



COULTERS<sup>©</sup>

# 11A CARLTON TERRACE

CALTON, EDINBURGH, EH7 5DD

 3 BED  2 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

Nestled on one of Edinburgh's most prestigious Georgian crescents, 11A Carlton Terrace offers a rare opportunity to own a beautifully refined home in a truly historic setting. Forming part of a Grade A listed terrace designed by the renowned William Playfair, this elegant lower-ground floor flat blends timeless architectural charm with thoughtfully designed modern living.

## KEY FEATURES



A listed Georgian garden flat.



Three double bedrooms, one with an en-suite.



Private west-facing garden and access to Regent Gardens.



On street permit parking.



Directly opposite Calton Hill.



Within walking distance of fantastic amenities.



EPC Rating - C



Council Tax Band - G







Step inside to discover a welcoming entrance hall that leads to a beautifully proportioned living room with space for dining, where ornate period cornicing, sash and case window with functioning shutters, and elegant wood flooring coexist with modern comfort. The kitchen features contemporary finishes and generous number of cabinets and worktop space.

The exceptional principal bedroom benefits from its own ensuite bathroom, while two additional double bedrooms share a stylish shower room.







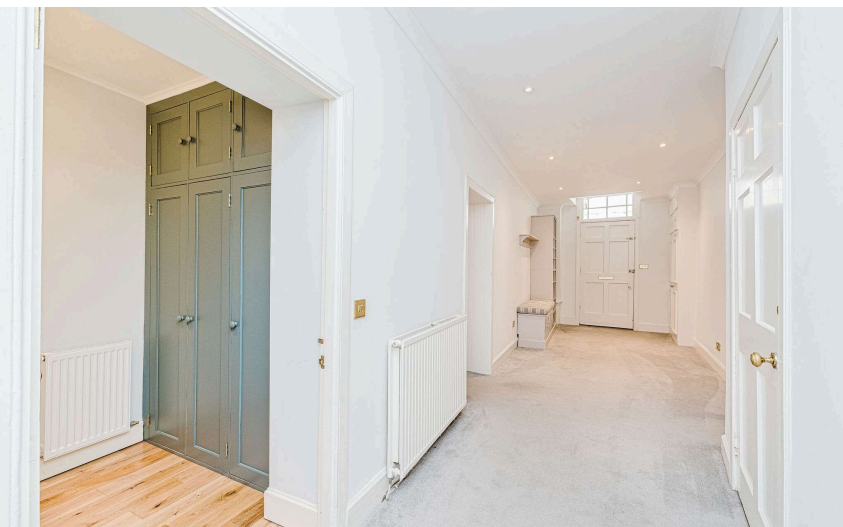
## MORE INFORMATION

Cleverly designed storage cupboards are tucked away throughout the home, ensuring both tidiness and functionality. Externally, the property hosts a west-facing rear garden with a large lawn, paved area which is perfect for alfresco dining and is surrounded by a range mature shrubs.



The residents of this property enjoy exclusive access to the private Regent Gardens, an 11-acre oasis that includes a tennis court, putting green, and children's playground. Carlton Terrace itself, built in the 1820s and part of Edinburgh's UNESCO-recognised New Town, offers sweeping views across Calton Hill, Abbeyhill, Holyrood, and Arthur's Seat.













## THE LOCAL AREA

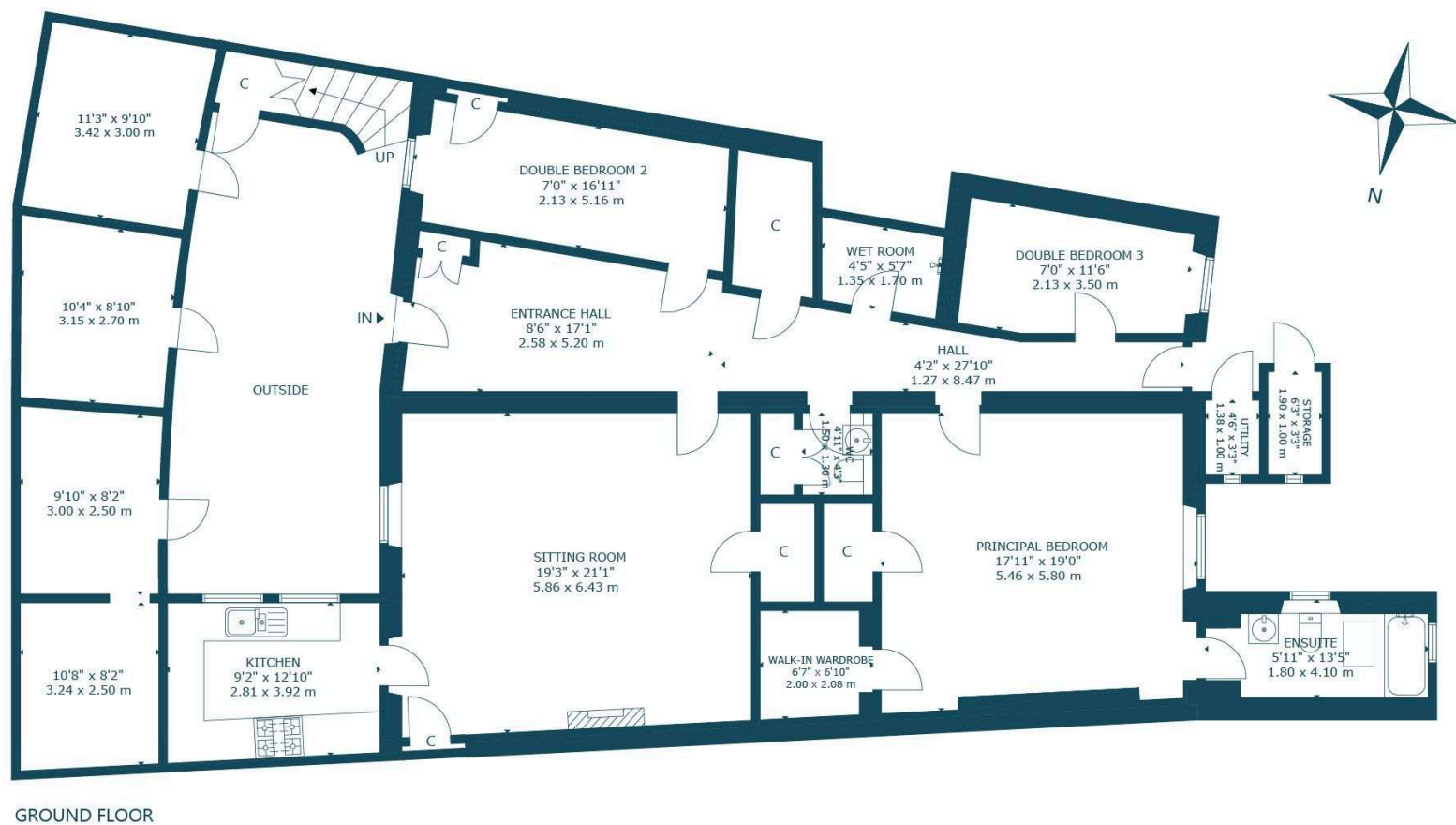
Carlton Terrace is only a few minutes' walk from the Scottish Parliament and situated just to the east of Princes Street in the heart of Edinburgh. The nearby public park on Calton Hill occupies a dramatic location with panoramic views of the city centre, sweeping across from Edinburgh Castle to Leith, the Firth of Forth, Arthur's Seat and Holyrood Park.

The location is extremely convenient, being less than 5 minutes' walk from Waverley Station. Princes Street, John Lewis, Harvey Nichols, the Edinburgh Playhouse and the St James's Quarter (with a huge variety of shops, cafés, eateries, Everyman cinema and ten pin bowling) are all close by, as are numerous restaurants. The financial and academic districts of the city are also within easy walking distance. Numerous bus services run nearby, connecting to the rest of the city, whilst the tram (to the airport and Leith) is on Princes Street.

## EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.





11A, CARLTON TERRACE, CALTON, EDINBURGH, EH7 5DD  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,756 SQ FT / 163 SQ M  
 UTILITY 15 SQ FT / 1 SQ M , STORAGE 20 SQ FT / 2 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.