



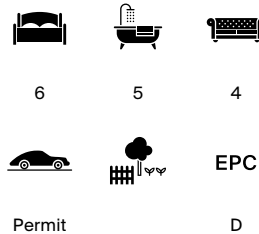
CARLTON STREET

Stockbridge, Edinburgh, EH4



AN EXCEPTIONAL FOUR-STOREY TOWNHOUSE, RECENTLY REFURBISHED TO AN EXACTING STANDARD

Occupying a prime position on one of Stockbridge's most desirable streets.



Local Authority: The City of Edinburgh Council

Council Tax band: H

Tenure: Freehold

Offers Over: £2,400,000



DESCRIPTION

The property is entered via an elegant vestibule, retaining original flagstone flooring which continues through the welcoming hallway. To the rear of the ground floor lies a bespoke kitchen by Sculleries of Stockbridge, thoughtfully designed with solid wood cabinetry, light quartz worktops and high-specification appliances including an Everhot electric range cooker, Fisher & Paykel fridge/freezer, and integrated dishwasher.

To the front, the dining room is accessed via double doors from the kitchen, creating a versatile open-plan entertaining space. This level showcases outstanding Georgian features, including approximately 4.5m high ceilings, ornate cornicing, astragal glazing and an original fireplace.









A well-appointed utility room sits adjacent to the kitchen, equipped with two Bosch washer dryers, a sink, and a newly installed Worcester Bosch boiler with a large hot water tank. A guest WC completes the ground floor accommodation.

A striking staircase, with its ornamental mahogany balustrade and cast iron detailing, rises to the upper floors, illuminated by natural light from a cupola above.

The first floor hosts an impressive drawing room spanning the full width of the property, with three floor-to-ceiling windows overlooking Carlton Street. The room retains an abundance of period detailing, including high ceilings, intricate cornicing, and a feature fireplace.

To the rear, the principal bedroom enjoys a peaceful south-westerly aspect over the private garden and benefits from a generous walk-in wardrobe. A luxurious en suite bathroom is fitted to a high standard, comprising a double shower and separate bath.



The second floor offers three further double bedrooms, one of which has an en suite, alongside a well-appointed family shower room.

The basement level provides highly flexible accommodation. To the front, a self-contained two-bedroom apartment benefits from its own private entrance and includes a kitchen, living room, bathroom, additional shower room, and two bedrooms (one currently used as an office). The apartment holds a short-term let licence valid until March 2028, offering excellent potential for income generation or integration into the main house.

The rear section of the basement, which can be configured independently, comprises a family room with an additional kitchen and an office.

Externally, the private south-west facing garden is accessed directly from the basement and has been landscaped for low-maintenance enjoyment. A paved seating area adjoins the house, leading to a well-maintained lawn bordered by Japanese-style fencing.

To the front, there are two under-pavement cellars, both dry-lined and with power, providing useful additional storage.



LOCATION

Carlton Street is a peaceful residential address located just off the vibrant High Street in the heart of Stockbridge.

Constructed in 1824 by James Milne as part of the wider development of land owned by Sir Henry Raeburn, the terrace represents a significant example of early 19th-century urban classicism and forms an integral part of Edinburgh's historic New Town. Number 8 is a Category A listed building, denoting its national architectural importance.

Stockbridge lies approximately one mile north-west of Edinburgh's city centre and is widely regarded as one of the capital's most desirable neighbourhoods. The area is known for its strong sense of community and "village" atmosphere, with an excellent selection of independent cafés, restaurants, boutiques and specialist retailers centred around Raeburn Place.

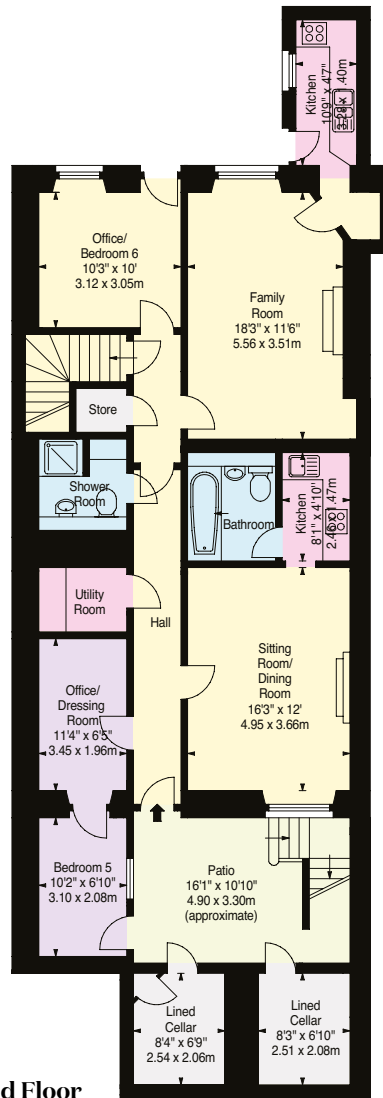
The area is also particularly noted for its green open spaces, with Inverleith Park nearby, along with access to a range of leisure and sporting facilities including The Grange Club (offering cricket, tennis, squash and hockey) and Edinburgh Academicals Rugby Club.

Raeburn Place itself holds historic sporting significance as the venue for the world's first international rugby match, played between Scotland and England in March 1871.

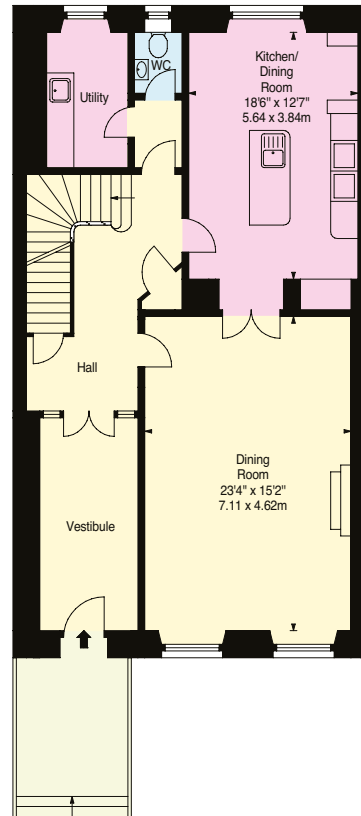
The property falls within the catchment area for highly regarded local schooling, including Stockbridge Primary School and St Mary's RC Primary School, with secondary education at Broughton High School and St Thomas of Aquin's RC High School. A number of leading independent schools are also within easy reach, including Fettes College, Edinburgh Academy, Erskine Stewart's Melville Schools (ESMS) and St George's School for Girls.



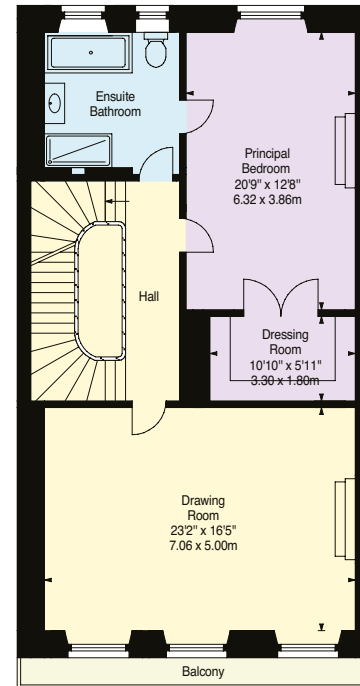
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



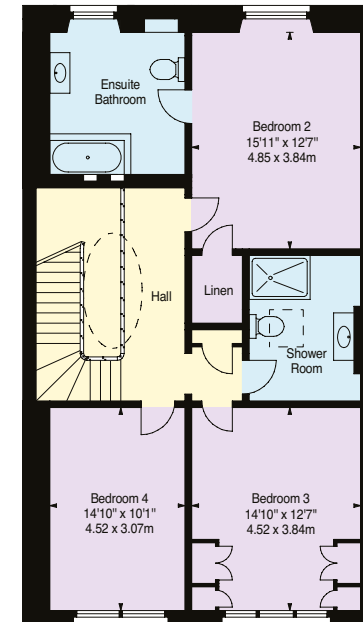
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area: 4319 Sq Ft - 401.24 Sq M
 Lined Cellars: 132 Sq Ft - 12.26 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Financial Guarantee/Anti Money Laundering: All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



Ricardo Volpi

0131 222 9600

ricardo.volpi@knightfrank.com

Knight Frank Edinburgh

80 Queen Street, Edinburgh

EH2 4NF

[knightfrank.co.uk](https://www.knightfrank.co.uk)



Your partners in property

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by KF Scotland Ltd., in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KF Scotland Ltd, nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of KF Scotland Ltd. 2. Material Information: Please note that the material information is provided to KF Scotland Ltd, by third parties and is provided here as a guide only. While KF Scotland Ltd, has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2026. Photographs and videos dated May 2026. All information is correct at the time of going to print. KF Scotland Ltd is a limited company registered in Scotland with registered number 120/NE78008. Our registered office is 41 Charlotte Square, Edinburgh, EH2 4HQ. KF Scotland Limited is an independently owned member of the Knight Frank Network operating under licence from Knight Frank LLP.

