

COULTERS ©

2/6 SAXE COBURG TERRACE

STOCKBRIDGE, EDINBURGH, EH3 5BU

 2 BED  1 BATH  2 PUBLIC

PERMIT HOLD



TAKE A LOOK INSIDE

2/6 Saxe Coburg Terrace is a bright, well proportioned top floor flat, forming part of a traditional tenement building in the highly desirable area of Stockbridge. The property retains many of its period features and been a much loved home for many years, but is now ready for it's next exciting period of ownership.

To the front of the property is the spacious sitting room with an beautiful fireplace creating a lovely focal point in the room. Overhead ornate, decorative cornice work is complimented by a picture rail, whilst underfoot the original floor boards have been sanded and varnished. An open shelved press is located in the corner.

KEY FEATURES



Well proportioned traditional tenement flat.



Two bright bedrooms.



An enclosed, west facing shared garden to the rear.



Residents' on street permit holder parking.



Located in sought after Stockbridge with one of the finest bakeries in the city on the doorstep.



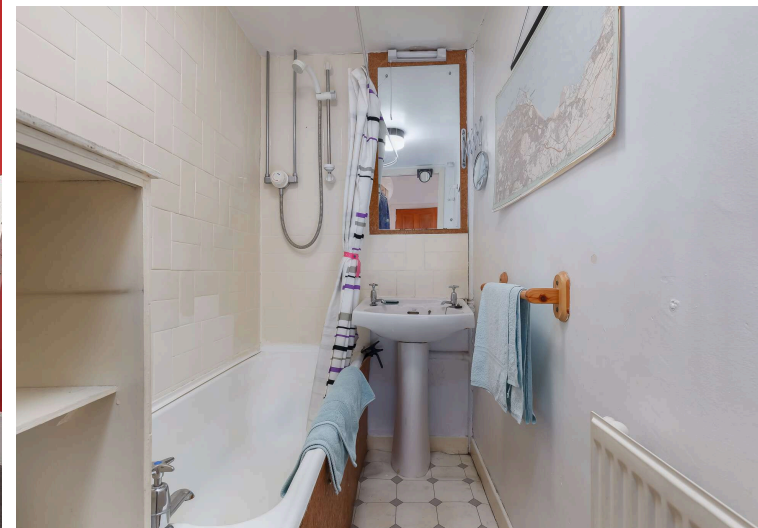
An array of local amenities close by.



EPC Rating - D



Council Tax Band - D



To the rear of the property is the kitchen/dining room, benefitting from a Westerly orientation. Fitted with wall and base mounted cabinetry, with a peninsular arrangement, there is ample space for a dining table and chairs. The gas hob, oven, fridge, freezer, dishwasher and washing machine will be included in the sale. Double bedroom one has an elegant stone fireplace and looks to the front of the property, whilst the smaller second bedroom (currently used as a study) is to the rear and has a window seat (with storage below) to enjoy the sunshine flooding in during good weather. There is plenty of storage within the property. There is a bathroom (with shower over the bath) and a separate WC. Heating and hot water are provided by gas central heating.

There is a shared garden to the rear of the property, mainly laid to lawn and accessed from the communal stair. Residents' permit holder parking is available on the street outside.





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 popular Lannan Bakery.

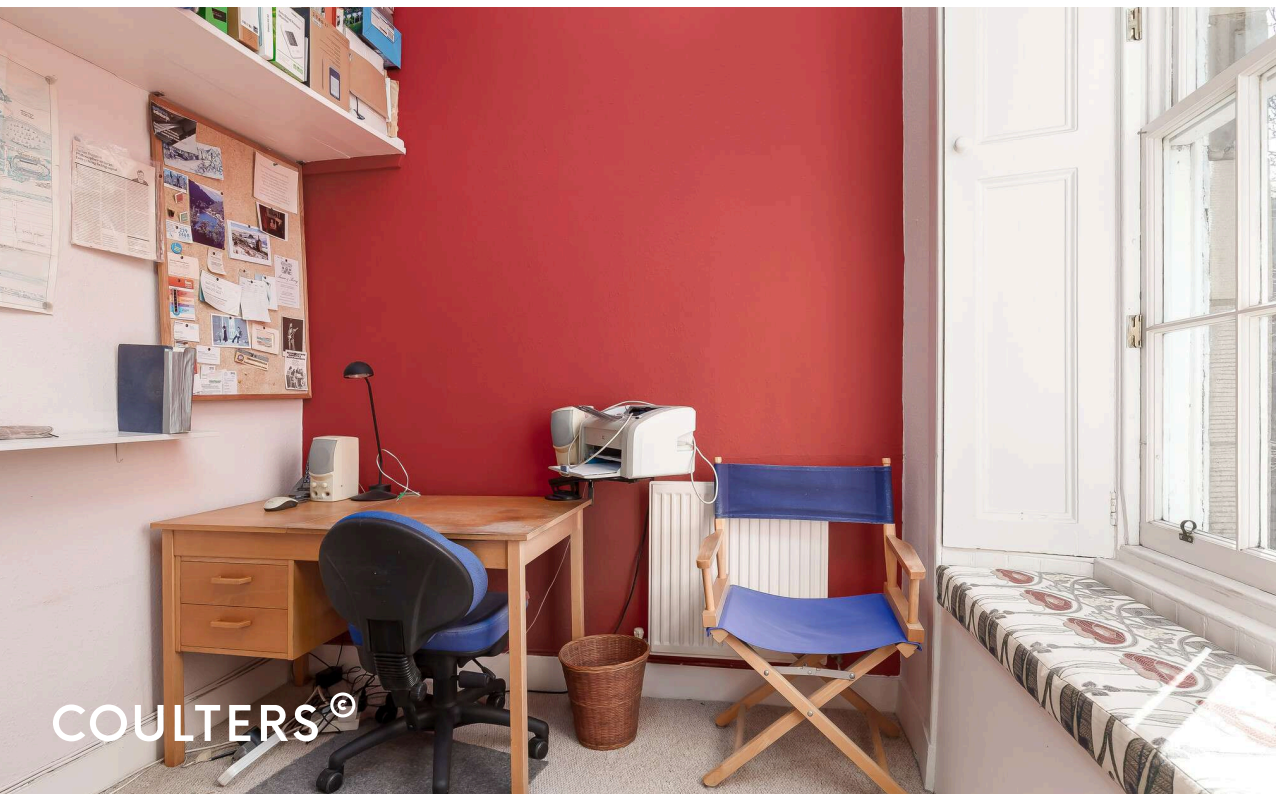
Princes Street, George Street, and St James Quarter are just a short walk away whilst convenience stores, pharmacies, hairdressers and more are right on the doorstep. Larger shopping is available at Tesco in nearby Canonmills, and there is a Waitrose in Comely Bank.

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, light fittings, fitted flooring and integrated appliances are included in the sale price.



HOME REPORT VALUATION: £290,000



Saxe Coburg Terrace,
Edinburgh, EH3 5BN



Approx. Gross Internal Area
669 Sq Ft - 62.15 Sq M
For identification only. Not to scale.
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Second Floor

GET IN TOUCH

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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.