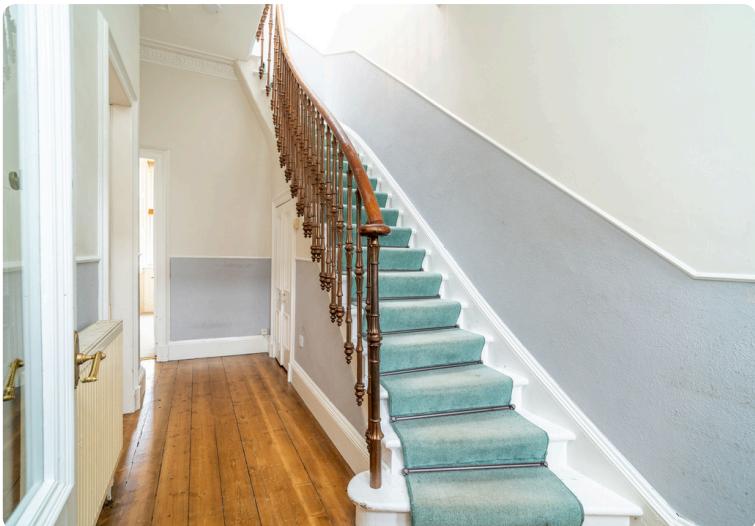




18 Cambridge Gardens  
Pilrig, EH6 5DJ

**Deans**   
Solicitors & Estate Agents LLP



## TERRACED HOUSE

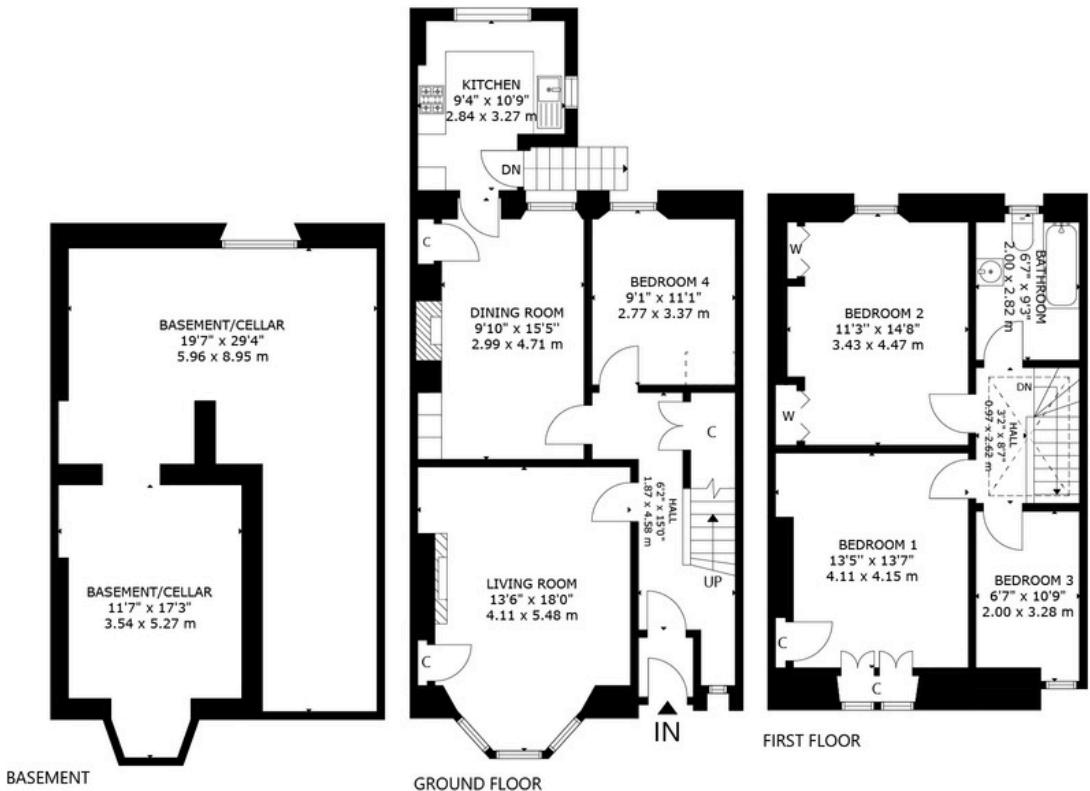
- Living Room
- Dining Room
- Kitchen
- Four Bedrooms
- Bathroom
- Basement/Cellar
- Private Front and Rear Gardens
- Double Glazing & GCH
- EPC Rating – E



This charming and well-proportioned mid-terraced Victorian house retains attractive period features and is quietly situated in the popular area of Pilrig, within easy reach lovely outdoor space at Pilrig Park and a variety of amenities at Leith Walk including shops, restaurants, bars and cafes. Princes Street and the St James' Quarter are also nearby offering a wider range of high street retailers and eateries and there are convenient public transport links via bus or tram. The property would make an ideal purchase for families and comprises: welcoming hallway flooded with light from an attractive cupola, spacious bay-windowed living room with ornate cornicing and feature fireplace, separate kitchen, generous dining room, four bedrooms and family bathroom with shower over bath. There is a large basement offering ample storage space. Externally, there are private gardens to the front and rear and on-street permit parking in the area. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, washing machine, tumble dryer and dishwasher. Some items may be available by separate negotiation. All appliances are sold as seen with no warranty provided.







18 CAMBRIDGE GARDENS, EDINBURGH, EH6 5DJ  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL AREA 1,880 SQ FT / 175 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.

Copyright © Nest Marketing  
[www.nest-marketing.co.uk](http://www.nest-marketing.co.uk)



**Disclaimer:** Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.