

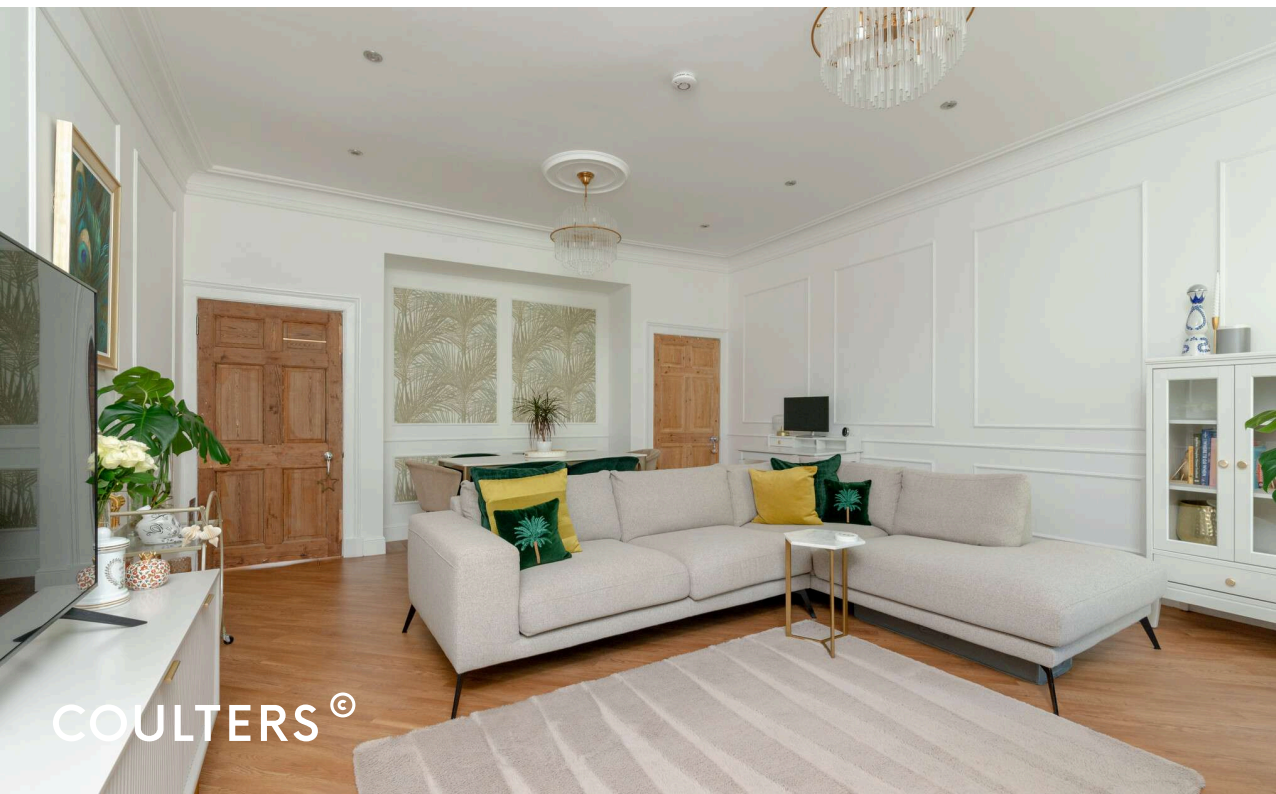
COULTERS®

# 18/1 CALTON HILL

CALTON, EDINBURGH, EH1 3BJ

 2 BED  2 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

Tucked away in the centre of the city, located on the iconic Calton Hill is this stunning two bedroom apartment, finished to an impeccably high standard throughout. The property has been lovingly and significantly renovated to create sophisticated spaces, complimented by tasteful décor and notably impressive finishes.

Externally, the building has benefitted from major upgrades in recent times. New lime render has been applied to both the front and back of the building and upgrades have been made to the roof.

## KEY FEATURES



Sophisticated, immaculately presented ground level flat finished to an impressive standard.



Two perfectly presented double bedrooms (one with en-suite shower room)



Shared mid-level terrace.



Resident's on street permit holder parking.



Located on Calton Hill, one of Edinburgh's iconic landmarks.



Tucked away in city centre, with quick access to all the excitement Edinburgh has to offer.

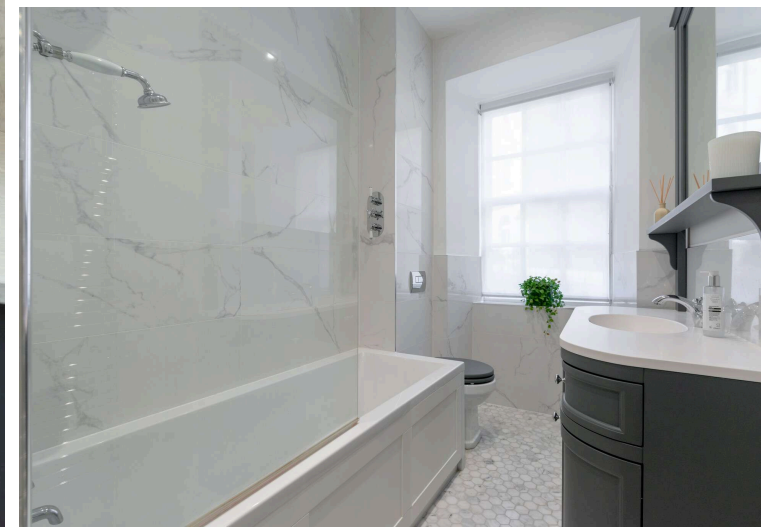


EPC Rating - C



Council Tax Band - E





The front door opens onto an attractive hallway with Amtico flooring and a storage cupboard. Quietly situated to the rear is the impressive, generously proportioned sitting room / dining room where panelled walls and a striking marble fireplace with open flame gas fire creates a superb focal point. With plenty of space for dining, this beautiful space is a wonderful place to relax.

The sleek lines of the wall and base mounted kitchen cabinetry are brought together by the elegant silestone worktops and splashbacks, well-lit with both ceiling and counter top lighting. Fitted with a large dual fuel range cooker, the kitchen also incorporates Siemens appliances (a fridge/freezer, dishwasher and washing machine). The outlook is towards the communal garden area.





## MORE INFORMATION

Flooded with natural light from large, dual aspect windows, the master bedroom is a sumptuous space, with an attractive fireplace and extensive fitted wardrobes.

To the rear is a second double bedroom with a feature wall. Located off the second bedroom is a striking, contemporary en-suite with a large walk in shower, WC and wash hand basin.

Last but by no means least is the luxurious bathroom with a rainfall shower over the bath, WC and wash hand basin and cabinets below, surrounded by large marble effect ceramic wall tiles and hexagonal mosaic marble floor tiles.

All rooms benefit from working shutters and central heating system which was upgraded with new radiators and a new boiler in recent years (controlled by Google Nest).

There is a charming mid level shared garden terrace, which allows for an al-fresco dining experience in good weather.

Permit holder parking is available on the street outside.















## THE LOCAL AREA

Calton Hill 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 carpets, flooring, blinds and kitchen appliances noted above will be included in the sale.

Please note that the Quooker tap will be replaced with a standard tap.





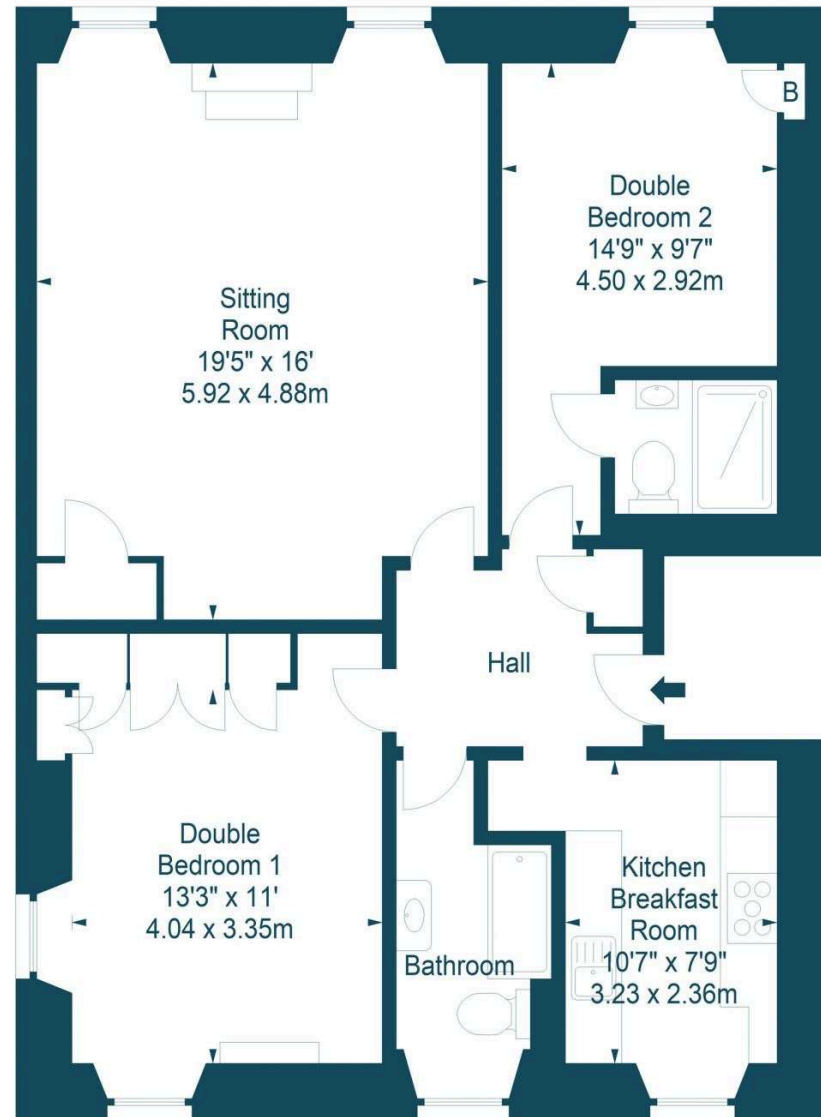
**Calton Hill,  
Edinburgh,  
Midlothian, EH1 3BJ**



Approx. Gross Internal Area  
908 Sq Ft - 84.35 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Ground Floor



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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.