

23 CAMBRIDGE AVENUE  
LEITH, EDINBURGH, EH6 5AW

CURRAN & CO  
PROPERTY





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OFFERS OVER £450,000



23 Cambridge Avenue is a charming and stylishly presented Victorian terrace house, situated on a quiet residential street within Pilrig Conservation Area'

- Victorian Terrace House on Quiet Residential
- Spacious Living Room
- Contemporary Kitchen & Separate Dining Room
- Two Double Bedrooms
- Bathroom & Shower Room
- Southeast Facing Rear Garden
- Zoned Permit Parking
- Move-in Condition Throughout



#### Description

23 Cambridge Avenue is a charming and stylishly presented Victorian terrace house, boasting a recently refurbished kitchen and southeast facing rear garden. Situated on a quiet residential street within Pilrig Conservation Area, the property is well positioned to take advantage of Leith's array of amenities, close proximity to the city centre, and excellent tram links.

The extended accommodation comprises: entrance vestibule leading to the hallway, with walk-in sized under-stair storage cupboard; impressive living room with original window panelling, press recess and marble fireplace surround; recently refurbished kitchen with base and wall-mounted units, tiled splashback with under unit lighting and integrated oven, stainless

steel gas hob, extractor hood, dishwasher and fridge/freezer; useful utility room with space for a washing machine; dining room with patio doors opening to the rear garden; recently refurbished bathroom with fitted storage; stair to upper landing with storage cupboard and access hatch to the attic space; double bedroom 1 with dormer window overlooking the rear garden, and fitted wardrobes; double bedroom 2 with storage recesses; home office with Velux window; and contemporary shower room with skylight, fitted storage, and heated towel-rail. Further benefits of this property include gas central heating and double glazing.

To the front of the house there is a paved front garden with gated entrance path, mature borders and planter. The enclosed rear garden has been landscaped to

feature a decked patio, mature borders and a sizeable paved area. Zoned permit and metered parking bays are available on Cambridge Avenue and surrounding streets.

#### 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 C.

#### Council Tax

This property is subject to council tax band E.









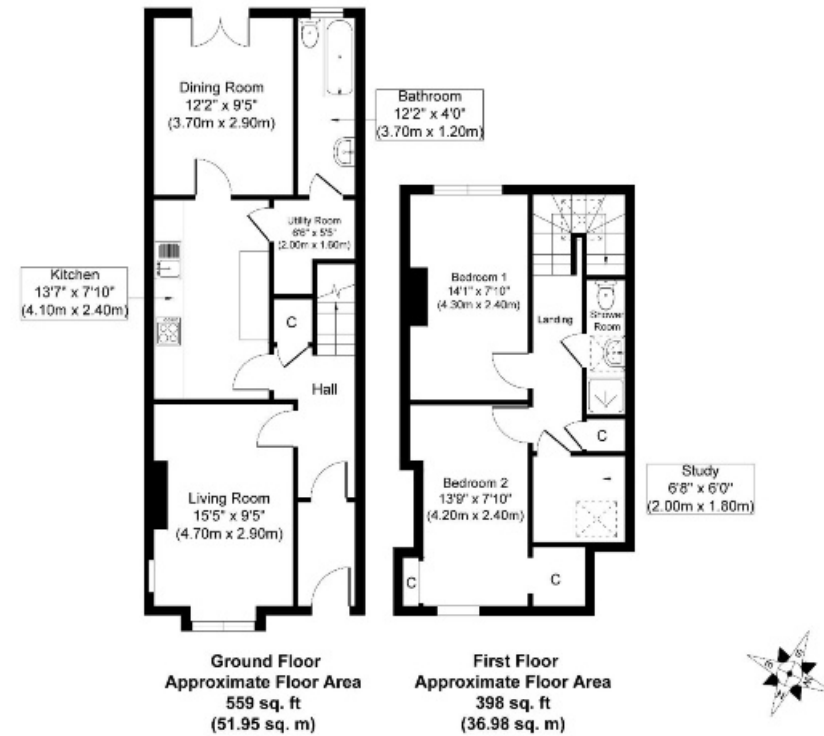
# CURRAN & CO PROPERTY

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## Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.  
All measurements are approximate and are generally taken from the widest point.