



CARLTON STREET

Edinburgh, EH4

A RARELY AVAILABLE CORNER APARTMENT

Located in a prime city centre address.


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Permit


EPC


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

Offers Over: £650,000



DESCRIPTION

Occupying the second and third floors of an impressive corner townhouse in the heart of Edinburgh’s prestigious Stockbridge area, this generous three-bedroom apartment benefits from an abundance period charm and outstanding potential to create a truly remarkable home in one of the city’s most coveted addresses.

Enjoying a prime position with open outlooks, the property offers a spacious and flexible layout. A bright hallway welcomes you, with all rooms conveniently accessed from here. To the front, the elegant living room and formal dining room enjoy a commanding position, both filled with natural light. To the rear, the kitchen presents excellent scope for contemporary redesign. The accommodation includes three bedrooms — the principal being notably spacious — along with a bathroom and a separate shower room, providing versatility for modern living.



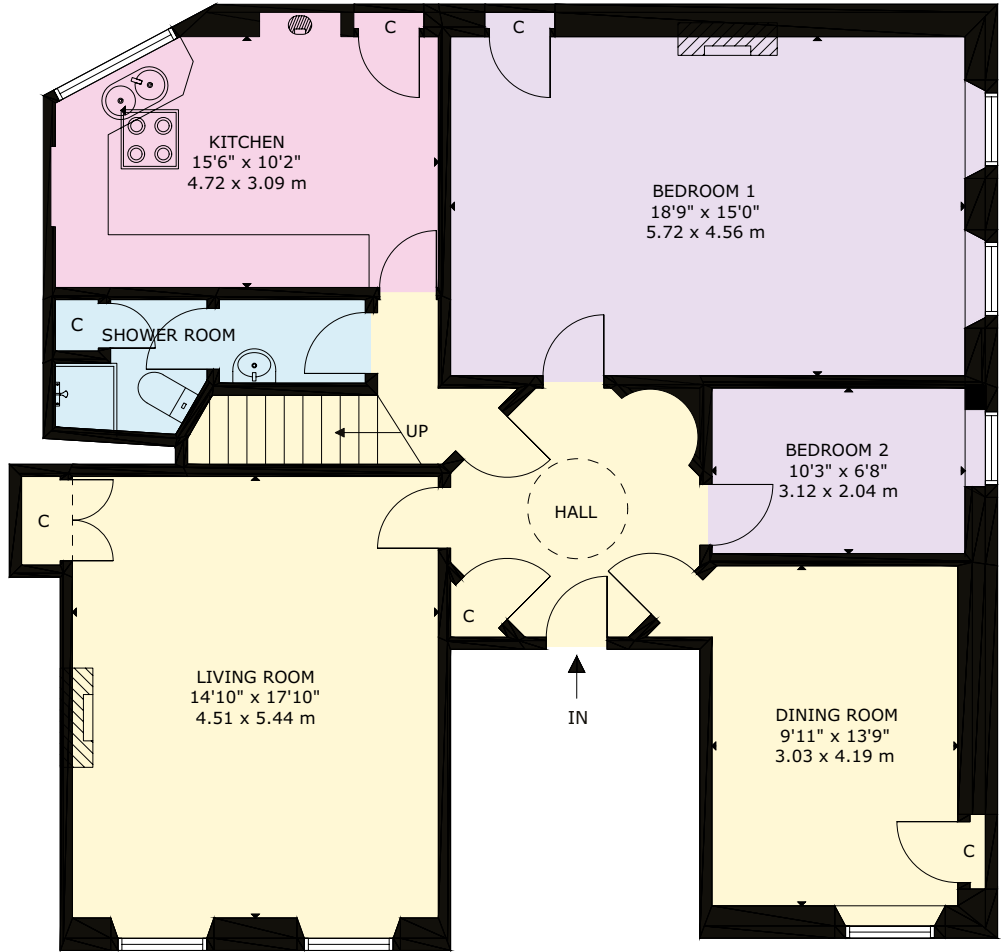
While now requiring modernisation, the apartment offers a superb blank canvas for those wishing to add value and personalise the interiors to their own taste. Carlton Street is celebrated for its exquisite Georgian architecture and sought-after setting, with Stockbridge’s boutique shops, cafés, and restaurants just moments away. The city centre, Royal Botanic Garden, and picturesque riverside walks along the Water of Leith are also within easy reach.

Externally the property benefits from a private cellar, permit parking and access to Resident’s garden.

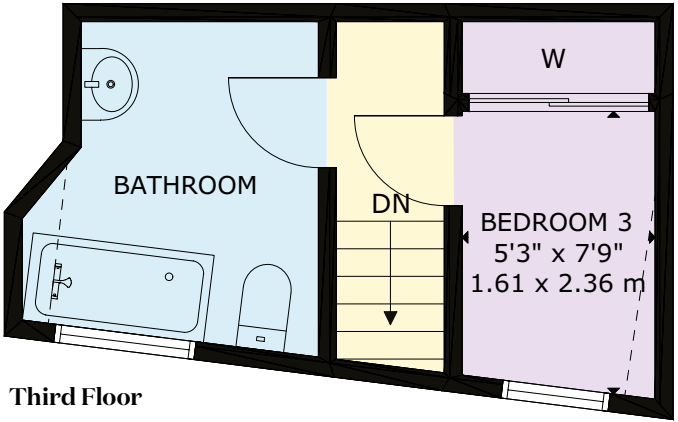
LOCATION

Carlton Street is an elegant cobbled street within the Stockbridge area which is widely regarded as one of Edinburgh’s most sought-after residential locations. The Dean Gardens, The Royal Botanic Gardens, Inverleith Park and the Water of Leith walkway are all located within walking distance and a variety of local independent shops, restaurants, coffee shops and boutiques can all be found in the immediate area. Princes Street, the West End and the New Town are also within approximately half a mile of the property.

Many of Edinburgh’s renowned schools are in the vicinity, including Stockbridge Primary, Broughton High School, The Edinburgh Academy, Fettes College, Erskine Stewart’s Melville Schools and St. George’s School for Girls. Waverley and Haymarket train stations are within easy reach and there is a good bus network in the area. Edinburgh Airport is approximately 7.4 miles away.



Second Floor



Third Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Area =
1,301 sq ft / 121 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.

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.

I would be delighted
to tell you more.

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