



GILSON GRAY

LAW • PROPERTY • FINANCE

13 CAMBRIDGE GARDENS

Pilrig, Edinburgh, EH6 5DH



Complemented by an enclosed south-facing garden, this spacious three-bedroom mid-terraced villa retains all its Victorian charm, lovingly restored and bought up to date with sympathetic décor and finishings. Backing onto Pilrig Park with path access, Cambridge Gardens lies with a quiet conservation area minutes' walk from the bustle of Leith's main thoroughfare and the tramline.

Welcoming you inside via a vestibule is an airy hallway (with storage) that boasts intricate decorative plasterwork and Dinesen Douglas wood flooring - handsome features found throughout much of the home. Leading off the hall and flooded with natural light is a living room boasting a Morso wood-burning stove and plentiful display shelving/storage. Next door, the southerly-facing kitchen incorporates a social sitting/dining area with a second Morso wood-burning stove, fitted shelving, and a ceiling-hung clothes pulley.

FEATURES

- Parkside conservation area close to tramline
- Characterful high-end interiors
- Victorian mid-terraced villa
- Entrance vestibule and hall with storage
- Bright living room with stove and storage
- South-facing integrated kitchen with a dining/seating area (with stove), garden access, and utility room/WC
- Two double bedrooms with storage
- One single bedroom
- Four-piece bathroom
- Enclosed gardens, south-facing to the rear with storage cellar
- Key access to Cambridge Community Garden
- Controlled on-street parking (Zone N7)
- Gas central heating (with new boiler) and double glazing





The traditional-style kitchen features floor-to-ceiling Farrow and Ball Lamp Room Grey cabinets, a quality granite worktop, and a neatly integrated double oven, dishwasher, fridge freezer, and five-ring gas burner with a stainless steel splashback and statement hood. Access is provided to the garden and a bright utility room/WC with a freestanding washing machine and freezer.

The sleeping quarters (two spacious doubles and a single room) are approached via stairs with a cast iron balustrade and a landing illuminated by an ornate sky lantern. The principal bedroom is exceptionally characterful with elegant corncicing and an imposing period fireplace, whilst the second double overlooks the garden – both rooms have storage. Finally, a bright travertine-tiled bathroom includes a bath and separate shower. The property benefits from gas central heating with a new boiler and full double-glazing.

Externally, the property is accompanied by a small front garden with cast iron railings and a privacy hedge and, to the rear, a large storage cellar and a south-facing garden that is paved for easy upkeep and enclosed by high hedgerows to create a feeling of seclusion. Key access is also provided for the street's community garden. Controlled on-street parking falls under Zone N7. Extras: Included in the sale are all fitted floor coverings, blinds, and integrated/freestanding appliances.





PILRIG

Lying enviably close to the heart of the capital, adjacent to Leith's main thoroughfare and connected by day/night buses and the nearby tramline, Pilrig offers easy access to outstanding shopping, entertainment, and cultural amenities locally and across the city. A bustling selection of cosy pubs, cafés and multi-cultural eateries can be found just minutes' walk away, and music and arts venues in the immediate area host an eclectic array of year-round events, festivals, theatre productions, and street food markets. Promising tranquil scenic retreats from these vibrant surroundings are the much-loved Pilrig Park and the Water of Leith's walkway and cycle path. For indoor sports and recreation, Leith's Victoria Swim Centre provides a pool, a sauna, a steam room and a gym, as well as fitness studios and classes. The property falls within the catchment area for excellent state schools, whilst many of Edinburgh's prestigious private schools can also be easily reached. For Pilrig residents commuting further afield, Waverley train station is approximately a mile away and nearby Ferry Road provides a swift route to Edinburgh Airport, the motorway network, and the Forth Bridges.

EPC RATING:



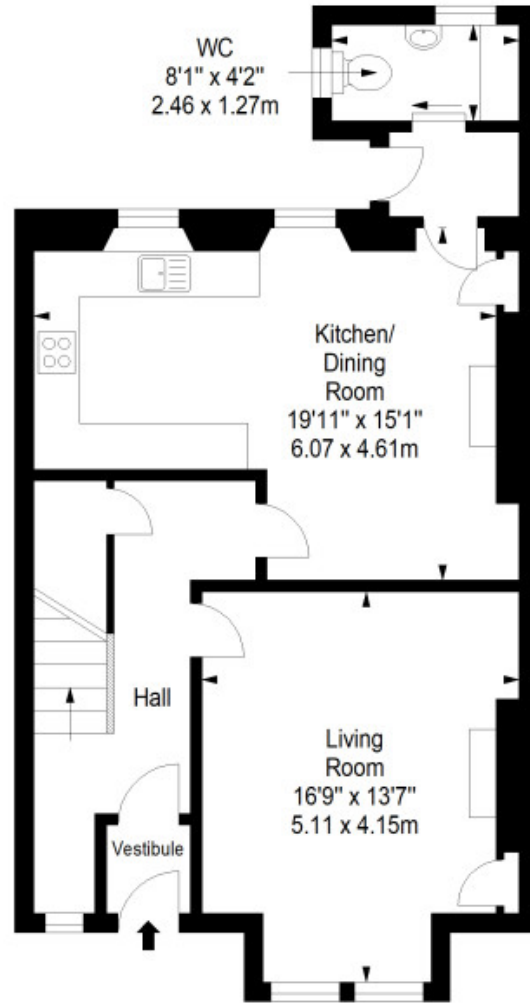
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

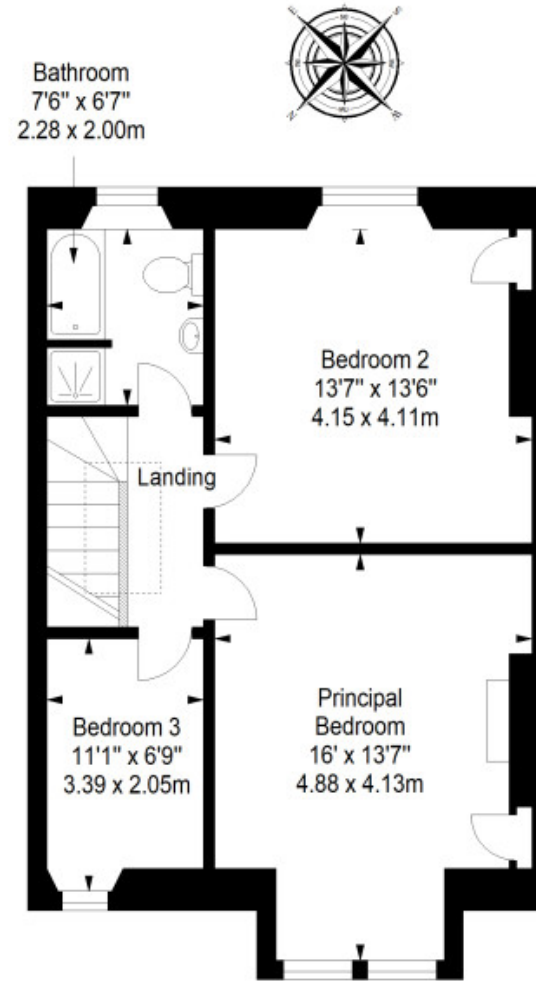
Ground Floor

Approx. 63.1 sq. metres (679.2 sq. feet)



First Floor

Approx. 56.3 sq. metres (606.0 sq. feet)



Total area: approx. 119.4 sq. metres (1285.2 sq. feet)



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