



SAXE COBURG STREET

Edinburgh, EH3





AN EXCEPTIONAL THREE-BEDROOM GARDEN
APARTMENT WITH PRIVATE OUTDOOR SPACE,
POSITIONED IN THE HEART OF
PRIME STOCKBRIDGE

		
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Local Authority: The City of Edinburgh Council
Council Tax band: F
Tenure: Freehold

Offers Over: £695,000



DESCRIPTION

Occupying a prime position on one of Stockbridge's most sought-after streets, 12A Saxe Coburg Street is an exceptional three-bedroom garden apartment, beautifully combining period character with contemporary design and luxurious modern specification. The property has been comprehensively refurbished by the current owner and is presented in immaculate, turnkey condition throughout.

The apartment benefits from an unusually broad frontage and generous proportions, with a wonderfully bright south-facing sitting room positioned to the front of the property. This impressive reception space features elegant cornicing, large sash and case windows with working shutters, and an attractive fireplace, creating a superb setting for both everyday living and entertaining.



To the rear, a magnificent kitchen and breakfast room forms the heart of the home. Designed with both style and practicality in mind, it features bespoke painted solid-wood cabinetry, quartz worktops, a substantial oak island with seating, and a range of integrated Bosch appliances. French doors open directly onto the private rear garden, seamlessly connecting the indoor and outdoor living spaces.

The principal bedroom enjoys a peaceful front-facing aspect and benefits from extensive fitted storage together with a luxurious en suite spa bathroom featuring powerful massage jets. Two further double bedrooms are quietly situated to the rear of the property, each with en suite facilities, providing excellent guest and family accommodation.

A particularly notable feature of the property is the exceptional quality of its refurbishment, with solid wood flooring and underfloor heating. Comprehensive insulation, soundproofing and an integrated MVHR ventilation system further enhance comfort and efficiency. Additional features include a bespoke sauna, utility room, excellent built-in storage and integrated audio systems.





Externally, the property enjoys both a substantial front courtyard and a beautifully landscaped private rear garden, thoughtfully designed as a low-maintenance outdoor retreat with patio seating areas and water features. The gardens provide wonderful entertaining spaces and are a rare asset within the heart of Stockbridge. A useful cellar store further complements the accommodation.

The result is a highly distinctive garden apartment which successfully blends elegant Georgian architecture with contemporary luxury, all within one of Edinburgh's most desirable residential addresses.

LOCATION

Saxe Coburg Street is an elegant Georgian address extending from picturesque Saxe Coburg Place, one of Stockbridge's most attractive garden squares. Set on the northern edge of Edinburgh's New Town, it combines Stockbridge's village atmosphere with easy access to the city centre.

Stockbridge is celebrated for its independent boutiques, cafés, restaurants and bars. Stockbridge Market is within easy reach, while nearby Comely Bank offers a Waitrose supermarket and a wide range of everyday amenities.

Glenogle Swim Centre is just a few minutes' walk from the property. The Water of Leith Walkway, Inverleith Park and the Royal Botanic Garden Edinburgh are also nearby, offering plenty of space to walk, run and cycle. Local sporting facilities include The Grange Club, with tennis, squash, hockey and cricket, and Edinburgh Academicals Rugby Club at Raeburn Place.

George Street is approximately a 15-minute walk away, with frequent buses providing further connections across the city. Dean Village, the Scottish National Gallery of Modern Art and Edinburgh's historic centre are also within comfortable walking distance. The financial district, principal railway stations and tram network are readily accessible.

The property is well placed for a choice of schools, including Edinburgh Academy, Fettes College, St George's School for Girls, The Mary Erskine School and Stewart's Melville College. The property is also within the catchment area for the highly regarded Stockbridge Primary School.

With its Georgian setting, neighbourhood amenities, green spaces and proximity to central Edinburgh, Saxe Coburg Street offers an appealing base in the heart of Stockbridge.





Approximate Gross Internal Area = 1618 Sq Ft - 150.31 Sq M
Unlined Cellar Store: 54 Sq Ft - 5.02 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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I would be delighted
to tell you more.

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