

A three-story stone building with a balcony and cars parked on the street. The building features a row of windows on the second floor with a decorative iron balcony. The ground floor has a central green door and several windows. A white car and a blue car are parked in front of the building. A person is visible on the steps to the right.

7-2 Carlton Street
Stockbridge
Edinburgh
EH4 1NE







Stylish and spacious top floor flat, one of only three, set within a Georgian townhouse in the heart of charming Stockbridge. The cosmopolitan district of Stockbridge is renowned for its village atmosphere, artisan shops and cafés.

The property lies within easy walking distance of the city's business and financial districts, abundant shopping establishments, restaurants and bars; a variety of art galleries, museums and historical attractions. John Lewis' department store, and the St. James Shopping Centre, are also close by.

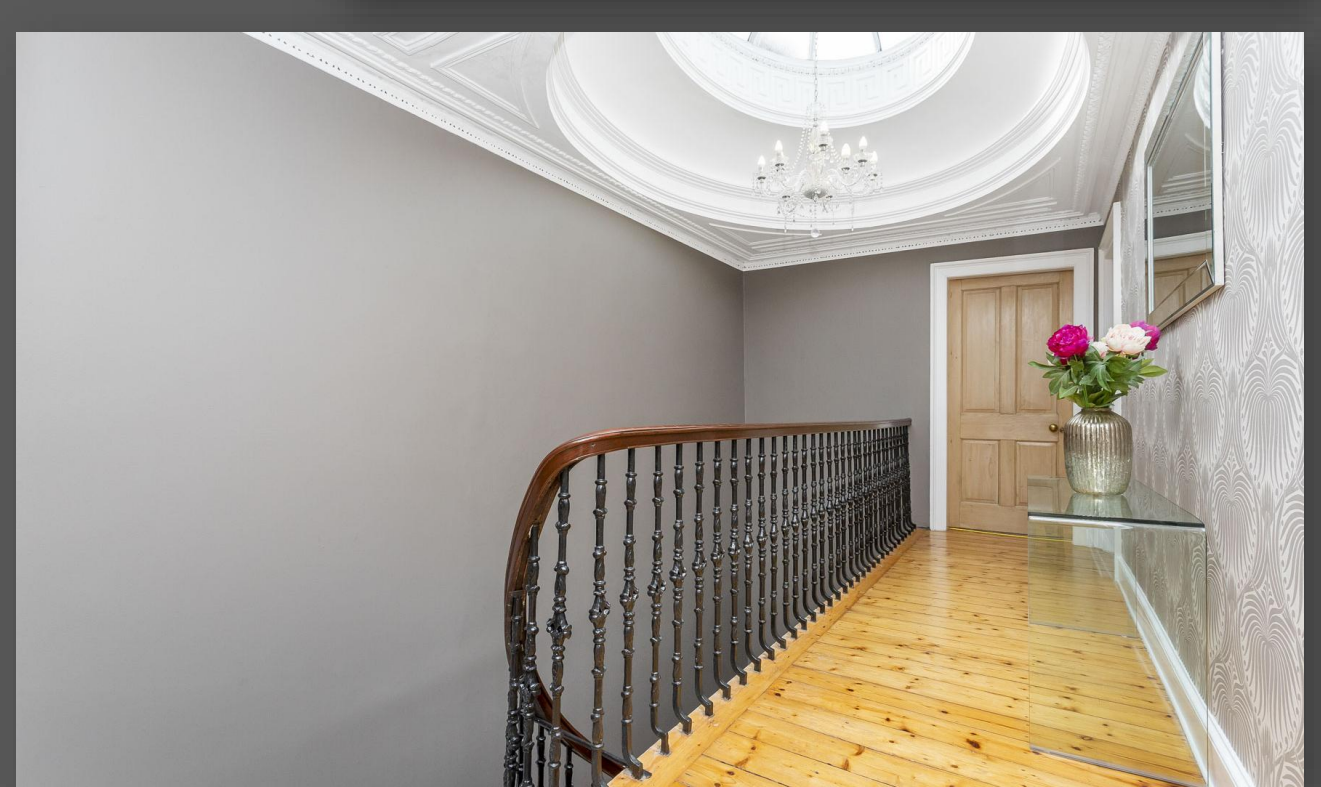
There are good transport links with Waverley Train Station nearby, frequent bus services and the city's tram network which runs to Edinburgh International Airport. The property also boasts easy access to Edinburgh's extensive cycle network and good proximity to the City Bypass and motorway network.



The property lies within the catchment area for Stockbridge Primary School and Broughton High School in the state sector with private schooling options including The Edinburgh Academy, Fettes College, Erskine Stewarts Melville Schools and St George's School in close proximity.

Internally the property is in excellent decorative order throughout and benefits from gas central heating and good storage facilities. The kitchen appliances are included in the sale, other items may be available through separate negotiation.





PROPERTY DETAILS

- Secure communal entrance with mosaic-tiled hall.
- Impressive private stair rising to second-floor accommodation.
- Striking upper landing with cupola and ornate detailing. Deep built in storage cupboard.
- Elegant rear-facing Living Room with feature period fireplace and open views over the city rooftops.
- Stylish Dining Kitchen with matching wall and base units. Integrated induction hob, electric oven and hood. The freestanding fridge/freezer, washing machine and dishwasher are included in the sale. Ample work surfaces with marble effect splashback. Space for dining table and chairs. A Velux window provides plenty of natural daylight.
- Spacious principal Bedroom with feature period fireplace. Two built-in storage cupboards. Velux windows to front.
- Second Double Bedroom with Velux window providing natural daylight.
- Bright rear-facing Bathroom with white three-piece suite comprising claw-foot double ended bath, wash hand basin and WC. Shower compartment with rainfall shower. Window to rear.







External

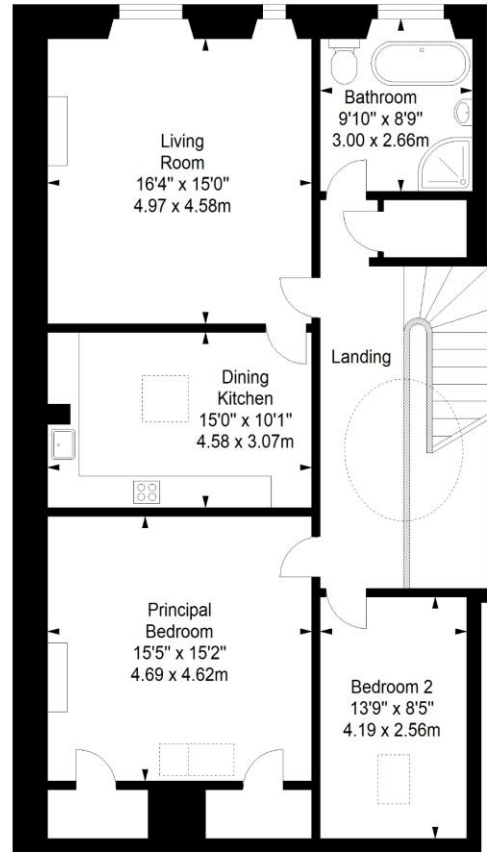
Resident permit parking is available on application to the City of Edinburgh Council.

Access to the beautifully maintained St Bernard's Crescent Gardens and Dean Gardens is available subject to a modest annual fee.

- Energy Efficiency Rating - D
- Council Tax Band - E

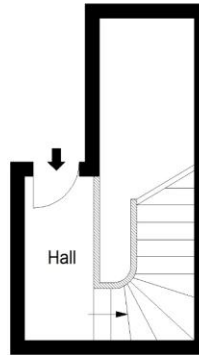
Second Floor

Approx. 104.3 sq. metres (1122.7 sq. feet)



First Floor

Approx. 6.9 sq. metres (74.3 sq. feet)



Total area: approx. 111.2 sq. metres (1197.0 sq. feet)

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* Please contact us for a free consultation or valuation

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