

Saxe Coburg Place  
Stockbridge  
EH3









# Saxe Coburg Place Stockbridge

## **EH3**

**A beautiful townhouse with impressive interiors  
in a prime Stockbridge address.**



# Description

This beautiful A-listed Georgian house has been carefully renovated by the current owner and combines elegant living and entertaining space with up to five double bedrooms and two bathrooms. It showcases wonderful original features throughout, including intricate cornicing, panelling and working shutters. Located in a charming and peaceful garden square in Edinburgh, this is an example of a Stockbridge townhouse at its very best.

Immediately upon entering, there is a sense of the space and the beautiful period details in the property, as well as the interior design and attention to detail. The hall leads through to the impressive staircase which is crowned by a cupola. To the front of the ground floor is the sitting room which has south facing windows that flood the room with natural light and provide views across the pretty communal gardens opposite. To the rear is a contemporary kitchen with a large island unit, excellent storage and French doors leading out to the garden. The kitchen has an open plan feel, connecting directly to the dining room. Also on the ground floor are a WC and utility room, accessed from the kitchen.







To the rear of the first floor is the impressive principal bedroom suite which consists of a bedroom, large dressing room and a beautiful bathroom with a roll top bath and walk-in shower. There is a further bedroom on this floor. To the front is the stunning drawing room which provides wonderful entertaining space and has three large windows looking out onto the square.

The lower ground floor provides flexible accommodation which can be used as secondary accommodation if desired, with its own kitchen, two bedrooms, a shower room and living space. Alternatively, it can provide further family accommodation or would be ideal for guests.

Outside, there is an attractive paved garden, perfect for outside dining. There is direct access from here to a path leading to Glenogle Road and Saxe Coburg Street. To the front, there is a separate entrance giving access to three under pavement cellars.

### Features include:

- Beautiful period details including working shutters, fireplaces and elaborate cornicing
- Stunning contemporary interiors
- Wonderful views of Saxe Coburg Place
- A prime location in one of Edinburgh's most sought-after addresses
- Private garden and three under pavement cellars



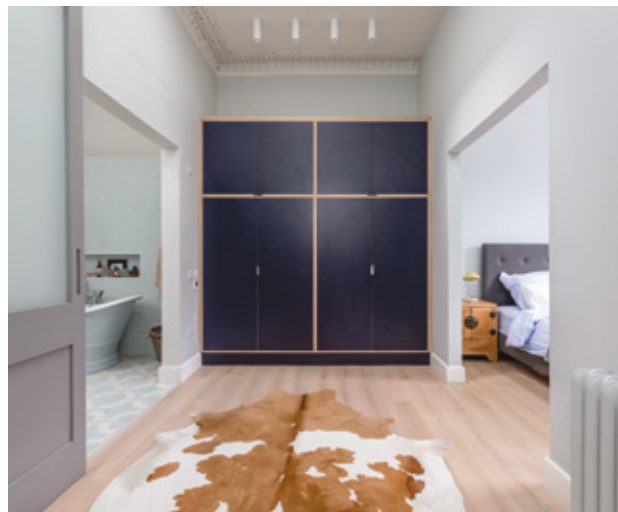


## Location

Saxe Coburg Place is widely regarded as one of Edinburgh's most sought-after residential addresses, on the edge of the New Town and within the popular Stockbridge area. It enjoys all the advantages of central living, with easy access to the city's main business and commercial centres. The Royal Botanic Gardens, Inverleith Park, the Water of Leith walkway and the Dean Gardens are all located within walking distance. Stockbridge also offers a wealth of local independent shops and a cosmopolitan choice of cafes, restaurants, bars and boutiques. Princes Street and the West End are within approximately half a mile. Edinburgh is renowned for its excellent private and state schooling. The Edinburgh Academy, Fettes College and Erskine Stewart's Melville Schools are all within easy reach, and the property falls within the catchment areas for Stockbridge Primary School and Broughton High School. The Cargilfield school bus also collects from the end of the square every morning. Waverley and Haymarket train stations are close by and there is a good bus network in the area. Edinburgh Airport is within 8.2 miles.

## Financial Guarantee/ Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation





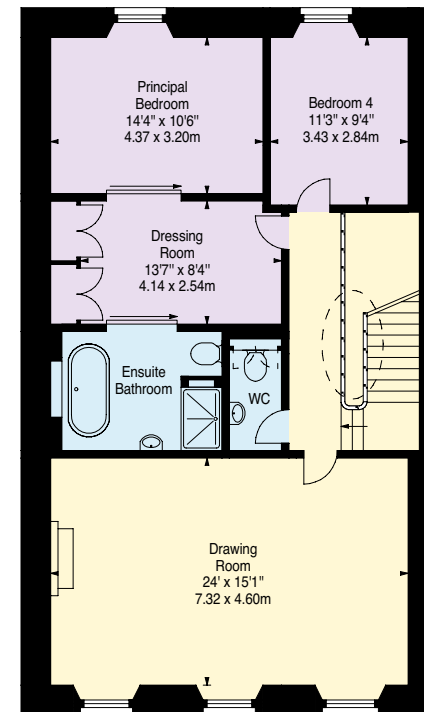
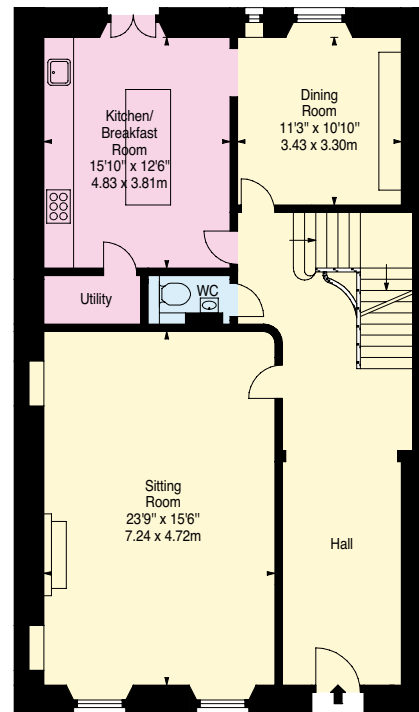
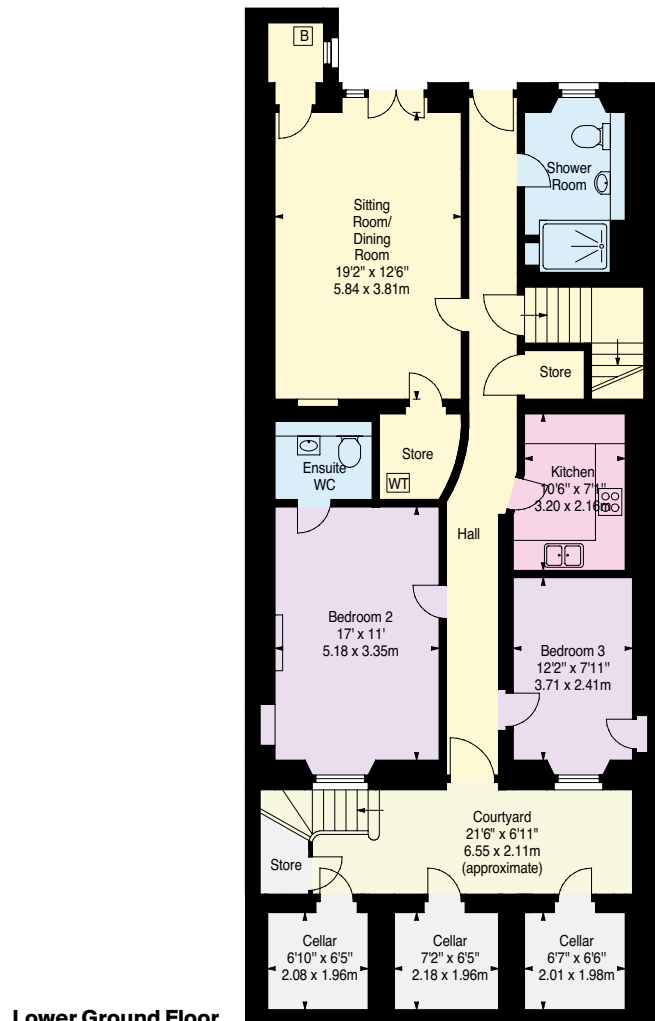


from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

## Council Tax

Band H





**Approximate Gross Internal Floor Area**  
**3241 Sq Ft - 301.09 Sq M**  
**Cellars & Store: 180 Sq Ft - 16.72 Sq M**

This plan is for guidance only and must not be relied upon as a statement of fact.  
 Attention is drawn to the Important Notice on the last page of the text of the Particulars.

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**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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