

15 CAMBRIDGE AVENUE  
EDINBURGH, EH6 5AW

CURRAN & CO  
PROPERTY



# 15 CAMBRIDGE AVENUE

EDINBURGH  
EH6 5AW

OFFERS OVER £420,000

- Victorian Terrace House
- Spacious Living Room
- Contemporary Kitchen with Separate Dining Room
- Two Double Bedrooms
- Fully Refurbished in 2022
- Active Planning Permission for Expansion
- Southeast Facing Rear Garden
- Zoned Permit Parking
- Quiet Residential Setting



*‘Situated on a quaint residential street, 15 Cambridge Avenue is an immaculately presented Victorian terrace house which has been full refurbished to an exceptionally high standard throughout, whilst boasting a range of period features and retained charm’*





## Description

15 Cambridge Avenue is an immaculately presented Victorian terrace house which was fully refurbished in 2022 to an exceptionally high standard throughout, whilst boasting a range of period features and retained charm. Situated on a quaint residential street within the charming Pilrig Conservation Area, and a five-minute walk from the nearest tram stop, the house is well placed to take advantage of Leith's array of amenities and close proximity to the city centre.

The accommodation comprises: tiled entrance vestibule opening to the hallway; WC/cloakroom; spacious living room with decorative fireplace, window shutters and fitted shelving and press storage; contemporary kitchen with ample fitted storage, tiled splashback, integrated electric oven, stainless steel gas hob with extractor hood, fridge, freezer, dishwasher and wine fridge; utility area; dining room with access into the rear garden; stair to the upper landing with Velux window providing floods of natural light; principle bedroom with fitted storage, access to eaves storage and fitted window shutters; double bedroom 2 with views of the rear garden; and stylish tiled shower room with skylight.

Further benefits of this property include active planning permission for future expansion (see below), gas central heating, a mixture of refurbished sash & case and double-glazed windows, and high-quality fixtures and fittings throughout.

To the front of the house there is a gated path and cobbled front garden area with wooden external storage units. To the rear there is a generously proportioned Southeast facing rear garden laid to lawn with a suntrap patio area and garden shed. Zoned permit parking is available on Cambridge Avenue and surrounding streets.

## Planning Permission

Please note there is active planning permission in place for the provision of a one-and-a-half-story

rear extension to replace the existing dining room. This would provide an enlarged living/dining room at ground floor level and a family-sized bathroom between the ground and upper storeys (allowing the existing living room to be utilised as an additional bedroom). Please contact our office for more information.

## Extras

Extras to be included in the sale are all fitted blinds and integrated kitchen appliances.

## EPC Rating

The energy efficiency rating for this property is band D.

## Council Tax

This property is subject to council tax band D.

## Location

Voted one of the best places to live by The Times in 2019, the sought-after and cosmopolitan area of Leith sits Northeast of the city centre. There is a vast range of amenities to provide for everyday needs including a choice of supermarkets, independent shops, bars and eateries on nearby Leith Walk. The renowned St. James Quarter development boasts a range of high-end retail shops, eateries, a hotel, and leisure facilities. Local sporting and recreational facilities include Easter Road Stadium, the David Lloyd Tennis and Fitness Club, and the wide-open spaces of neighbouring Pilrig Park and nearby Leith Links. For the commuter, there are frequent public transport services to Edinburgh City Centre and surrounding areas, with Waverley Railway Station nearby. Bus routes and the tram network provide regular links to Edinburgh International Airport.

## Viewing

Viewing is by appointment. Please contact our office to arrange.







# FLOOR PLAN





# CURRAN & CO PROPERTY

33 Roseburn Terrace  
Edinburgh  
EH12 5NQ

T 0131 259 9177

E [info@curranandcoproperty.co.uk](mailto:info@curranandcoproperty.co.uk)

W [www.curranandcoproperty.co.uk](http://www.curranandcoproperty.co.uk)



Disclaimer

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All measurements are approximate and are generally taken from the widest point.