwork to rear, and natural slated pitched roof.

## WINDOWS & DOORS

High performance double glazed factory finished and painted redwood casement windows and sliding French doors to rear garden. Swedoor glazed front door with Police 'Secured by Design' certification. Veneered internal pass doors .

## DECORATION

Emulsion paint to walls and ceilings.  
Gloss paint to MDF skirtings, architraves and windowboards.

## LIVING ROOM

2.7m (8' 10") high ceiling.  
Low voltage downlights, TV and telephone points.

## KITCHEN

Choice of English Rose Kitchens with laminated worktops and matching wall panelled splashbacks. Integrated Siemens washer/drier, dishwasher, fridge freezer, stainless steel single fan oven and gas hob, stainless steel chimney hood and wall mounted microwave oven.  
Blanco Tipo 1 1/2 bowl stainless steel sink with drainer and single lever chrome tap.  
Low voltage downlights and stainless steel under-unit lights.  
Choice of ceramic floor tiling.

## SHOWER ROOM & EN SUITE

White sanitary ware from the award winning Scope Bathroom Interiors including Laufen Pro A close-couple WC set.  
Eden wall-hung vanity unit, oak veneer with 750mm wide slab basin and Scope Storm mono mixer tap.  
750 x 550mm Eden mirror.  
Choice of ceramic partial wall tiling and floor tiling.  
Low voltage downlights.  
**Shower Room** has a Scope Capello 900 x 900mm Corner Entry enclosure, resin stone tray and Bristan 9.5kw electric shower.  
**En Suite** has a supersteel enamel bath 1700 x 750mm with Storm bath filler and decorative bath panels.

## BEDROOMS

Fitted wardrobes with frosted glass doors, hanging rail and shelf (Bedrooms 1 & 2 only).  
TV point, pendant lighting.

## HEATING

Gas central heating by gas combination boiler.  
Thermostatically controlled radiator valves.

## TECHNOLOGY

A wireless router is provided for remote internet access.

## WARRANTY

Premier 10 year warranty Guarantee.



## GARDEN

Partially paved front garden, rear garden with turf, paving slabs and patio area. Garden shed for bicycle storage. Timber fencing.

## EDINBURGH CITY CAR CLUB

All purchasers will receive one year's membership.  
Full details on request.

## TERMS

Consents: All work will conform to relevant permissions and building regulations.  
Purchase Procedure: On decision to purchase, please refer to the selling agents for full reservation procedure.  
Selling Agents: Rettie & Co 1 India Street Edinburgh EH3 6HA  
Tel 0131 220 4160 Fax 0131 220 4159

## IMPORTANT NOTICE

The developer reserves the right to amend the specification as necessary without prior notice, but to an equal or higher standard.  
Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and as such should be treated as a guide only. Details should be confirmed with the selling agent and the interested party is advised to consult their solicitor. Please note that items specified in literature may depict appliances, fittings and decorative finishes that do not form a part of the standard specification. The name "Devon Place Gardens" is the marketing name for the development, and is subject to approval by the relevant authorities. The project is a new development which is currently under construction. All plans in this brochure are for illustrative purposes only and are not drawn to scale. They do not form part of any contract. The dimensions and floor plans given are taken from the architect's design proposals and may be subject to change. Up to date plans will be available to view from the sales agents. None of the units described have been completed at the time of going to print. The kitchen and bathroom layouts are provisional and may be subject to alteration. Please consult with the sales representative before making a purchasing decision. Particulars prepared January 2006.

