

COULTERS[©]

2/5 SAXE COBURG TERRACE

STOCKBRIDGE, EDINBURGH, EH3 5BU

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Set on the second floor of a traditional tenement in the heart of Stockbridge, this beautifully presented one-bedroom flat offers bright, well proportioned accommodation in excellent decorative order. Filled with natural light throughout, the property combines attractive period features with stylish contemporary finishes and is ideally placed just a short walk from the area's excellent cafés, independent shops, restaurants and the city centre. The welcoming living room is a particularly impressive space, with large windows allowing light to flood in and highlighting the elegant solid oak flooring. A striking marble mantelpiece creates an attractive focal point, while decorative cornicing, wall panelling and a useful press cupboard add to the room's character and practicality.

KEY FEATURES



Beautifully presented, bright & well proportioned top floor flat.



Delightful double bedroom with walk-in wardrobe.



West facing rear shared garden.



Residents' on street permit holder parking.



Located in sought after Stockbridge.



A short walk from local amenities.



EPC Rating - C



Council Tax Band - D





The well-appointed kitchen is fitted with a range of wall and base mounted cabinetry and incorporates an induction hob, oven, dishwasher, fridge and freezer, providing everything required for modern day living. Peacefully positioned to the rear of the building with a desirable west-facing aspect, the generous double bedroom enjoys a charming window seat and benefits from a spacious walk-in dressing room. A separate utility cupboard houses the washing machine and includes fitted coat hooks, providing excellent additional storage. A convenient, separate WC is located off the hall. Completing the accommodation is a contemporary bathroom comprising a bath with shower over, heated towel rail and wash hand basin.

Externally, residents have access to a delightful west-facing shared rear garden, ideal for enjoying the afternoon and evening sun. Resident permit parking is available on the surrounding streets.





THE LOCAL AREA

Saxe Coburg Terrace is a sought-after street of period properties situated in sought after Stockbridge. It is an excellent position from which to enjoy fashionable bars and pubs and renowned eateries including the popular Lannan Bakery (just around the corner!).

Princes Street, George Street, and St James Quarter are just a short walk away whilst convenience stores, pharmacies, hairdressers and more are right on the doorstep. Larger shopping is available at Tesco in nearby Canonmills, and there is a Waitrose in Comely Bank.

The green spaces of Inverleith Park, and The Royal Botanic Garden are easily reached as is the Water of Leith walkway. Recreational opportunities await at the nearby Glenogle Swim Centre and The Grange Club which hosts a variety of sporting activities including tennis, cricket and hockey.

Waverley Railway Station, Edinburgh Bus Station, and the Tram link to Edinburgh Airport are a little over fifteen minutes away.



EXTRAS

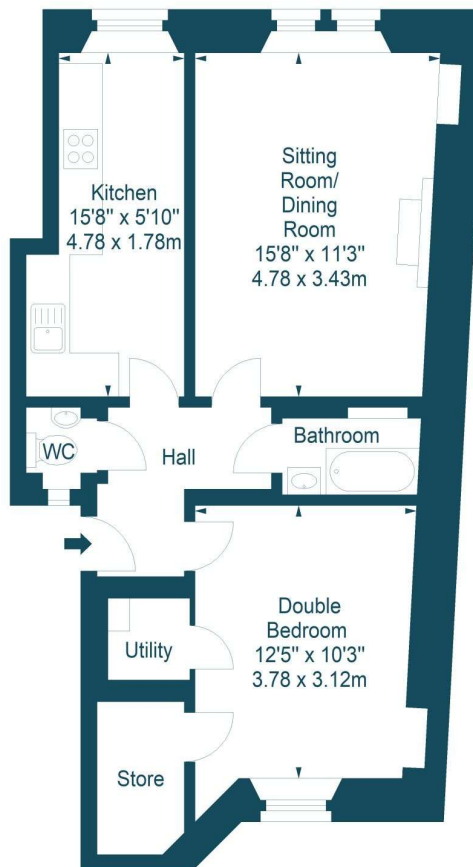
All curtains, blinds, fitted flooring, light fittings, washing machine and kitchen appliances are included in the sale price.



Saxe Coburg Terrace,
Stockbridge,
Edinburgh, EH3 5BU



Approx. Gross Internal Area
565 Sq Ft - 52.49 Sq M
For identification only. Not to scale.
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Second 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.