



# Saxe Coburg Street

, Stockbridge, Edinburgh, EH3 5BW

## Rental £1,695 pcm

2 bedroom Flat / Apartment available 11 September 2025

60 Queen Street , Edinburgh , , EH2 4NA  
[enquiry@murrayandcurrie.com](mailto:enquiry@murrayandcurrie.com)

**0131 226 5050**

### Opening Times

Mon 08.00 - 18.00; Tues 08.00 - 18.00  
Wed 08.00 - 18.00; Thurs 08.00 - 18.00  
Fri 08.00 - 17.00; Sat 10.00 - 16.00; Sun 10.00 - 13.00

- \* Furnished
- \* Fridge Freezer
- \* Heating
- \* Secure Entry Phone

- \* Shower

### Situation

A lovely and enchantingly pretty two bedroom property in a delightfully peaceful cul-de-sac square in the heart of Stockbridge. A stunning two bedroom property that is fully furnished and enjoys a good, enviable location. The property is set on the lower ground floor of a handsome Georgian Terrace. The accommodation comprises: entrance hallway, open plan kitchen/living room with dining area. Both bedrooms to the front and a lovely shower room. The larger bedroom has French doors opening onto a private patio, whilst the smaller room features a traditional sash window with working shutters. The accommodation further benefits from, a private patio, access to shared central gardens for a nominal fee, working shutters, ample storage and permit parking. Saxe Coburg Street forms a traditional Georgian square positioned in the much sought after and fashionable area of Stockbridge. The square is listed under the New Town conservation area and its stunning position, on the edge of the Water of Leith, makes it one of Edinburgh's most desirable residential areas. The area enjoys all the advantages of central living, with easy access to the city's main business and commercial centres. Stockbridge boasts a wealth of specialist shops and a cosmopolitan choice of cafés, restaurants and bars. A number of leisure facilities are within the vicinity and include Inverleith Park, the Royal Botanic Garden, the Water of Leith Walkway and Glenogle Swim Centre, which can be accessed directly from the square itself. Edinburgh is renowned for its excellent private and state schooling. The Edinburgh Academy and Fettes College are within easy

Property Ref: inst-10273

All measurements are approximate.

### Further Information

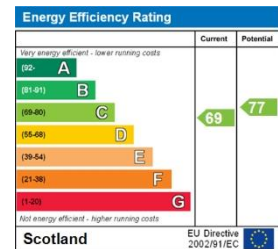
The deposit required is £1,695

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company

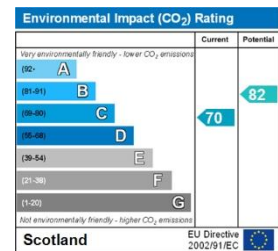
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

### Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

Creation Date: 14/08/2025

### IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Murray & Currie Ltd, 2025. Murray & Currie Ltd Registered in Scotland No. SC 342 656