



Offers Over
£625,000

12/1 Carlton Terrace

New Town | Edinburgh | EH7 5DD

Neilsons are delighted to offer on to the market this exceptionally impressive, raised ground floor flat, forming part of a handsome Grade A listed Georgian terrace and enjoying a superb location on one of the capital's most iconic residential streets. Offering the perfect blend of period charm and modern style, the property has been upgraded to an exacting standard throughout and has access to the magnificent Regents Gardens, which back on to Carlton Hill and feature a variety of facilities.

-  2 bedroom
-  2 public room
-  1 bathroom
-  On-street permit parking
-  Private residents gardens
-  EPC rating – C
-  Council tax band- F



Description

The flat is accessed via a shared hallway and briefly comprises: generously proportioned reception/dining room with dramatic high ceilings, ornate cornice work, wood flooring and attractive focal fireplace, kitchen fitted with a variety of stylish high spec units, with sleek coordinated worktops, herringbone flooring and a range of integrated appliances, two good sized double bedrooms with carpeted floor, tasteful décor and a pleasant leafy outlook, and modern family bathroom with contemporary three piece white suite, tiling to splash areas, and over-bath drench shower. Across the communal hallway is a further lockable room which would make an excellent home office/overspill storage area.



Extras

All fixtures, fittings, integrated appliances, white goods and curtain poles will be included in the sale. Some items of furniture may be available via separate negotiation.

Gardens

As previously mentioned, residents of the terrace have access to the spectacular Regents Gardens. An oasis in the heart of the city, the gardens are beautifully maintained and comprise vast areas of lawn and mature trees, together with a Tennis Court, safe play area and a pitch and putt. The gardens are accessible via an annual fee of approximately £500.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

Carlton Terrace is situated in the New Town district of Edinburgh, within easy walking distance of the City Centre. There are an excellent range of specialist shops, supermarkets, cafes, bars and restaurants in the immediate area and all of Princes and George Street's extensive amenities are close at hand. The nearby districts of Inverleith and Stockbridge are within proximity offering a great selection of boutique shops, local butchers and popular bars and cafes. There is an abundance of leisure activities on the doorstep including some of central Edinburgh's wonderful Art Galleries and Museums, Carlton Hill, Arthur's Seat, The Royal Botanic Gardens and Inverleith Park. Edinburgh Waverly is nearby and there are regular buses and trams to all parts of the city and beyond including Edinburgh Airport.

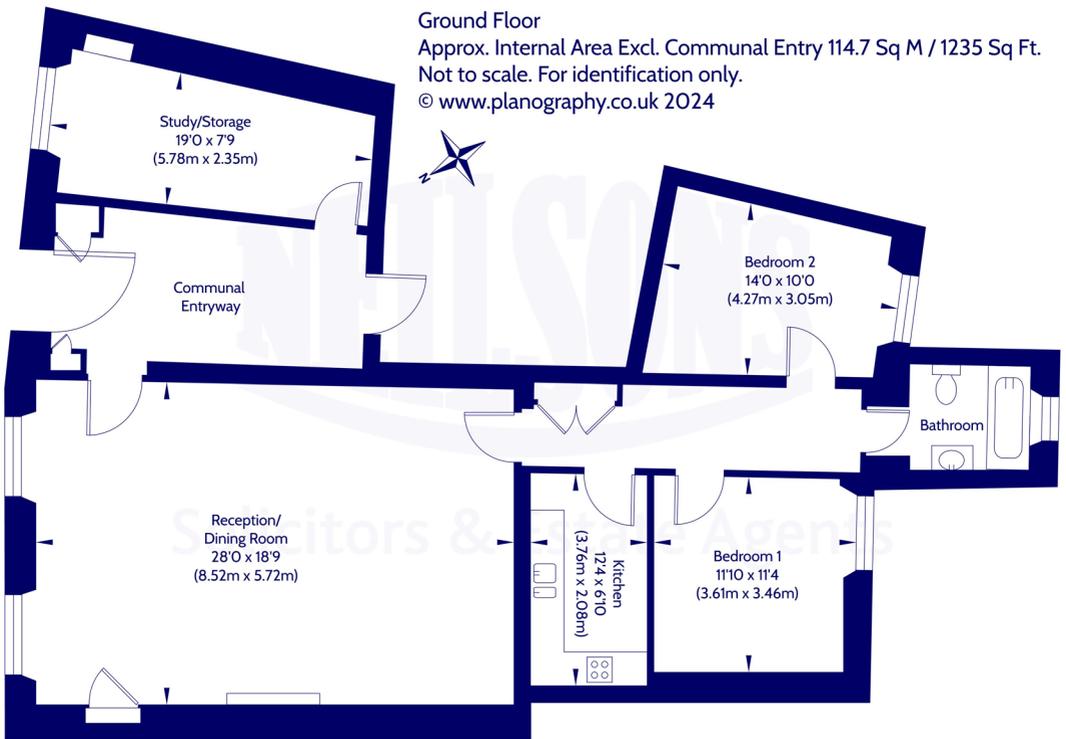


Ground Floor

Approx. Internal Area Excl. Communal Entry 114.7 Sq M / 1235 Sq Ft.

Not to scale. For identification only.

© www.planography.co.uk 2024



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

