



18/1 Carlton Street
STOCKBRIDGE | EDINBURGH | EH4 1NJ



MURRAY
BEITH
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18/1 Carlton Street is a spacious, corner flat in the popular and attractive residential district of Stockbridge. This bright, first-floor flat forms part of an A-listed Georgian Terrace and benefits from traditional features such as fireplaces, working shutters and cornicing, three under pavement cellars and is conveniently located for a wide host of local amenities.

Door entry system. Large and welcoming hall with generous storage cupboard; bright and spacious living room with views to St Bernard's Crescent Gardens and a marble mantel piece over a tiled hearth providing a great focal point to the room; generous dining kitchen with a range of wall mounted and floor standing units and ample space for a table and chairs; principle double bedroom with ample space for bedroom furniture; double bedroom 2; double bedroom 3; double bedroom 4; bathroom with access from the principle bedroom and hall and featuring a white four-piece suite comprising WC, wash hand basin, freestanding clawfoot bath and separate shower cubicle; second shower room with wash hand basin and shower cubicle; separate WC.

Three under-pavement cellars.

Permit (Zone 5) and meter parking is available on the surrounding streets.

Access to St Bernard's Crescent Gardens and the stunning Dean Gardens are both available upon payment of a modest annual fee.

Standard fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order, are strictly "sold as seen". The cooker with oven and gas hob, microwave, washing machine, dishwasher, fridge, freezer, wine fridge, curtains and fitted/carpets are all included in the price.

Other furnishings and furniture may be available by separate negotiation. A lockup garage nearby may be available by separate negotiation.

The Scottish Conveyancers Forum guidance indicates that it is not appropriate for solicitors to be involved in checking compliance with the rules surrounding interlinked smoke alarms and heat detectors.

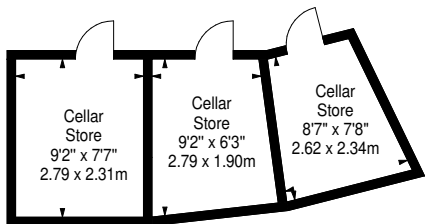




Carlton Street,
Edinburgh, EH4 1NJ



Approx. Gross Internal Area
1814 Sq Ft - 168.52 Sq M
Cellar Stores
Approx. Gross Internal Area
191 Sq Ft - 17.74 Sq M
For identification only. Not to scale.
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Basement Level

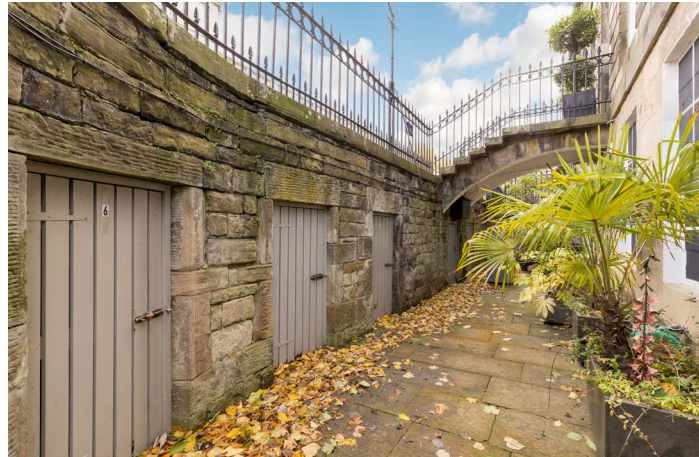
First Level

Location

Stockbridge features a fantastic array of boutique shops, cafes and restaurants, as well as a Waitrose supermarket and a new M&S Foodhall. The Farmers Market every Sunday on Kerr Street is also well worth a visit. Inverleith Park and Dean Gardens are close by, and leisurely strolls along the Water of Leith walkway and combined with the world-renowned Royal Botanical Gardens make for the perfect escape from the hustle and bustle of city life. There are numerous sports clubs within the immediate area offering everything from Westwoods Health Club, Dean Tennis & Squash Club, rugby at The Accies, and The Grange Club featuring cricket, hockey, squash and tennis sections, with two padel courts and an indoor tennis court currently under construction and due to be completed in November 2024. The extensive network of cycle paths across Edinburgh are easily accessible from Mackenzie Bridge and bus stops on St Bernard's Crescent, Deanhaugh Street and Queensferry Road all provide quick and easy access to the city centre and other parts of Edinburgh. Local schooling in both the private and public sectors is well-represented from nursery to secondary level. The property is also well positioned for road access to the City Bypass, Edinburgh Airport and the Queensferry Crossing, making the road network of central Scotland easily accessible.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2024 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.