

3 CARLTON TERRACE

New Town, Edinburgh, EH7 5DD



GILSON GRAY
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An exclusive main-door Georgian apartment

with two large double bedrooms, promising stylish modern interiors and all the benefits of traditional architecture, as well as a private garden and a highly sought-after location in Edinburgh's prestigious New Town.

PROPERTY NAME

3 Carlton Terrace

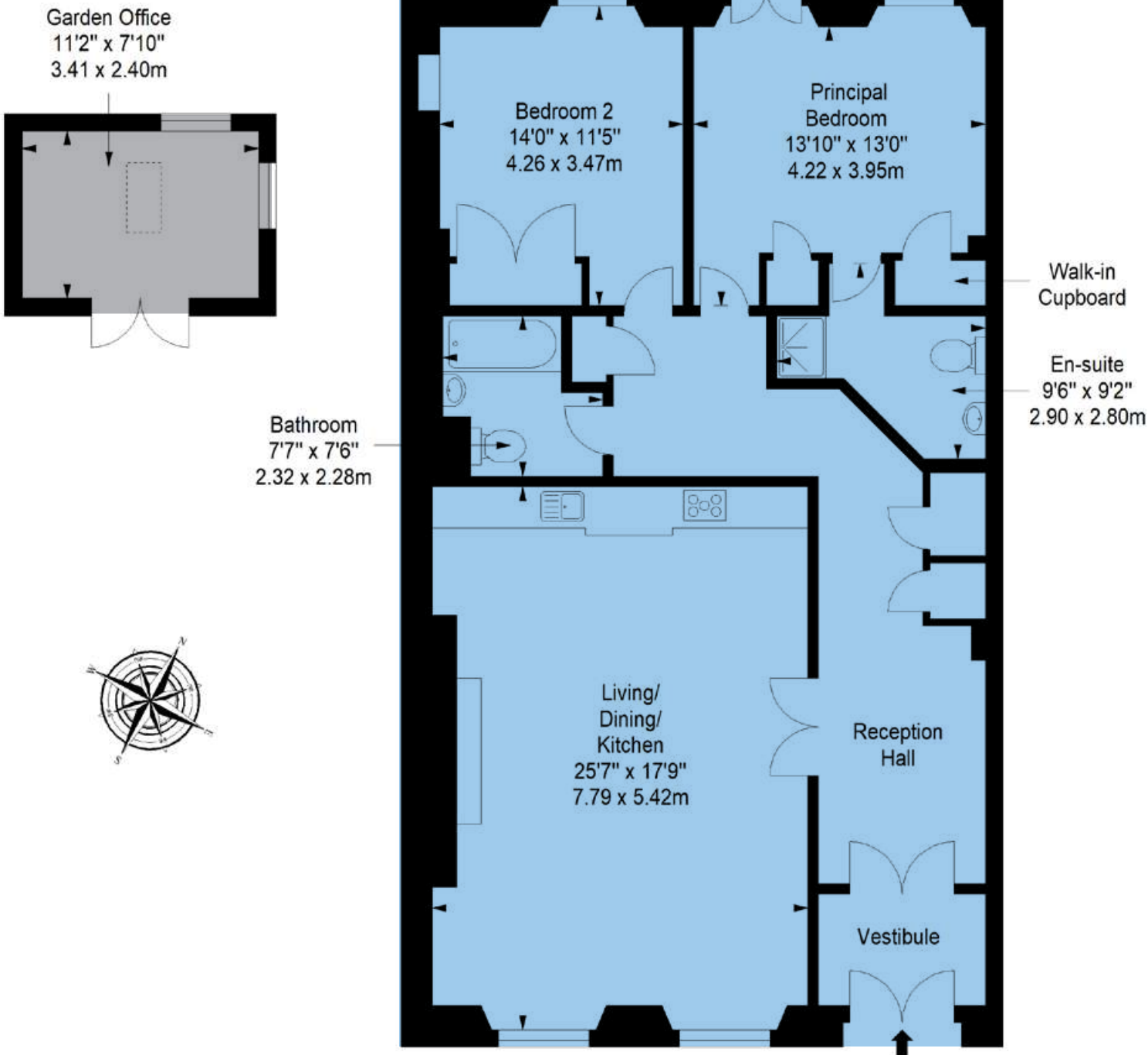
LOCATION

New Town, EH7 5DD

APPROXIMATE TOTAL AREA:

114.6 sq. metres (1233.6 sq. feet)

The floorplan is for illustrative purposes.
All sizes are approximate.



Within the New Town conservation area and World Heritage Site, the home has a prominent location in the capital as well. It is just a brief walk from the iconic green spaces of Calton Hill, Holyrood Park, and Arthur's Seat, and it is within easy walking distance of the St James Quarter and the heart of the city centre.





This two-bedroom main-door ground-floor apartment is set within a classical A-listed Georgian townhouse designed by the renowned Scottish architect William H Playfair (1821-25) – one of the leading architects of his time. Carlton Terrace is part of Playfair's Eastern New Town showpiece, displaying his expertise with the Grecian style and impressive attention to detail. The property itself was first occupied in 1833 by Rev. Walter Tait, followed by the distinguished Edinburgh-born sculptor William Birnie Rhind in 1912.

Today, the apartment offers the spacious, high-ceiling rooms expected of its era, finished to exceptional standards with modern decoration and premium fixtures and fittings throughout. It further boasts an expansive open-plan reception area with a high-specification kitchen, and a modern en-suite and family bathroom. Generous storage helps maintain a tidy home, while a private garden provides a sunny retreat that includes a contemporary office outbuilding.

GENERAL FEATURES

An exceptional main-door ground-floor city apartment
Part of a William H Playfair A-listed Georgian townhouse
In the New Town conservation area and World Heritage Site
Traditional architecture with stylish modern interiors
EPC Rating - C | Council Tax band - F

ACCOMMODATION FEATURES

Vestibule and reception hall with lots of storage
Expansive open-plan kitchen/living/dining room with:
Shaker-inspired kitchen with luxury worktops
Twin sash windows with south-facing aspects
Two large double bedrooms with great storage
Modern en-suite shower room with a 3pc suite
3pc family bathroom with an overhead rainfall shower
Sash-and-case windows with working wooden shutters

EXTERIOR FEATURES

Private rear garden enclosed by a traditional wall
Garden office outbuilding for working from home
Controlled permit parking available to the front (Zone 6)

WELCOME TO AN EXCEPTIONAL HOME

a main-door city
apartment finished
to superior standards



Stepping inside, you are greeted by a broad vestibule with space for coats and shoes. Double doors then flow into the reception hall, which easily accommodates freestanding furniture and a trio of built-in cupboards. White décor adds to the warm invite along with the solid oak floor, hinting at the apartment's superior standards.



EXPANSIVE

open-plan reception room

Double doors make a grand entrance into the open-plan kitchen, living and dining room. Here, expansive dimensions allow for a carefully zoned lounge area and a dedicated space for dining – all bathed in a flood of natural light from 12-pane sash-and-case windows with suntrap, south-facing aspects.

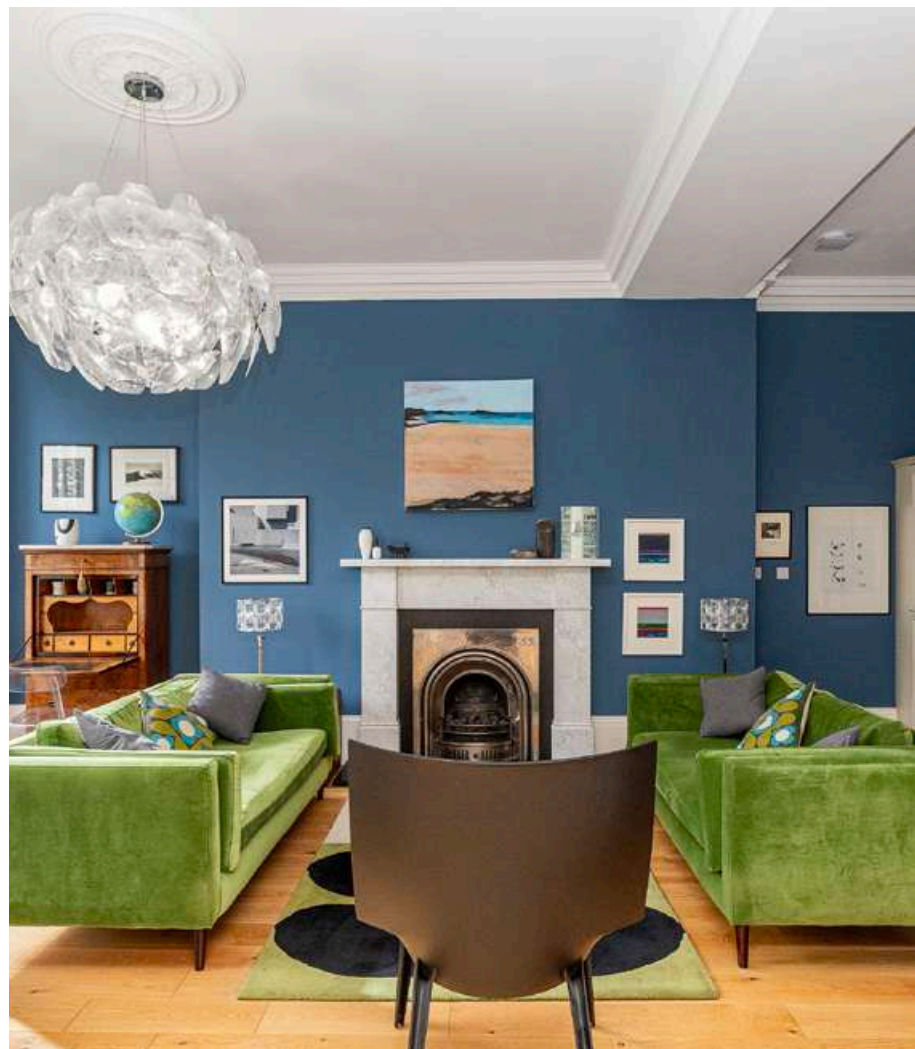




With a
SOUTH-FACING ASPECT



Light and airy, the rich ambience is further heightened by the oak flooring and classic blue décor contrasted by white detailing. It is a highly effective look made complete by an original feature fireplace.





A SHAKER-INSPIRED KITCHEN

with luxury worktops

Arranged to the rear of the open-plan reception area across a single wall, the kitchen fits discreetly into the space while adding to its sophisticated aesthetic. Shaker-inspired cabinetry in dove-grey complements the décor, with units at base and wall level for generous storage.





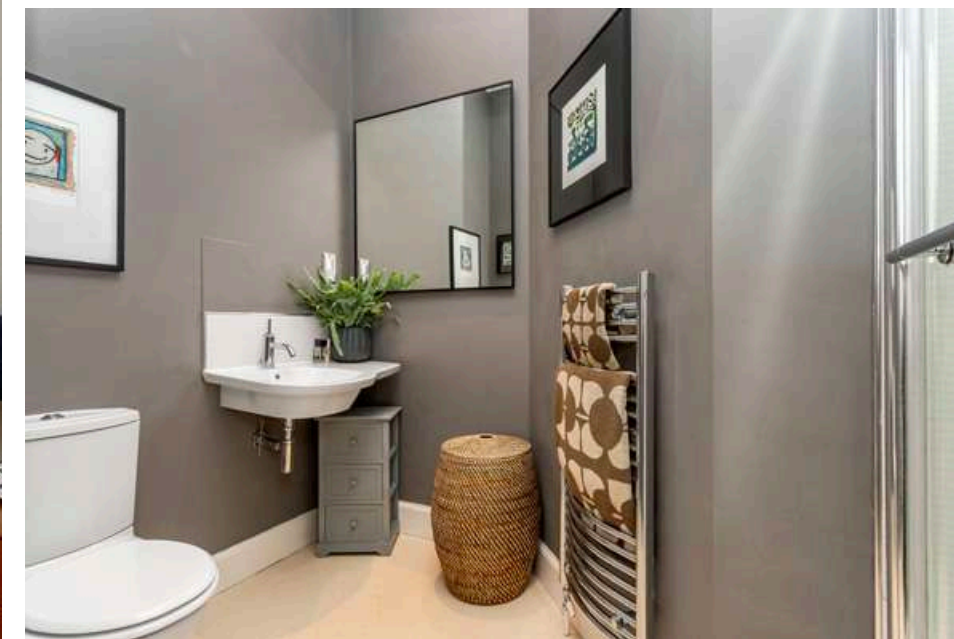
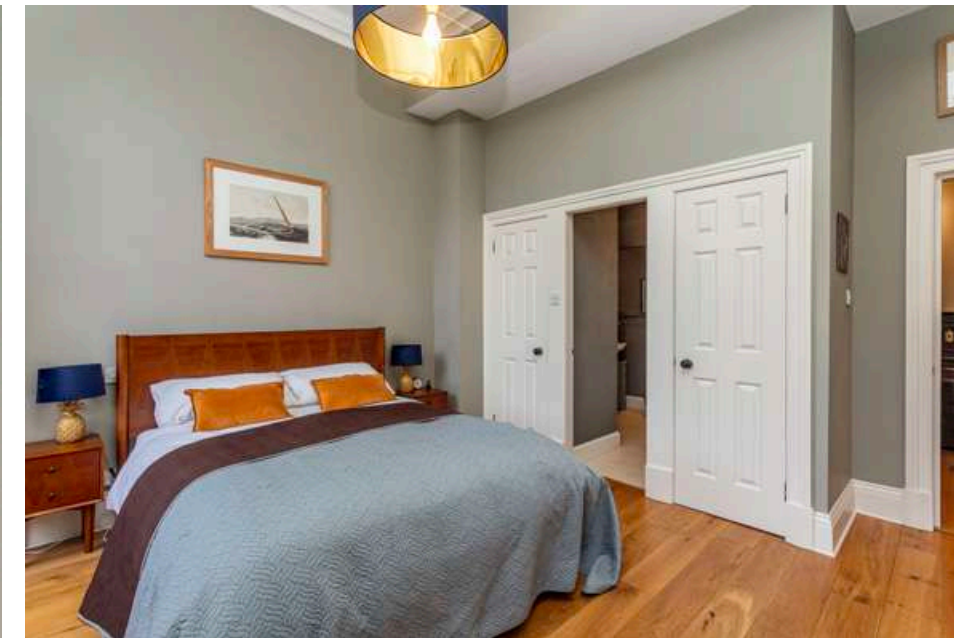
**A solid granite worktop brings
another layer of style,**

as a matching splashback and tongue-and-groove panelling ensure a cohesive finish. Integrated appliances reinforce the sleek design, with a utility cupboard in the hall housing a washing machine.



THE BEDROOMS

Two large double bedrooms are side by side at the northern wing of the home. Both are beautifully decorated in light olive tones alongside white detailing and hardwood floors. The principal suite has the advantage of two built-in cupboards and a modern en-suite shower room for added convenience. Plus, French doors extend out into the private garden, providing an outdoor sanctuary for the owners.



Two large double bedrooms with great storage



The second bedroom, on the other hand, has a downlit display alcove and a built-in wardrobe with further storage set above.

FAMILY BATHROOM



As well as the en-suite shower room, the property benefits from a three-piece family bathroom with attractive styling. It features a toilet, a pedestal washbasin, and a bath with an overhead rainfall shower.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances (five-burner gas hob, slimline extractor hood, oven, microwave, fridge/freezer, and dishwasher) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.

PRIVATE REAR GARDEN

enclosed by a traditional wall

The home's private rear garden features a central area of loose stone which creates a low-maintenance setup for outdoor dining and socialising.



Meanwhile, established plants around the perimeter bring a leafy, natural ambience to the space. It also boasts a contemporary timber-framed garden office that is complete with lighting and power for working from home. Finally, controlled permit parking (Zone 6) is in effect, ensuring residents have space to park.



NEWTOWN

An aerial photograph of New Town, Edinburgh, Scotland. The image shows a dense cluster of historic stone buildings with multiple stories and many windows. In the background, the prominent, grassy hill of Arthur's Seat rises above the city. The foreground and middle ground are filled with trees and green spaces, interspersed with the urban development. The sky is blue with some light clouds. The text 'NEWTOWN' is overlaid in large, white, serif capital letters across the center of the image.



"...just a brief walk from the iconic green spaces of Calton Hill, Holyrood Park, and Arthur's Seat ..."



Set within the New Town, the property enjoys a prime location in Edinburgh's most prestigious postcode. Its excellent situation offers residents the finest amenities the capital has to offer, all within easy walking distance. On your doorstep, you will find a superb choice of top-rated restaurants, cafés, fashionable bars, and clusters of small speciality shops. The New Town hosts world-class shopping outlets including Harvey Nichols, John Lewis, Multrees Walk at St. Andrew Square, and St James Quarter, while Princes Street is lined with all the top-name High Street retailers. Stockbridge offers a unique village atmosphere, and the independent outlets here are arguably some of the best in the country. A selection of some of Scotland's finest art galleries is in

close proximity, including the National Portrait Gallery, the Gallery of Modern Art, and the Scottish National Galleries. For days out, picnics or scenic walks, the tranquil Water of Leith at Stockbridge and the colourful Royal Botanic Gardens are both nearby, as is the breathtaking Calton Hill. Edinburgh boasts some of the best private schools in the country. Both Fettes and Edinburgh Academy are close by, along with excellent state schools. The area offers an abundance of public transport services for commuting to any part of the city or other parts of the country. The tram line runs from nearby all the way to the airport, whilst there are over 35 bus routes departing from the area, and Waverley Station is conveniently close.



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