



16 3F1 Saxe Coburg Street Stockbridge, Edinburgh





Attractive two bedroom flat, situated on an extremely picturesque square in Edinburgh's Stockbridge.

## 16 3F1 Saxe Coburg Street Stockbridge, Edinburgh EH3 5BW



### Description

16 Saxe Coburg Street is an immaculately presented top floor flat with open views. The entire property has been carefully looked after and refurbished to a high standard.

The sitting room has wonderful open views over the tree lined square at Saxe Coburg Place. The room benefits from an array of wonderful features including a fireplace and wooden window shutters. There is an additional box room which can be used as a study/home office.

There are two bedrooms, one with views to the front of the flat and the other with city views to the rear. Both bedrooms have feature fireplaces and space for a double bed and storage.

The bathroom suite is very quirky with a small bath with shower overhead, wash hand basin and WC. There is additional storage cleverly built into the bathroom.

Of particular note is the spacious kitchen/dining room which has a fantastic window seat with views over the city skyline and communal gardens to the rear. This room is exceptionally bright and benefits from sunshine from the early hours. There is ample storage with numerous kitchen units and a press style cupboard. The dining area can easily accommodate 6-8 guests.



## Accommodation

Breath-taking open views south across the city and north over the square | Original features throughout, including fireplaces, wooden doors, working shutters and cornices | Sitting room with additional box room/study | Access to a wonderful communal garden | Kitchen has large dining area and a gas burning stove | Situated on a very fashionable square, close to all the amenities of Stockbridge and the New Town | EPC = D



This flat has ample storage options with no fewer than four storage cupboards throughout.

Externally, there is a large communal garden to the rear of the property.

## Situation

Saxe Coburg Street extends from Saxe Coburg Place, a classic tree lined square located on the northern edge of the New Town less than one mile from Princes Street.

Its tranquil location is enhanced by no through-traffic and belies its close proximity to Stockbridge with its excellent local shopping, a choice of restaurants, bistros and coffee shops.

Additionally it has its own library, primary school and swimming baths and is within easy reach of a choice of private schools.

The Water of Leith runs close by and the open spaces of Inverleith Park and the Royal Botanical Garden are within walking distance.



**16 3F1 Saxe Coburg Street Stockbridge, Edinburgh EH3 5BW**

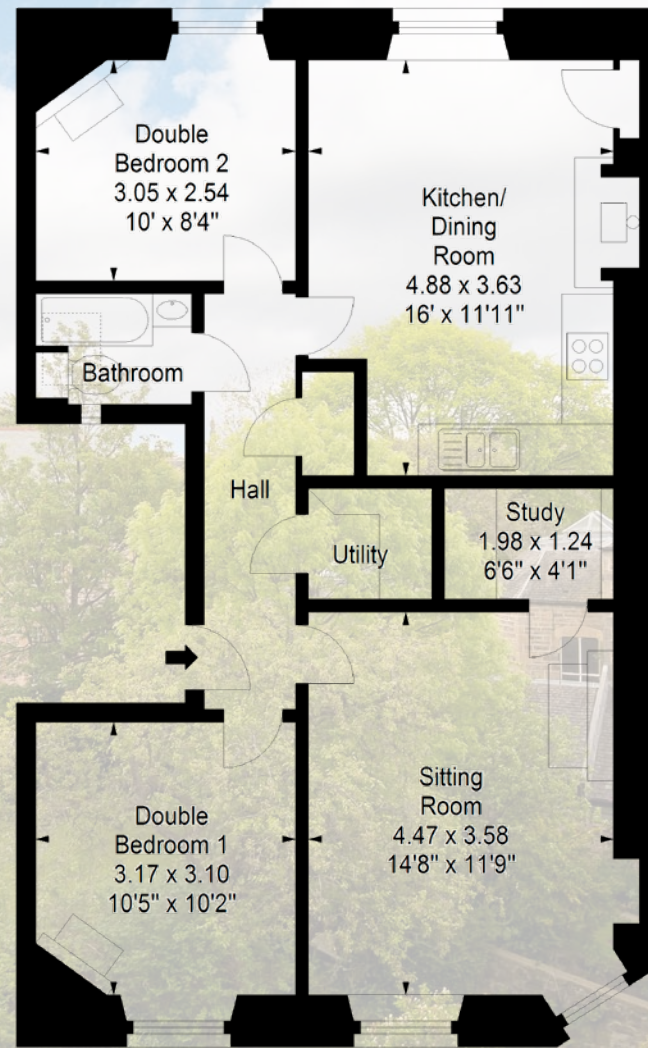


## Floorplans

Approximate Gross Internal Area **68.84 sq.m (741 sq.ft)**

For Identification Only. Not To Scale

© SquareFoot 2019.



**Third Floor**

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 220519JF

**Savills Edinburgh**  
8 Wemyss Pl, Edinburgh  
EH3 6DH

edinburgh@savills.com  
0131 247 3770  
savills.co.uk

**savills**