



4/1 SAXE COBURG TERRACE

STOCKBRIDGE, EDINBURGH, EH3 5BU



1 PUBLIC



2 BED



1 BATH

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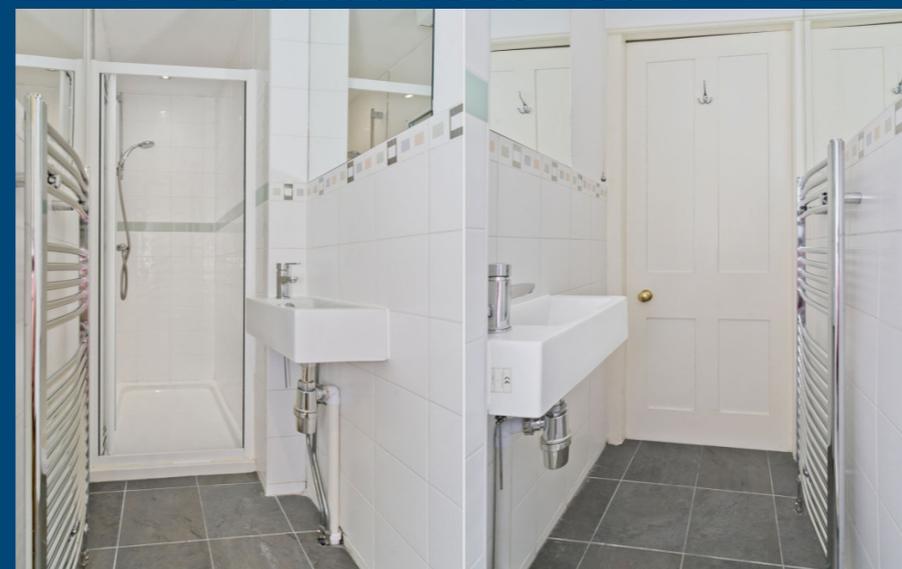
SAXE COBURG TERRACE

Forming part of a handsome, B-listed Victorian tenement building in highly desirable Stockbridge, within the New Town conservation area, this two-bedroom ground-floor flat offers wonderfully light and airy accommodation enhanced by modern fixtures and fittings, and beautiful period features. It is sure to appeal to a wealth of purchasers, including first-time buyers, professionals, couples, young families, downsizers, and rental investors alike, with close proximity to outstanding amenities.

Features

- Ground-floor flat in Stockbridge
- Part of a B-listed Victorian tenement
- Modern presentation and lovely period features
- Secure shared entrance
- Welcoming hallway
- Large living/dining room with fireplace
- Contemporary breakfasting kitchen
- Two airy bedrooms
- Modern shower room
- Separate two-piece WC
- Access to a shared garden
- Residents' permit parking (Zone 5A)
- Gas central heating system
- Traditional sash-and-case windows

"This two-bedroom ground-floor flat lies close to excellent amenities and within easy walking distance of the Royal Botanic Garden and Inverleith Park."



EPC Rating - D

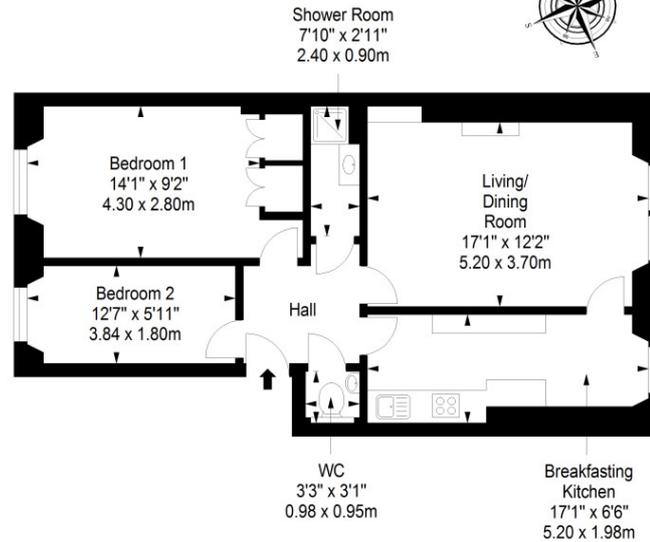
Home Report Value - £315,000

For up to date price & viewing information contact VMH Property or visit us online.



Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Ground Floor
Approx. 58.9 sq. metres (634.0 sq. feet)



Total area: approx. 58.9 sq. metres (634.0 sq. feet)



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CHARTERED FIRM

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.