

10 CAMBRIDGE AVENUE
LEITH, EDINBURGH, EH6 5AP

CURRAN & CO
PROPERTY



10 CAMBRIDGE AVENUE
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OFFERS OVER £625,000



'Situated on a quiet residential within the Pilrig Conservation Area, 10 Cambridge Avenue is an impressive family home which perfectly combines traditional charm with contemporary finishes'

- Elegant Victorian Terrace Set Across Three Floors
- Beautifully Presented in Move-in Condition
- Spacious Living Room
- Four Well-Proportioned Double Bedrooms
- Open Plan Kitchen, Dining & Family Room
- Contemporary Shower Room & Family Bathroom
- Recent Double Glazed Sash & Case Windows
- Rear Garden with Terrace & Timber Canopy



Description

Set across three floors and situated on a quiet residential within the Pilrig Conservation Area, 10 Cambridge Avenue is an impressive Victorian terrace house presented in move-in condition. Boasting period features throughout, this family-sized home perfectly combines traditional charm with contemporary finishes.

The ground floor accommodation comprises: entrance vestibule with original tiled floor; welcoming entrance hall; spacious living room with feature gas fireplace, shelved press and beautiful wood panelling; double bedroom three; double bedroom four with two cupboards and additional wall-mounted storage; and a contemporary, fully tiled shower room with walk-in glass enclosure and fitted storage beneath the sink. From the hall, a stripped wood staircase leads to the lower floor, which includes: a

useful utility room; WC; recently updated kitchen with solid wood worktops and breakfast bar, base and wall-mounted units, tiled splashback, integrated dishwasher and freestanding Smeg professional cooker with multi-ring gas hob; and a dining area open to the kitchen, featuring fitted alcove storage and shelving, a glass door opening to the rear garden, and access to a cosy family room.

A second stripped wood stair leads from the hall to the first floor, which comprises: landing with skylight flooding the space with natural light and a hatch to the generous attic; double bedrooms one and two, both with sizeable dormer windows; and a family bathroom with shower over the bath. Additional benefits include gas central heating and recently replaced double-glazed timber sash and case windows throughout (with the exception of the lower floor and skylight).

Externally, there is a manicured front garden with wrought iron fence and gate, and bin store. The enclosed rear garden is bordered by raised beds with mature shrubbery and features a timber canopy with decked flooring, fitted bench seating and storage. Zoned permit parking is available to the front of the house.

Extras

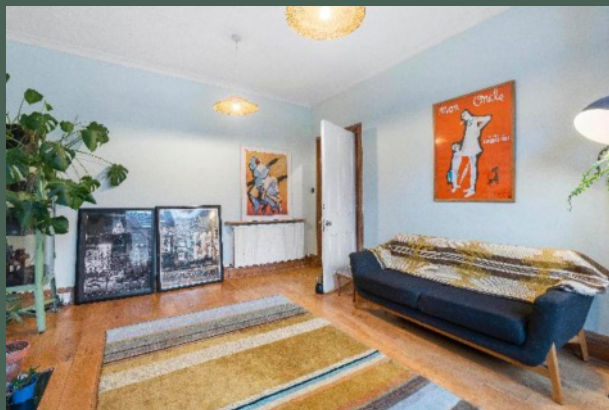
Extras to be included in the sale are all curtains and blinds, the integrated dishwasher and freestanding Smeg cooker.

EPC Rating

The energy efficiency rating of this property is band C.

Council Tax

This property is subject to council tax band E.







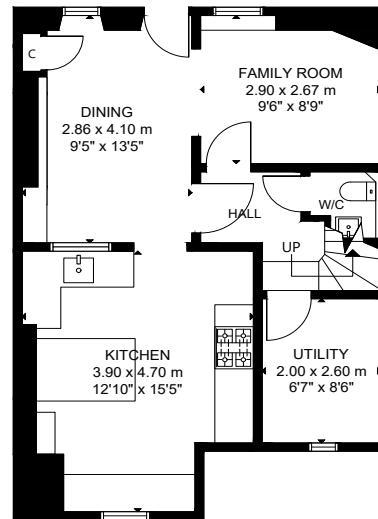
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Edinburgh
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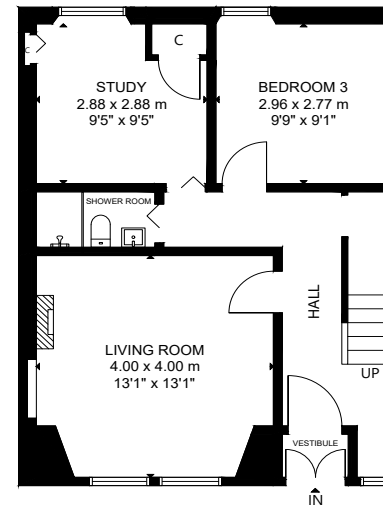
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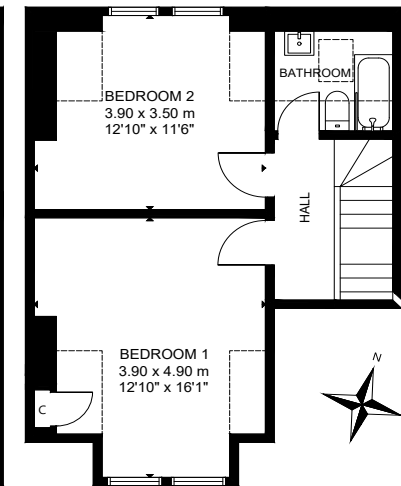
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LOWER FLOOR



GROUND FLOOR



UPPER FLOOR

10 CAMBRIDGE AVENUE EH6 5AP
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,516 SQ FT / 141 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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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.