

7/2 CARLTON STREET

STOCKBRIDGE, EDINBURGH, EH4 1NE

Enjoying a secluded upper-floor position within a notable Georgian townhouse in the heart of charming Stockbridge, this spacious two-bedroom flat offers a highly desirable New Town address, with local shopping, the city centre, top-tier schooling, and open green spaces all within easy reach.



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— The property expert behind the personalised service
MARK CULLERTON

Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward approach. Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

Mark Cullerton



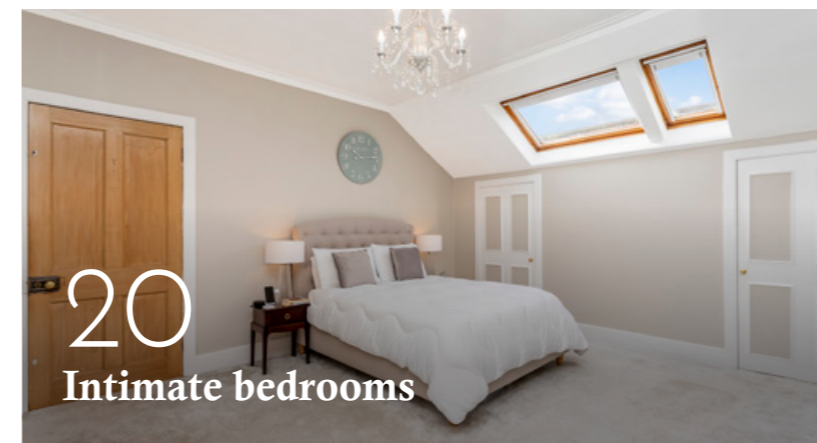
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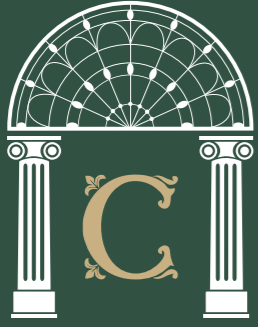


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Property Name

7/2 Carlton Street

Location

Stockbridge, Edinburgh, EH4 1NE

Approximate total area:

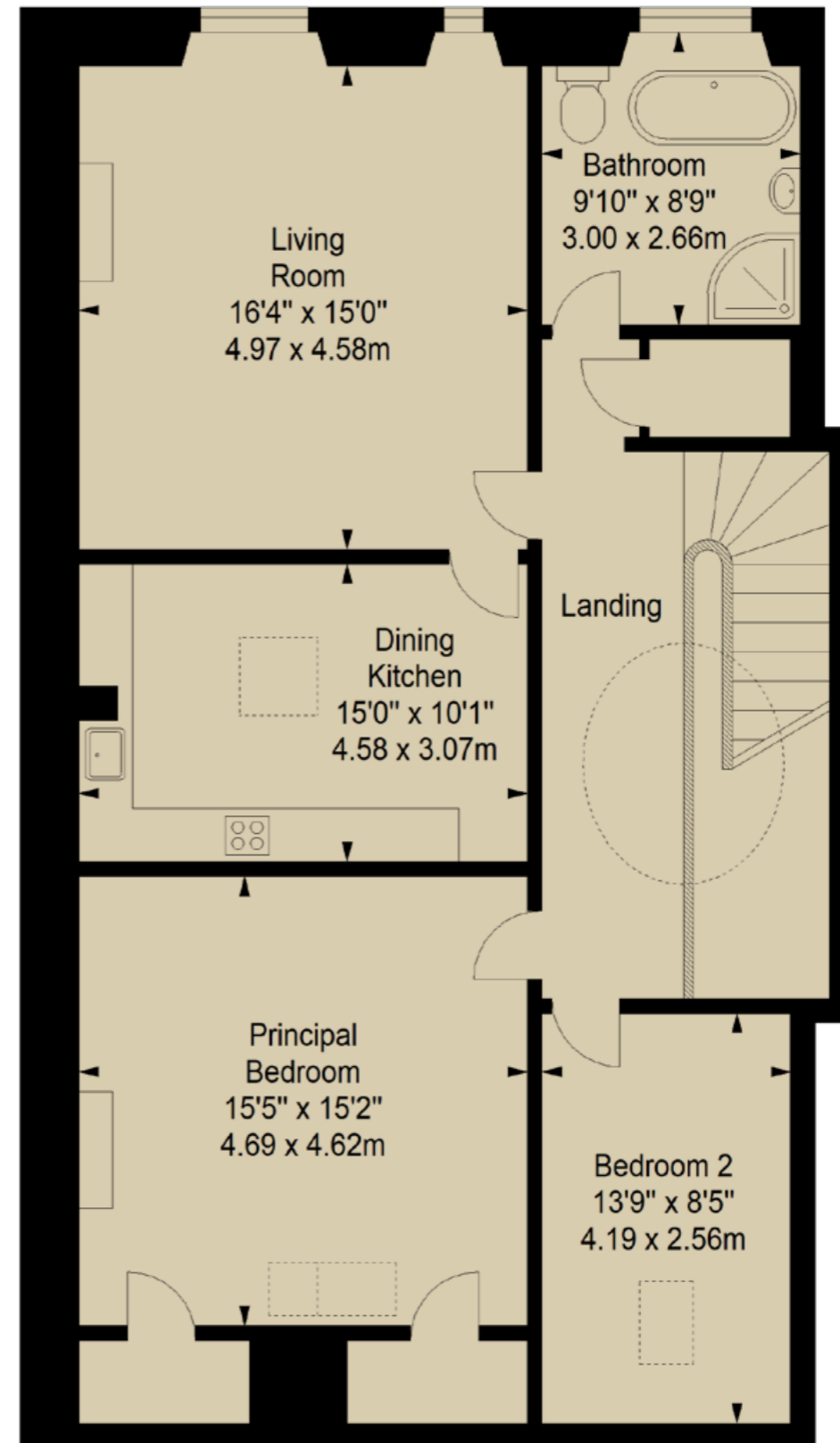
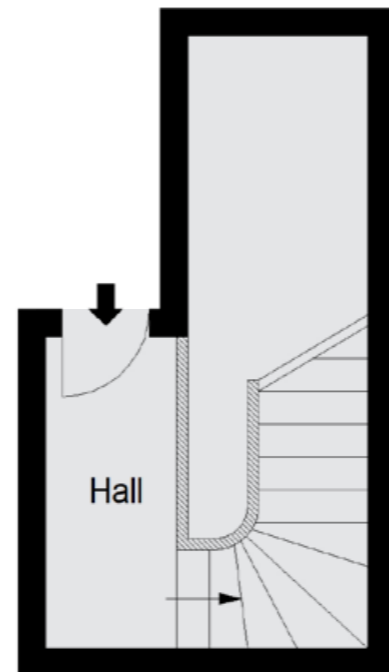
111.2 sq. metres (1197 sq. feet)



Second Floor



Hall



DISTINGUISHED NEW TOWN HOME

in sought-after Stockbridge



Set within the New Town Conservation Area and Edinburgh's UNESCO World Heritage Site, this A-listed classical townhouse is an integral part of the capital's celebrated Georgian streetscape. Its scale and character are immediately apparent on entry to the communal mosaic-tiled hall, where a sweeping staircase leads to the flat on the first floor.

GENERAL FEATURES

- Prestigious Stockbridge setting within Edinburgh's New Town Conservation Area
- Secluded upper-floor position within an A-listed Georgian townhouse
- Beautifully presented interiors blending period detail with contemporary styling
- Attractive open rear outlook across neighbouring gardens
- Excellent local amenities including everyday shopping, eateries, and top-tier schooling
- Easy access to the city centre, tram links, and Waverley Station
- Home Report value - £550,000
- EPC Rating - C

ACCOMMODATION FEATURES

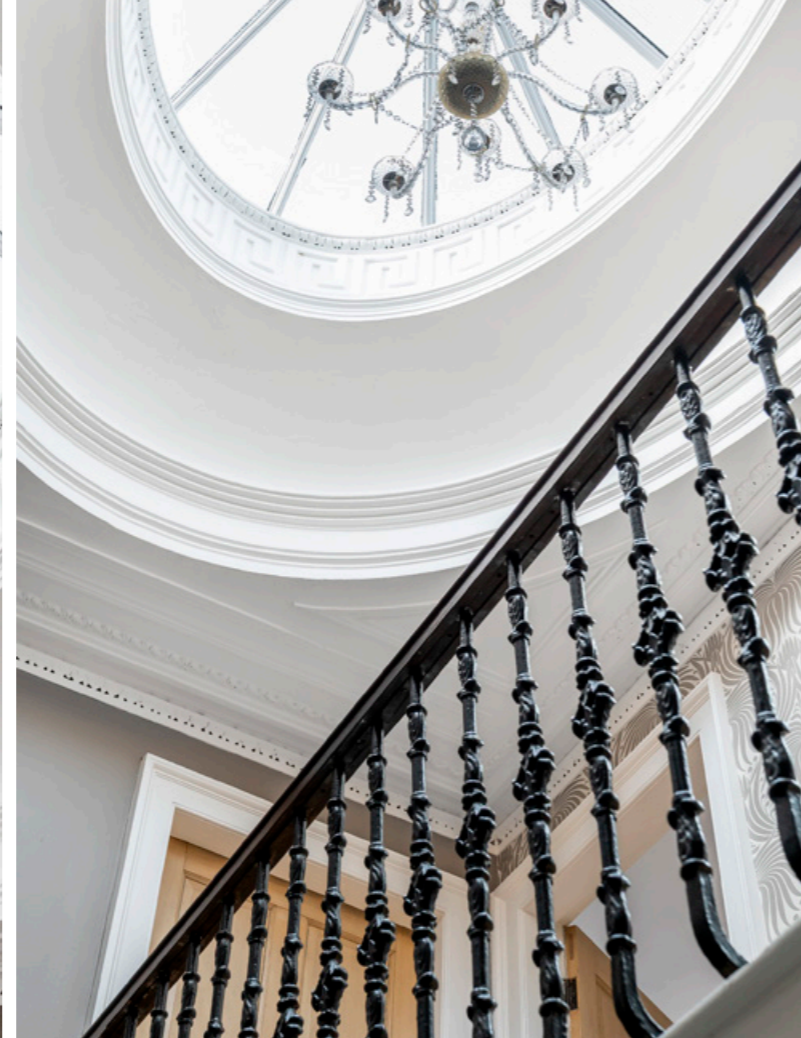
- Secure communal entrance with mosaic-tiled hall
- Impressive private stair rising to second-floor accommodation
- Striking upper landing with roof lantern, ornate detailing, and storage
- Elegant rear-facing living room with period fireplace and open views
- Sky-lit contemporary kitchen with social dining space
- Spacious principal bedroom with period fireplace and built-in storage
- Versatile second double bedroom ideal for guests or home working
- Bright rear-facing bathroom with claw-foot bath and separate rainfall shower
- Gas central heating, sash windows with working shutters, and double-glazed Velux skylights

EXTERNAL FEATURES

- Exclusive residents' access to St Bernard's Crescent Gardens and Dean Gardens (nominal annual fee)
- Moments from the Water of Leith walkway and cycle path
- Controlled street parking (Zone 5)



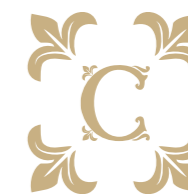

7/2 Carlton
Street



A SHOWSTOPPING

entrance





Set within the New Town Conservation Area and Edinburgh's UNESCO World Heritage Site, this A-listed classical townhouse is an integral part of the capital's celebrated Georgian streetscape. Its scale and character are immediately apparent on entry to the communal mosaic-tiled hall, where a sweeping staircase leads to the flat on the first floor.

Behind the front door, the sense of arrival continues as a grand staircase rises gracefully to the second-floor accommodation, fanning out from an impressive upper landing with useful storage. Finished in refined neutral tones with patterned feature wallpaper and natural wood flooring, the landing is crowned by a striking roof lantern set within an ornate ceiling rose. This architectural centrepiece draws natural light from above, enhancing the sense of height and elegance, further complemented by intricate cornicing.

ELEGANT

living room



with open views

The luxuriously carpeted living room is a beautifully composed space, combining classical detailing with a calm, contemporary finish. A subtle tone-on-tone damask feature wall, decorative detailing including a ceiling rose, and an ornamental fireplace with a cast-iron and tiled inset all bring timeless style to the space. The peaceful rear-facing position affords attractive open views across neighbouring gardens via a large sash window with working shutters.



A CONTEMPORARY DINING KITCHEN





At the heart of the home, the dining kitchen forms a stylish and sociable hub, centred around a seating area and offering a crisp, contemporary contrast to the period interiors. Streamlined white cabinetry and matching worktops are paired with a marble-effect splashback and oak-inspired flooring, creating a clean, modern aesthetic, enhanced by natural light from a skylight above. Integrated appliances include an oven, induction hob, and statement hood, alongside a freestanding tall fridge freezer, washing machine, and dishwasher.

THE BEDROOMS





INTIMATE

bedrooms

Nestled beneath the eaves, the bedrooms offer a charming, cocooning feel, whilst skylights ensure excellent natural light. The principal bedroom is a spacious and restful retreat, finished in soft neutral tones and enriched by period detailing, including a cast-iron fireplace and ceiling rose. Two built-in cupboards provide practical concealed storage.





THE SECOND BEDROOM

The second bedroom, a cosy double framed by soft terracotta-toned décor, offers excellent versatility—ideal for guests, children, or a quiet home-working space.





Characterful
BATHROOM



Brightly lit by a large sash window with working shutters and an open outlook, the bathroom is both spacious and visually striking, featuring a traditional WC suite, a claw-foot bath, and a separate rainfall shower. Bold monochrome décor and a chequered floor complete this classic scheme.



PRIVATE RESIDENTS' GARDENS

Optional key access (for a nominal annual fee) provides residents with exclusive entry to tranquil green spaces just moments from the property, including St Bernard's Crescent Gardens and the impressive acreage of the Dean Gardens, set amongst woodland along the banks of the Water of Leith. Local residents benefit from prioritised street parking within Controlled Parking Zone 5.





STOCKBRIDGE

cosmopolitan Stockbridge offers a quaint village atmosphere at the heart of the capital

Adjacent to the prestigious New Town and an easy fifteen-minute stroll from the city centre, cosmopolitan Stockbridge offers a quaint village atmosphere at the heart of the capital. Its bustling main street, which is a few minutes' stroll from the property, features a vibrant blend of exclusive boutiques and independent retailers, which are supplemented by a Waitrose supermarket, a new M&S food hall, and the weekly farmers' market (taking place every Sunday). Known for its buzzing social scene, Stockbridge village has the perfect venue for every occasion, from trendy bars and award-winning restaurants to cosy traditional pubs and coffee shops. Stockbridge residents are spoiled for choice when it comes to enjoying the great outdoors, with some of the capital's

most beloved green spaces, including Inverleith Park, the Royal Botanic Garden Edinburgh, and The Water of Leith walkway and cycle path. For sport and fitness enthusiasts, there is no shortage of gyms and sports clubs, including The Grange Club for cricket, hockey, squash and tennis, or Glenogle Swim Centre, with its restored Victorian swimming baths and state-of-the-art gym. Well-regarded schooling is provided locally at Stockbridge Primary School, followed by Broughton High School, and the area is also ideally-placed for a choice of independent schools. Stockbridge is served by a vast network of bus and cycle routes across the city centre, and is also a pleasant stroll from the Princes Street tram stop and Edinburgh Waverley station.



SCHOOLS

State Schools: Stockbridge Primary School, Broughton High School
 Independent Schools: Fettes College, Edinburgh Academy, St. George's School for Girls

CULTURE

Scottish National Gallery of Modern Art One, Scottish National Gallery of Modern Art Two, Independent galleries, The Adam Pottery, Stockbridge Library

SHOPPING

Outstanding Independent retailers and grocers. Supermarkets include Waitrose, the M&S food hall and Sainsbury's. Stockbridge Farmers Market. Luxury brands at Multrees Walk and George Street in the New Town.

#1

EXCLUSIVE VILLAGE-STYLE LOCATION AT THE FOOT OF THE NEW TOWN

LOCATION



Stockbridge

TRANSPORT



Bus – 24, 29, X29, 36, 42
 Tram Stop – Princes Street (1 mile)
 Train Station – Edinburgh, Waverley (1 mile)
 Airport – Edinburgh International (7.5 miles)



SPORTS

Edinburgh Academicals Sports Ground, The Grange Club, Glenogle Swim Centre, Dance for All, Balanced Edinburgh

PARKS

Royal Botanic Garden Edinburgh, Inverleith Park, Dean Gardens, the Water of Leith walkway and cycle path

FOOD & DRINK

Some of Edinburgh's best Restaurants, Fine Dining, Delis, Pubs, Lounges and Cafés nearby

— *Where truly bespoke service is the cornerstone of our ethos*

WELCOME TO CULLERTON'S

At Cullerton's, every client enjoys the dedicated expertise of a seasoned consultant who personally oversees the sale or purchase of their property from inception to completion—without exception.

Whether buying, selling, developing, or investing, we provide unwavering representation at every stage. Our distinguished team of consultants, coupled with our multiple award-winning service, is further enhanced by the finest marketing materials in the Scotland — ensuring our clients gain a distinct advantage in an ever-evolving international property market.

To discover how our bespoke, high-level service can best assist you, we warmly invite you to visit our office on St Stephen Street, Stockbridge. Alternatively, for a discreet and confidential consultation, one of our consultants would be delighted to meet with you at a time of your convenience.

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For further information on this property, or to arrange a viewing, contact Marina, who will be delighted to assist you.

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— *About Marina*

Marina is a dedicated Real Estate Consultant, with over five years of experience in real estate and 29 years in the hospitality and travel industry—where she successfully ran her own business—Marina brings a wealth of expertise and a personal touch to every buying and selling transaction.

A lifelong resident of Edinburgh, Marina enjoys travelling, both in Scotland and abroad. She loves walks with Betty, her Cockapoo, and dining out with family and friends, especially weekend breakfasts at Patina. Of Italian and Ukrainian descent, Marina's rich heritage adds depth to her personable approach.



CULLERTON'S

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SCAN TO DISCOVER MORE

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