





STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS



16/1 Carlton Terrace
Edinburgh, EH7 5DD

Hallway
Lounge/Dining Room
Fitted Kitchen
Double Bedroom
Bathroom
Gas Central Heating
Communal cleaning and electricity approx. £15 per month
EPC: C
Council Tax Band: F

Experience the perfect blend of tranquillity and sophistication in the heart of Edinburgh. This exceptional property offers a quiet, elegant environment amidst the bustling city centre, with immediate access to shopping, restaurants, cafes, and convenient transportation options, including buses, trains, and airport shuttles. Situated directly opposite the renowned Calton Hill and the historic Edinburgh Observatory, this property boasts stunning views extending to the distant sea. It is set within a handsome Georgian terrace and shares the prestigious building with the US Consulate, making it a prime location of unmatched stature.

Every room in this property is bathed in natural light through independent windows, enhancing the bright and airy atmosphere. With its strong potential for market appreciation, this property offers an exceptional opportunity for both personal living and investment. The expansive layout also presents ample space for renovation, further increasing its value and appeal. The property enjoys spacious accommodation, and a wealth of period features including the attractive fireplaces, high ceilings and ornate cornicing, while benefiting from modern aspects such as gas central heating.

Residents enjoy exclusive access to private tennis courts and golf courses, adding to the luxurious lifestyle offered by this rare gem in Edinburgh. This is truly a superstar property, combining prime location, elegance, and unparalleled amenities.

The property comprises; a secure entry system and elegant stairwell leads to the welcoming hallway, hosting a generous storage cupboard and loft access. The living/dining room is the sociable heart of the home providing an impressive floor space, an attractive fireplace, an abundance of natural light and exceptional views of the city and towards fife in the autumn and winter months. The kitchen is fitted with base and wall-mounted units providing ample storage and worktop space as well as the appliances including an electric oven, 5-hobbed gas cooker, cooker hood, microwave and fridge freezer. The bedroom is also generously proportioned and quietly positioned, benefiting from a sizeable sash window which floods the room with natural light, while providing a private, leafy outlook. Finishing the property is the 3-piece bathroom suite, which includes a shower over bath, WC and wash basin.

Externally, the property benefits from zoned permit parking and CCTV surveillance.

Built in 1824, Carlton Terrace forms part of William Playfair's contribution to the epic Georgian architecture of the New Town. A cosmopolitan range of independent shops is close at hand at the top of Leith Walk and Easter Road, while the shops of the City Centre including St James Quarter, Harvey Nichols, and the variety of high street shops, bars and restaurants are within easy walking distance. The Playhouse Theatre and the many amenities of the City Centre are all close by. The wonderful open green spaces of Regent Gardens is subject to application & an annual subscription. There are excellent transport links with the nearby York Place tram stop leading out to the airport, and Waverley Station for mainline rail access.





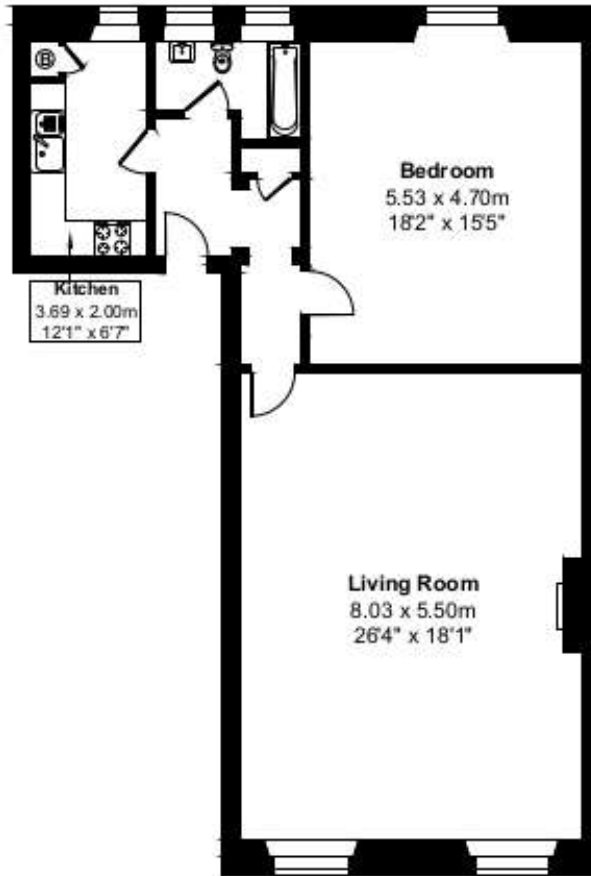






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APPROXIMATE GROSS INTERNAL AREA: 98 M² (1055 FT²)
For Identification Only. Not To Scale. 2024.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit
www.satsolicitors.co.uk



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