



Leith

36 Cambridge Avenue
EH6 5AP



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EPC Rating

Terraced House

OFFERS OVER £510,000

- Entrance vestibule
- Hall and landing with built in storage
- Living room
- Kitchen
- Dining room
- Utility room
- 3 bedrooms
- Bathroom

- Gas central heating
- Double glazing
- Traditional features
- Private front and rear gardens
- Zoned on street parking
- Attic storage
- Excellent transport links
- Close to Pilrig Park



Viewings - by appointment call
Beveridge & Kellas on 0131 554 6321



Viewing is highly recommended of this charming 3-bedroomed, terraced house situated close to Pilrig Park and just off the sought-after and vibrant Leith Walk, so an abundance of shopping facilities and a wide range of bars, cafes and restaurants are available locally. A good choice of public transport is also available to the nearby City Centre and surrounding areas including the Tram line running from Newhaven to Edinburgh International Airport. Local recreational facilities include the Omni Centre and St James Quarter offering gym, multi-screen cinema, bars, restaurants and the Playhouse Theatre.

The property is entered via a vestibule with ornate tiles which takes you to the hallway. The hallway has a wooden floor, 3 built in storage cupboards and stairs to the upper level. The south facing living room is front facing and enjoys several traditional features including twin windows with working shutters, Edinburgh Press, marble fireplace, ornate cornice and a ceiling rose. To the rear is a modern kitchen which has base and wall units, integrated eye level double oven, gas hob, freestanding dishwasher and a fridge freezer. Also to the rear is the dining room which has an ornate cast iron fireplace and Edinburgh Press. The utility room, which is off the dining room, has further base and wall storage units, freestanding washing machine and gives access to the rear garden

Upstairs the landing has a built-in storage cupboard, skylight allowing natural light, hatch to the attic and the rest of the accommodation off. To the front is a bright double bedroom with twin windows, fireplace and wooden floors. To the rear is another double bedroom which has a coal effect electric fire, twin windows, fitted wardrobe and chest of drawers. The third bedroom is found to the front of the house. Completing the accommodation is a rear facing bathroom with Velux window, bath with overhead electric powered shower unit, WC, and a wash hand basin.

The house enjoys a private front garden with hedge border, an easy to maintain enclosed rear garden with a patio ideal for al fresco dining. Additional benefits include gas central heating, double glazing, private attic space, and zoned on street parking in the surrounding area.

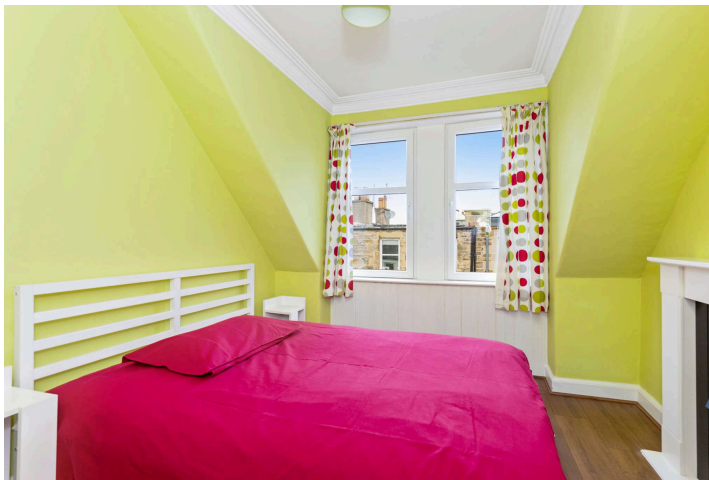
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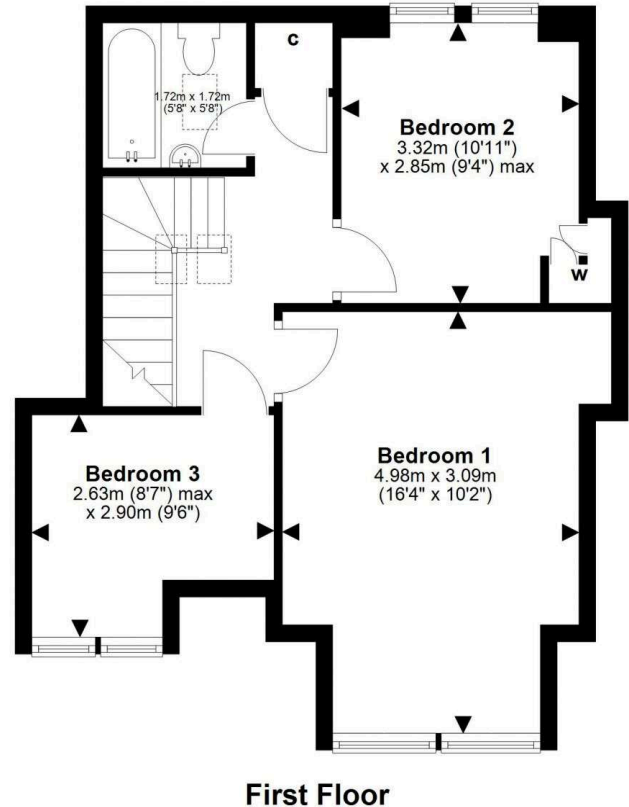
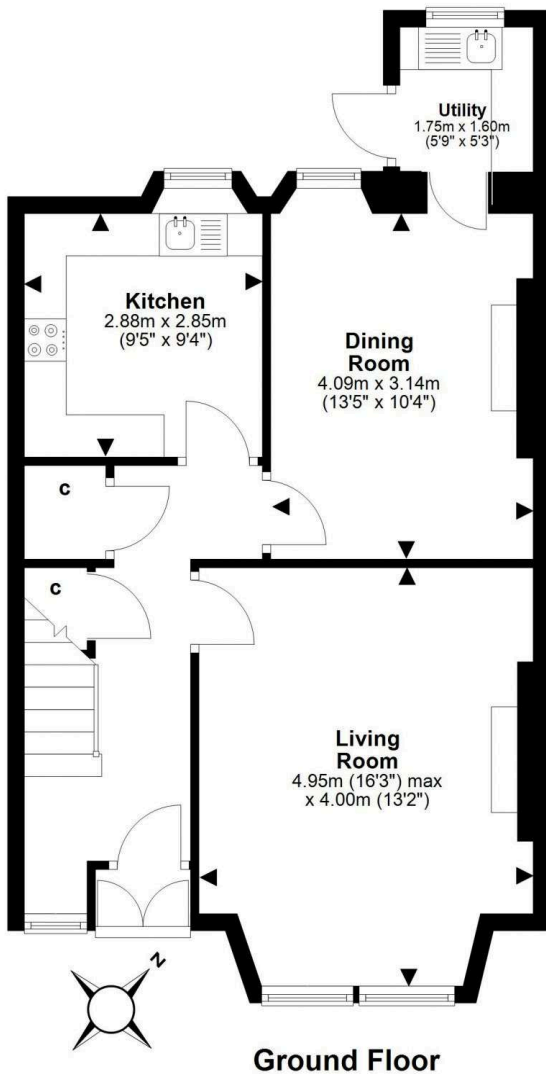
To include the integrated white goods. Other items open to separate negotiation.

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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