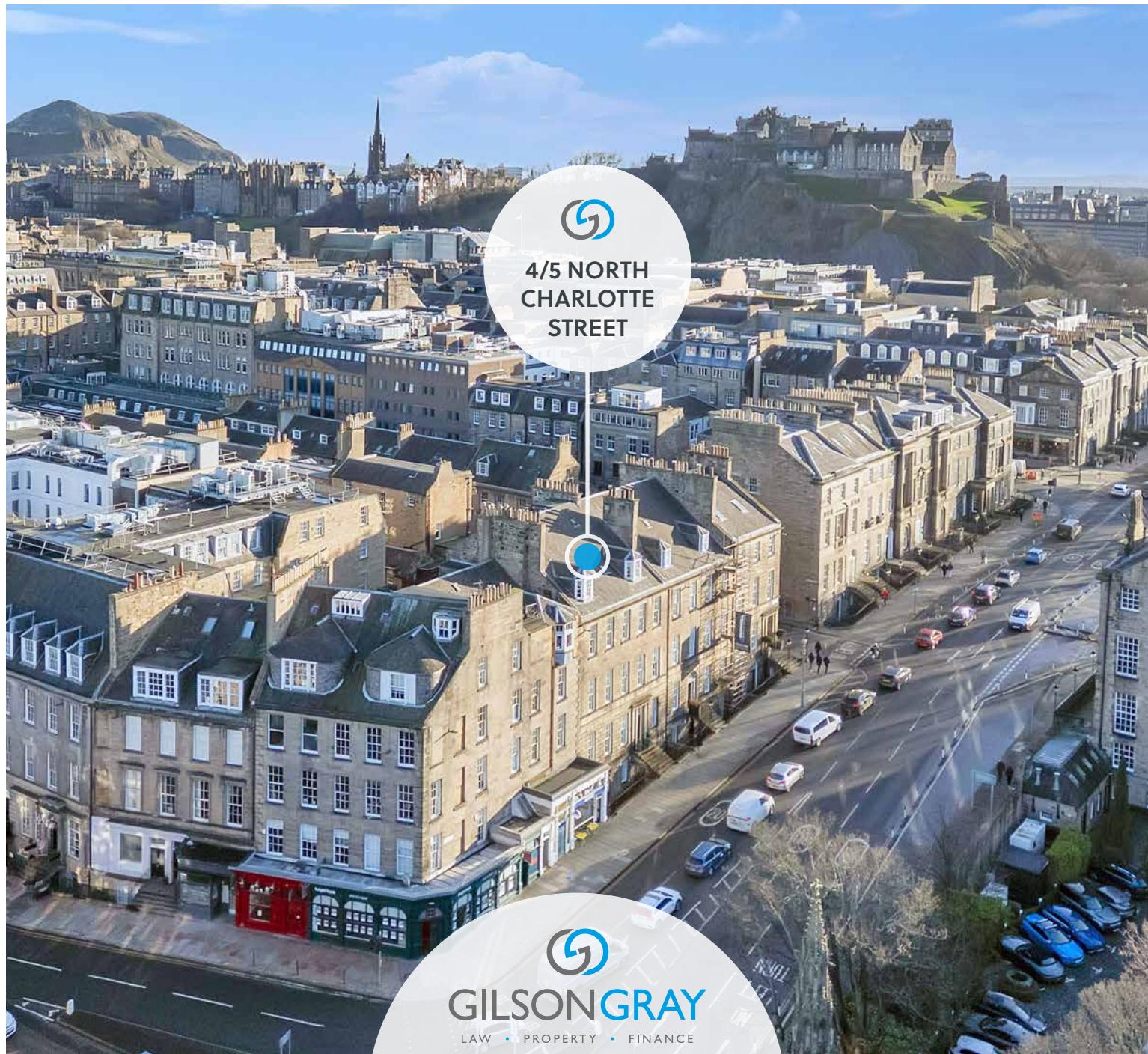


# 4/5 NORTH CHARLOTTE STREET

New Town, Edinburgh, EH2 4HR



4/5 NORTH  
CHARLOTTE  
STREET



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Part of the prestigious New Town conservation area, this three-bedroom double-upper apartment is an exclusive city centre residence in the very heart of the capital, just moments from George Street and Princes Street. The stunning property occupies the top (third and fourth) floors of a classical A-listed Georgian building (circa 1790), combining period grandeur with flawless interiors finished to an exceptionally high standard. Showcasing all the hallmarks of Georgian architecture, it features impressively large rooms with high ceilings and traditional 12-pane sash windows that ensure a flood of natural light.



## PROPERTY NAME

4/5 North Charlotte Street

## LOCATION

Edinburgh, EH2 4HR

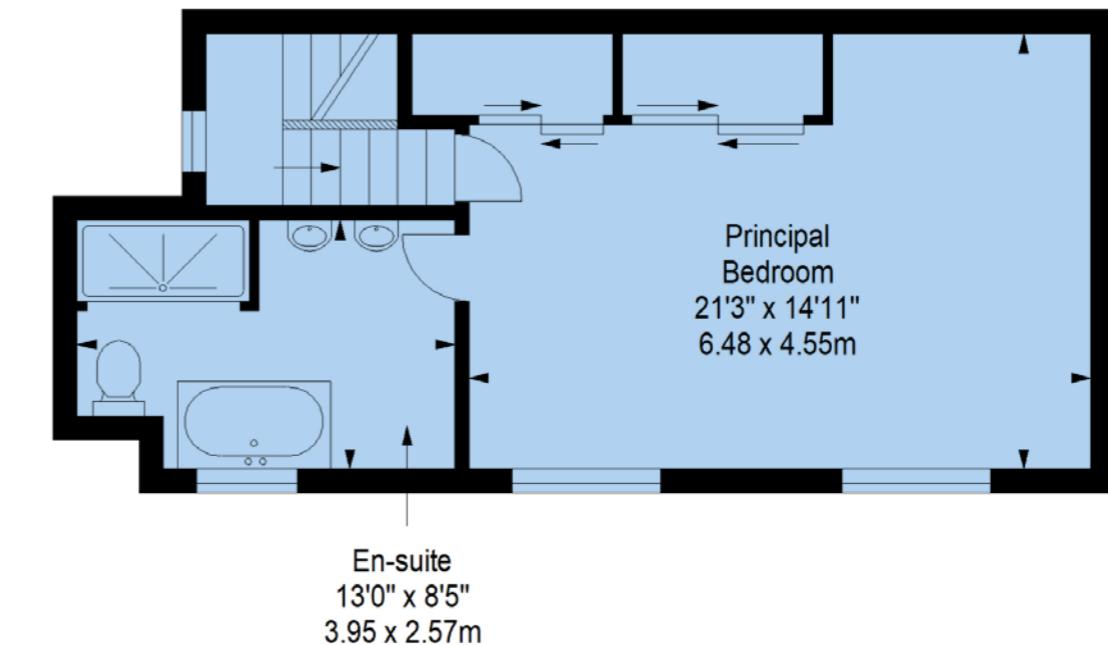
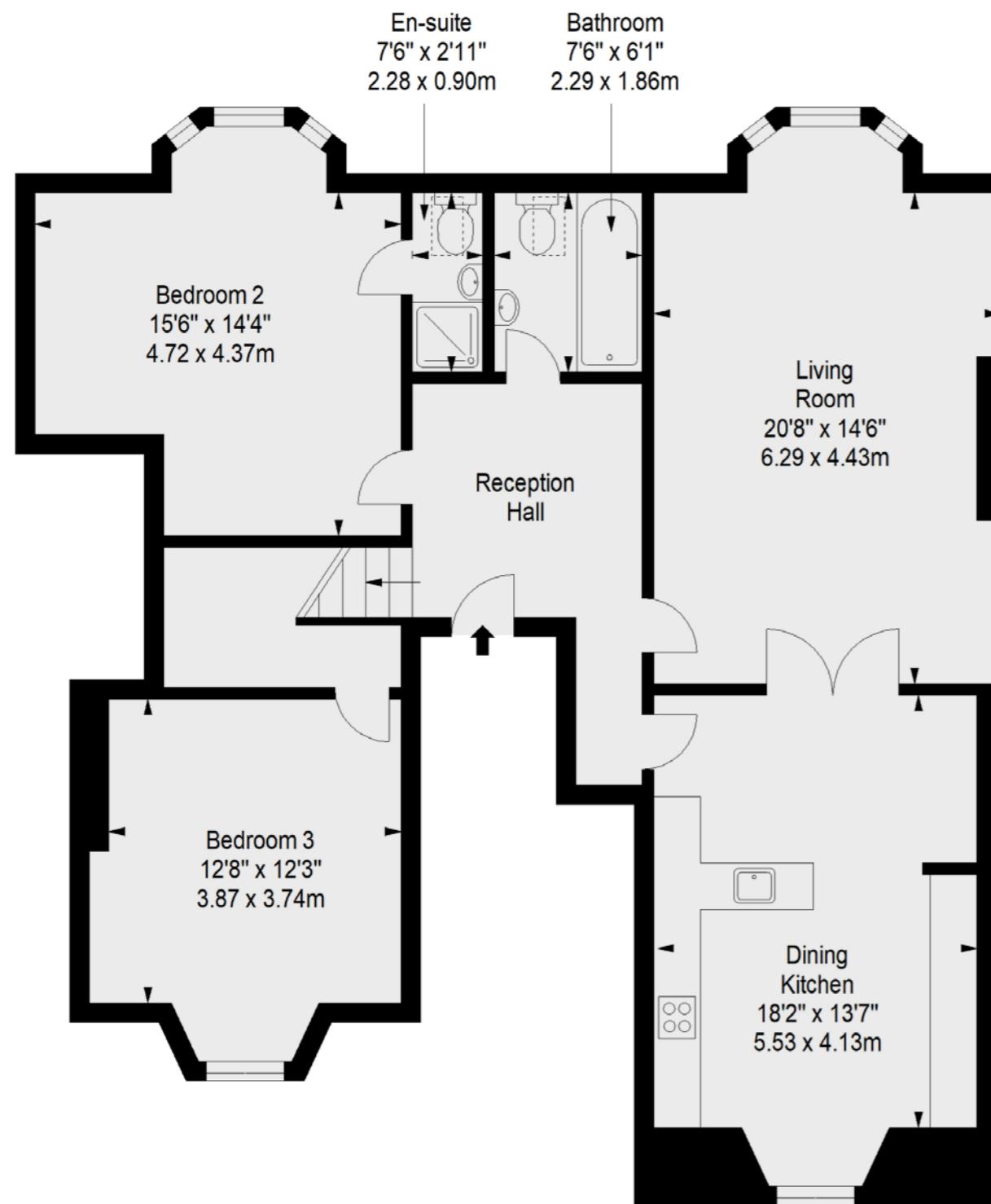
## APPROXIMATE TOTAL AREA:

161.5 sq. metres (1738.4 sq. feet)

THIRD-FLOOR

FOURTH-FLOOR

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





# WELCOME

## to 4/5 North Charlotte Street

Exquisite modern styling and a wealth of premium finishes elevate the property further, creating a unique and breathtaking home. The accommodation includes a high-specification dining kitchen, family bathroom, and two en-suites, and the apartment has the rare benefit (in the city centre) of a private parking space. In addition, for a modest fee and application, residents may secure access to the private Charlotte Square Gardens — another highly desirable feature.

### GENERAL FEATURES

- A stunning city centre double-upper apartment
- Part of a significant A-listed Georgian building
- Within the New Town conservation area
- Far-reaching elevated views over Edinburgh's skyline
- Flawless contemporary styling and oak floors
- EPC Rating - D | Council Tax band - G

### ACCOMMODATION FEATURES

- A beautiful entrance hall that sets the standards
- Large living room with southwest-facing dormer window
- Stylish dining kitchen with solid granite worktops
- Impressive principal suite with abundant storage
- Two additional spacious double bedrooms
- High-specification five-piece en-suite bathroom
- Contemporary three-piece en-suite shower room
- Three-piece family bathroom with overhead shower

### EXTERIOR FEATURES

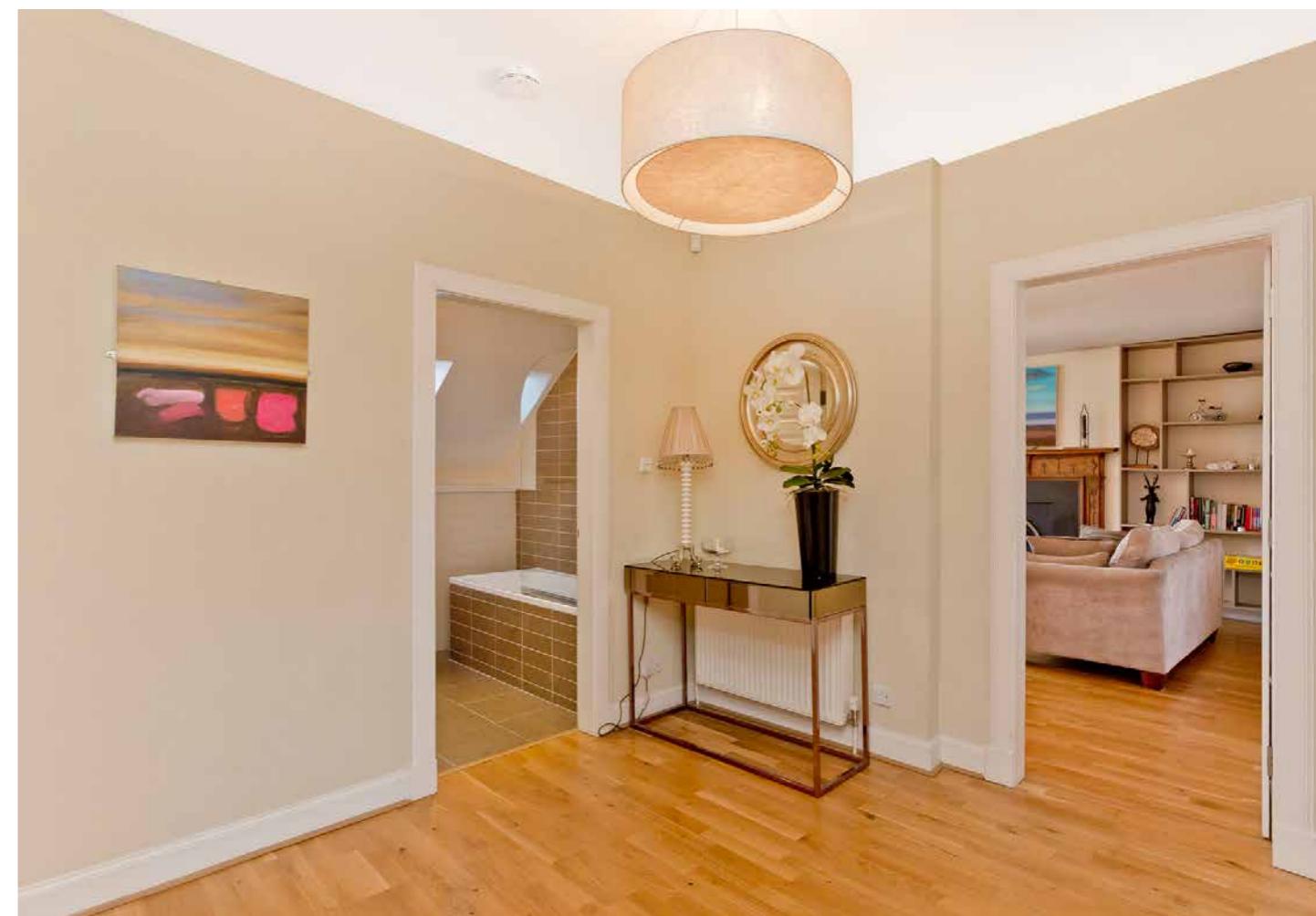
- Can apply for access to Charlotte Square Gardens
- Private parking space and zoned permit parking

## Far-reaching elevated views over Edinburgh's skyline





# A LASTING FIRST IMPRESSION



The historic building has an imposing sandstone ashlar façade, notable for its regal doorpiece and Georgian fanlight. Stepping inside, the communal entrance immediately sets the tone, with its striking interior design and soaring ceiling hinting at the calibre of the home itself. The apartment continues this strong first impression with its own beautiful reception hall, enjoying warm contemporary décor and a rich oak floor that flows seamlessly into the living area and kitchen.

# THE LIVING ROOM



## Perfect for quiet family time and lively evenings



Lovingly styled, the living room is centred around a majestic fireplace (with a living gas flame) which adds another layer of elegance to the sumptuous decoration. The room has spacious dimensions for various lounge furnishings and it has comfortable seating fitted by the southwest-facing dormer window, which sees a cascade of natural light whilst offering iconic skyline views. Extending the space further, partition doors slide open to the adjacent dining kitchen, creating a flow between the two rooms that is perfect for entertaining family and friends.

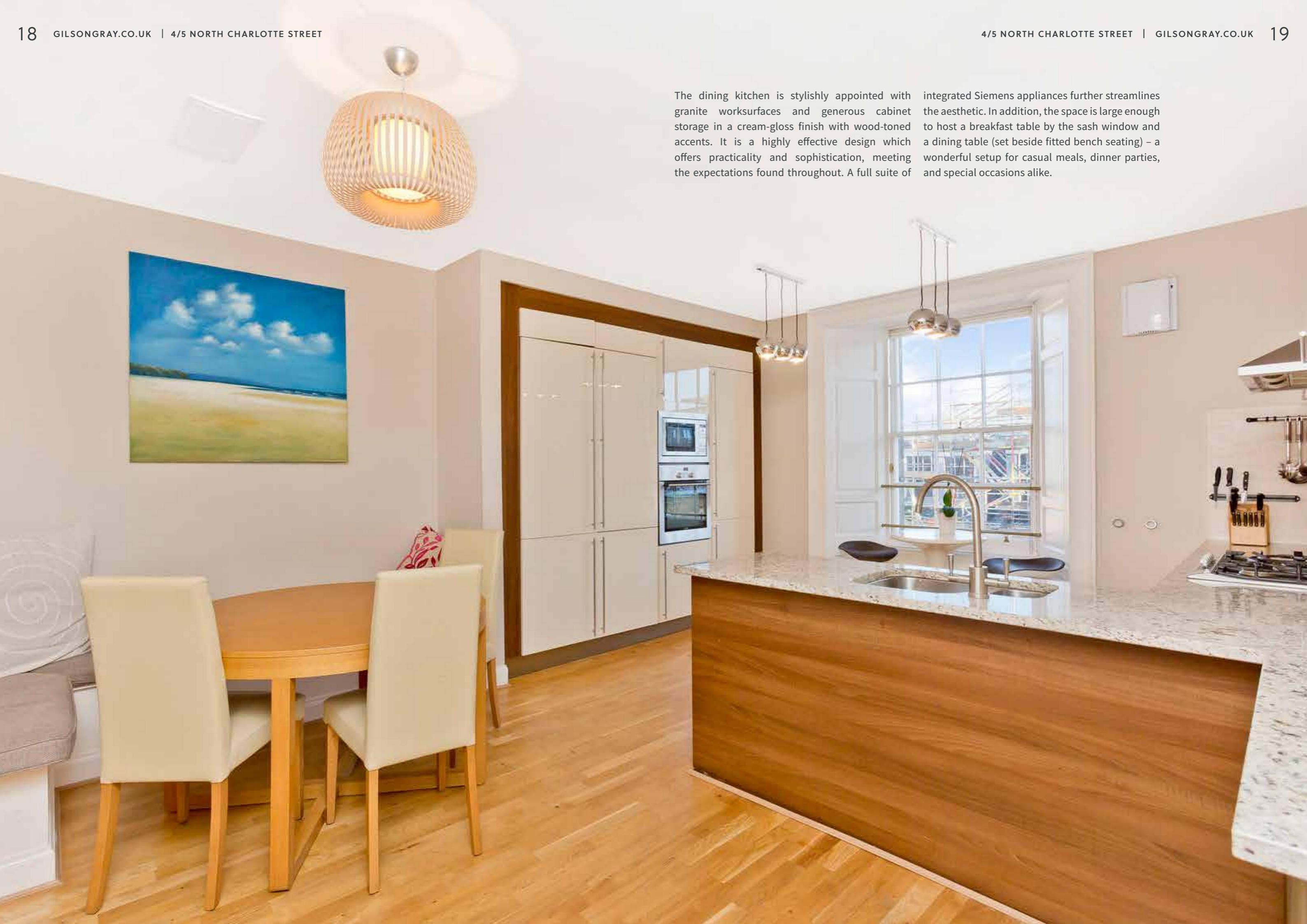




**Stylish  
design with  
practical  
storage and  
generous  
floorspace**



THE RINGEIN

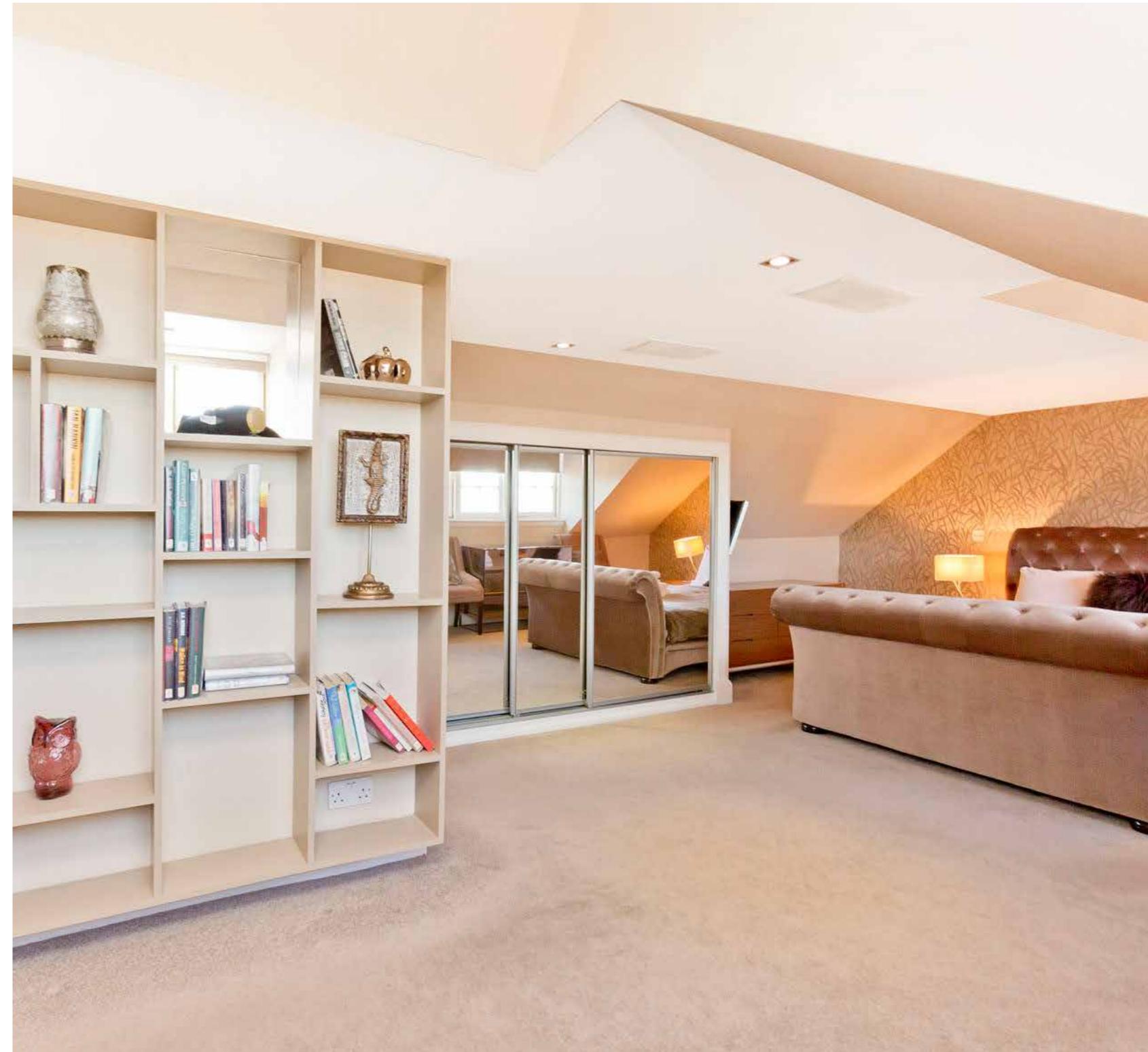


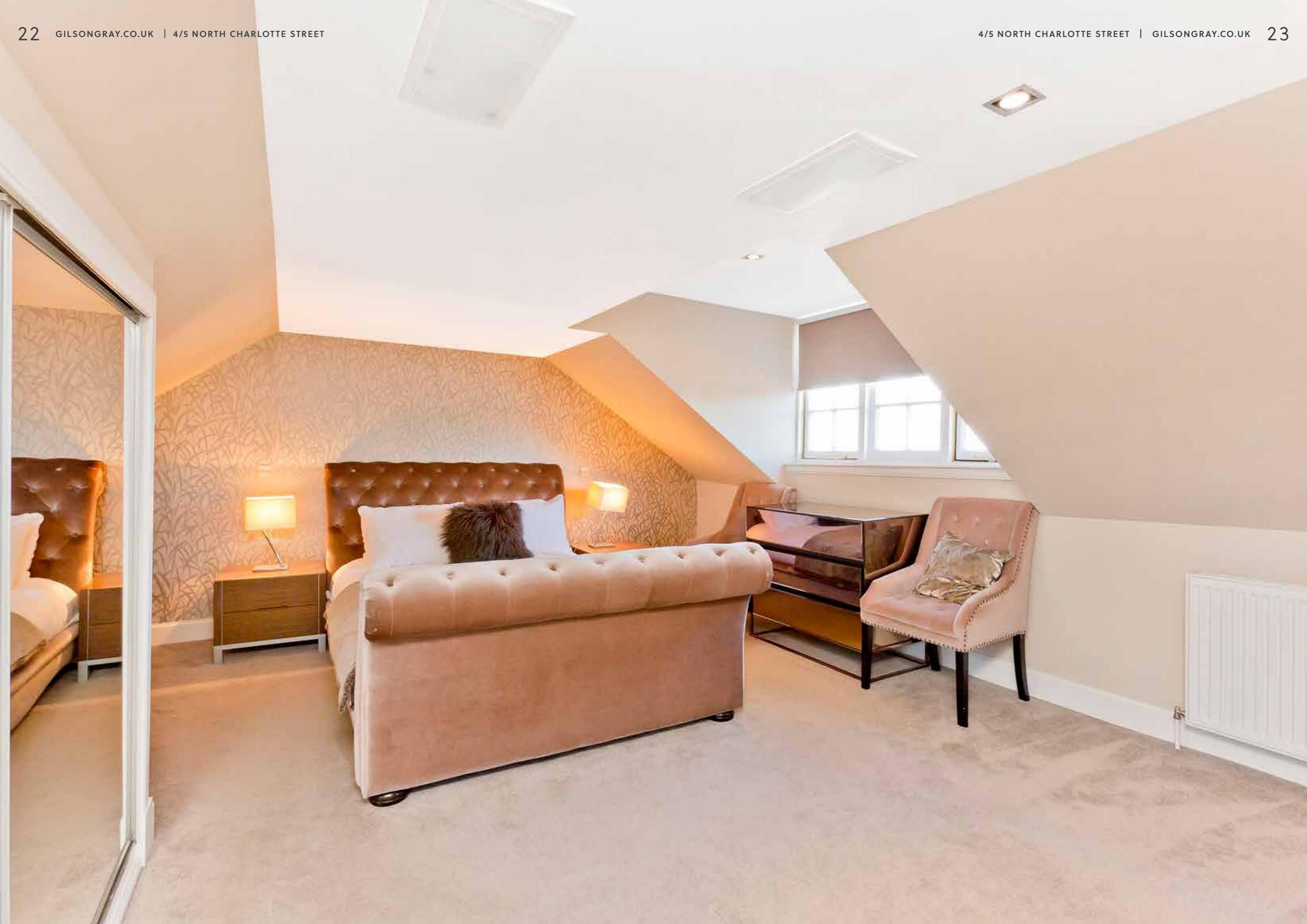
The dining kitchen is stylishly appointed with granite worksurfaces and generous cabinet storage in a cream-gloss finish with wood-toned accents. It is a highly effective design which offers practicality and sophistication, meeting the expectations found throughout. A full suite of integrated Siemens appliances further streamlines the aesthetic. In addition, the space is large enough to host a breakfast table by the sash window and a dining table (set beside fitted bench seating) – a wonderful setup for casual meals, dinner parties, and special occasions alike.

# PRINCIPAL SUITE

## Occupying the entire fourth floor

Occupying the entire fourth floor, the principal bedroom is a lavish retreat inspired by a boutique hotel. It features carefully curated styling and an impressive amount of floorspace, in addition to generous fitted shelving and abundant wardrobe storage with mirrored fronts. From its vantage point, it also offers far-reaching views over the Firth of Forth towards Fife. Providing the owners with additional luxury, this magnificent space is accompanied by a large five-piece en-suite bathroom which offers a spa-like experience. It features twin floating washbasins below illuminated mirrored units, a hidden-cistern toilet, a double shower enclosure, and a deep, relaxing bathtub.

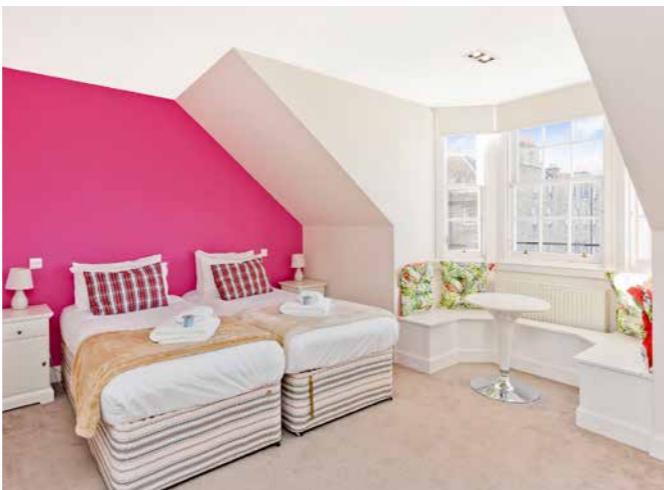
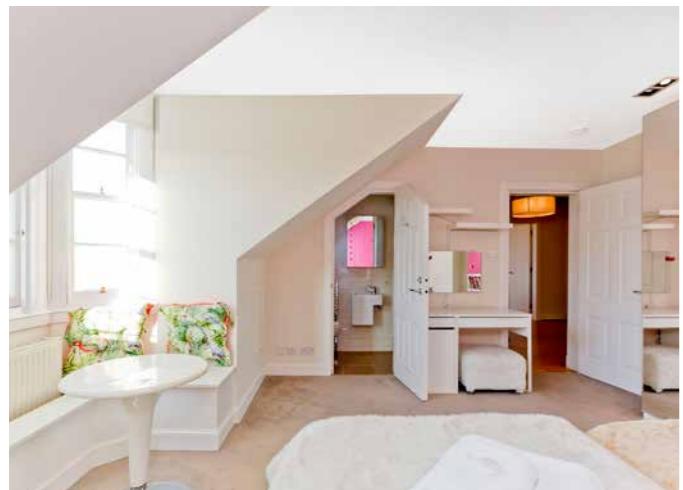


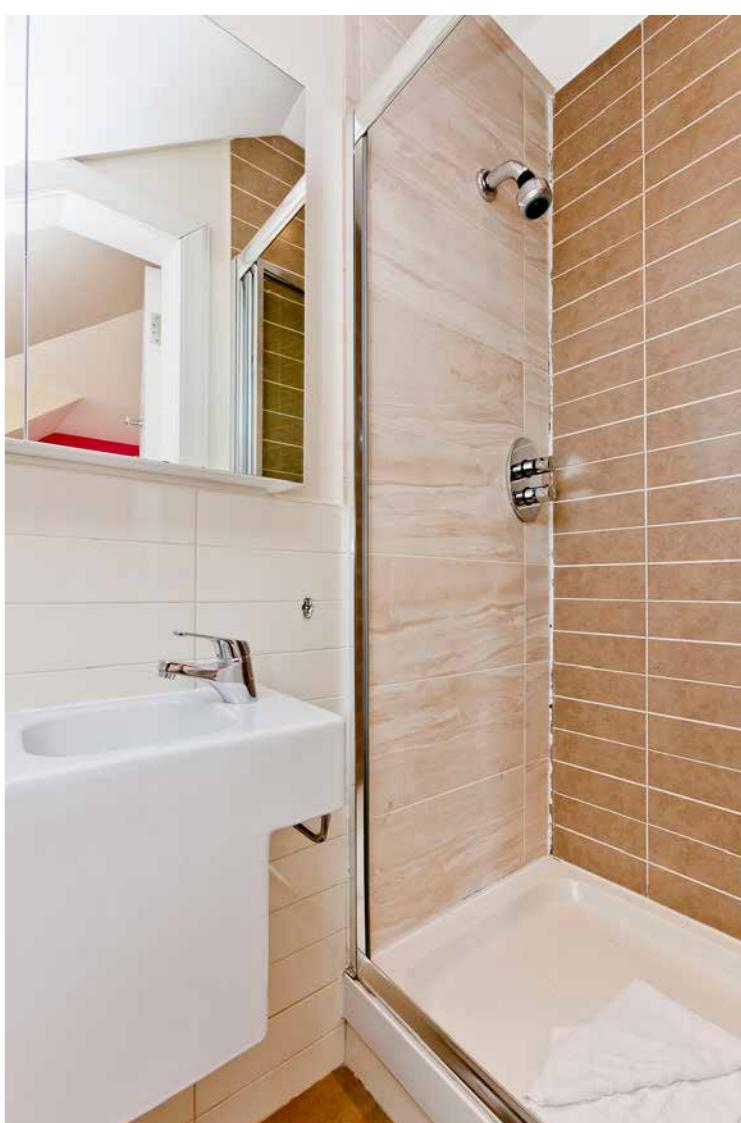
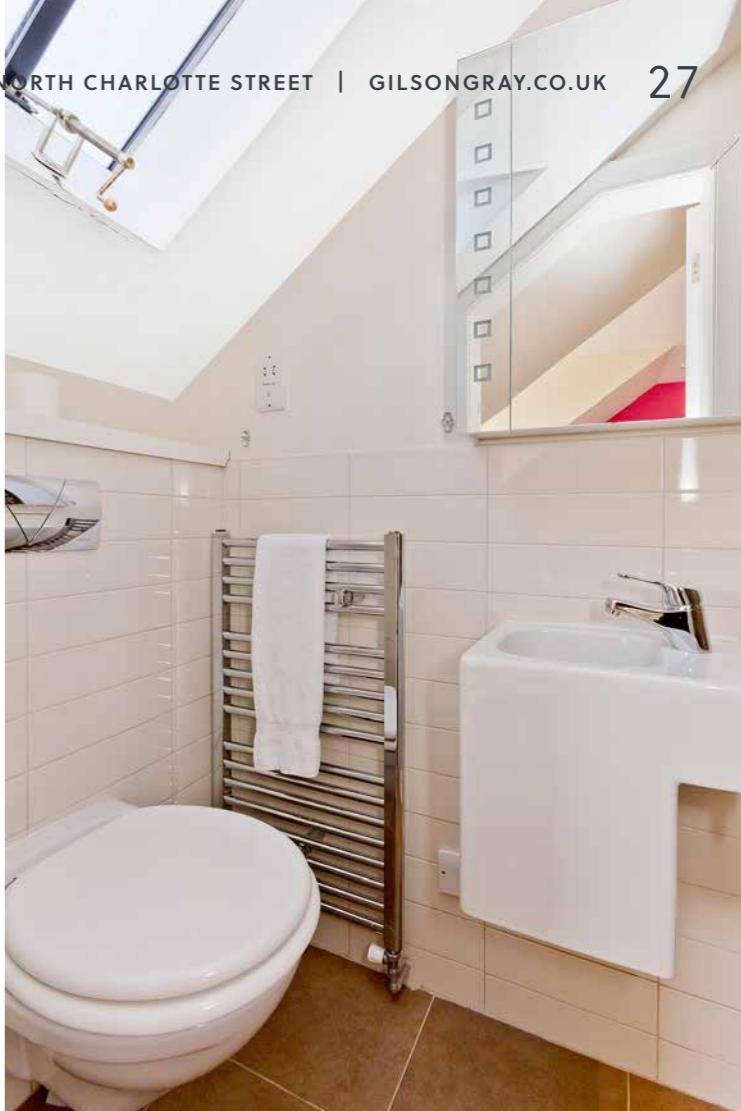




# Third floor BEDROOMS

Bedrooms two and three are on the third floor, both continuing the impeccable standards and both offering spacious double proportions. Comparable in quality to the principal suite, the second bedroom enjoys its own contemporary en-suite shower room and charming views across Edinburgh's historic skyline. Its dormer window, complete with bespoke fitted seating, creates a perfect spot to relax and watch the world drift by.





## LUXURIOUS bathroom facilities

In addition to the two high-spec en-suites, the home has a family bathroom on the third floor as well. Finished with premium tile work, it features a three-piece suite, an overhead shower, and a ladder-style towel radiator.



# DISCOVER

## Views from the flat



## the private gardens of the New Town

Upon application and for a small yearly fee, homeowners can gain access to Charlotte Square Gardens which are shared exclusively by members. Designed by the celebrated architect Robert Adam in 1791, this private garden is a haven of calm in the bustle of the capital, offering a massive stretch of manicured lawn framed by mature trees. There are other notable private gardens in the New Town that residents can apply to as well. In addition, the property has a private parking space to the rear and controlled permit parking is also available (Zone 1A).

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances (five-burner gas hob with overhead extractor hood, electric oven, microwave, fridge, freezer, dishwasher and washing machine) 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.

Factor: The factor is managed by Redpath Bruce at an approximate monthly cost of £126.80, including buildings insurance



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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