



**Carlton Terrace
Edinburgh
EH7**



Carlton Terrace Edinburgh EH7

A unique Georgian home of significant architectural interest.



Description

This exceptional property, occupying the first and second floors of a double-fronted Georgian townhouse, has undergone significant alterations by the current owners. Imaginative architectural design has resulted in an Edinburgh flat unlike any other. Classical proportions on the first floor are offset by more contemporary and individual rooms on the second floor, designed around a galleried landing below the cupola.

Upon entering the hall on the ground floor, one is immediately struck by the incredible scale of the staircase, the raised cupola and the beautiful frieze. This unusually intricate plasterwork was the creation of a well-known Scottish sculptor, John Henning (1771-1851). His copies of the Parthenon friezes were used to decorate buildings such as the Athenaeum in Pall Mall and the College of Surgeons in Lincoln's Inn Fields, London. This is a rare example of his work in a domestic setting.

Much of the first floor is occupied by an elegant double reception room which provides amazing living and entertaining space. To the front is the sitting room, with beautiful views toward Arthur's Seat, with the dining room to the rear. Also on this floor is the kitchen/breakfast room, a bathroom and a double bedroom with two large sash windows which flood the room with natural light.





The second floor has a unique feel due to the rooms being orientated around the circular opening on the landing which allows light to shine from the cupola onto the magnificent stairs and frieze below. There is a double bedroom with an en suite shower room. The window from this rooms swings open to allow access to a flat section of the roof with breathtaking views of Arthur's Seat and Holyrood Palace. There are three further bedrooms on this floor as well as the family bathroom. One of the bedrooms has a pull-down loft ladder which leads to useful loft space and access to the roof.

Features include:

- Beautiful period details including working shutters, fireplaces and elaborate cornice work
- Spacious and flexible accommodation
- A prime location within easy reach of all that the city centre has to offer
- Stunning views to the front and rear
- Access is available to Regent Gardens for a small annual fee
- A single garage is available by separate negotiation





Location

Carlton Terrace is located within the very heart of the historic Georgian district of Edinburgh and lies a short walk from Princes Street, George Street and St Andrew Square. The New Town is world renowned for its architecture and the quality of city centre living it offers, with a wonderful and varied choice of excellent local amenities that include art galleries, shops, restaurants, theatres, bars and bistros. The New Town has some of the first and least spoilt Georgian architecture in Britain and continues to be one of the most popular residential areas in Edinburgh in which to live. The city boasts an impressive choice of schools, including The Edinburgh Academy, Fettes College, St. George's School for Girls, Erskine Stewart's Melville Schools, Merchiston Castle School, Loretto School and George Watsons College. There is also an excellent bus service covering the whole of Edinburgh, with the nearest bus stop located just a stone's throw away.





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.

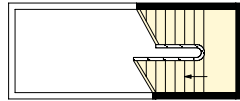
Council Tax

Band G

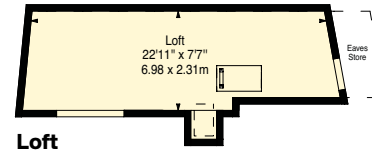


**Approximate Gross Internal Floor Area
3,398 Sq Ft - 315.67 Sq M**

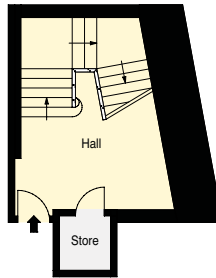
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



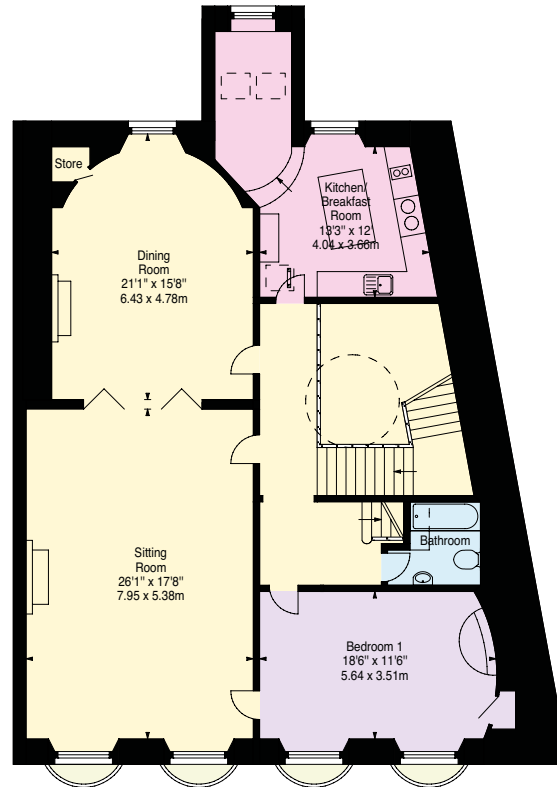
**First Floor
Half Landing**



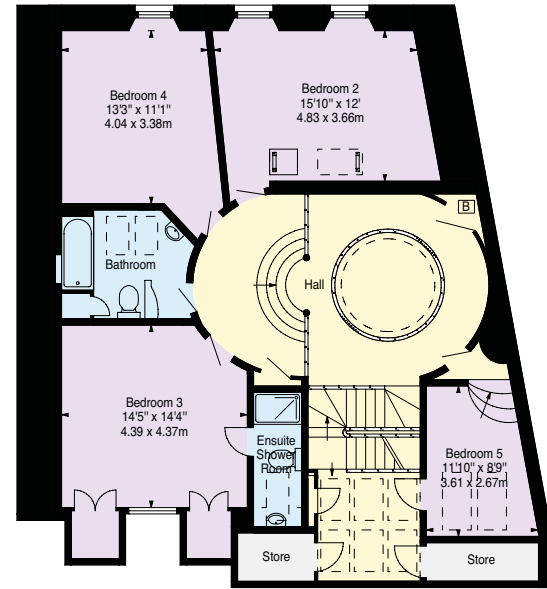
Loft



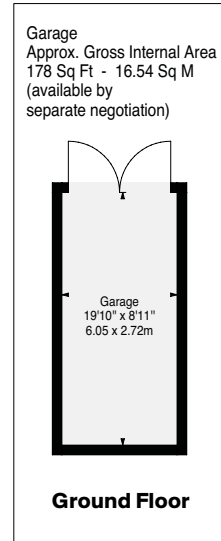
**Ground Floor
Entrance**



First Floor



Second Floor



Garage
Approx. Gross Internal Area
178 Sq Ft - 16.54 Sq M
(available by
separate negotiation)

Ground Floor

Knight Frank Edinburgh
80 Queen Street
Edinburgh
EH2 4NF
knightfrank.co.uk

I would be delighted to tell you more.

Edward Douglas-Home
0131 222 9600
edward.douglas-home@knightfrank.com



Connecting people & property, perfectly.

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.

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