



33 Cambridge Avenue

Leith, Edinburgh, EH6 5AW



VMH ESTATE AGENTS



Charming 2 bedroom terraced house with lovely private gardens to the front and rear

- Sitting room
- Stunning kitchen/breakfast room
- Dining room
- Double bedroom 1
- Double bedroom 2
- Study
- Stylish shower room
- Private gardens to the front & rear
- Permit parking
- Gas central heating & double glazing

Offers Over: £475,000

EPC Rating: D

Council Tax: E

Tenure: Freehold

Further information can be found in the home report.

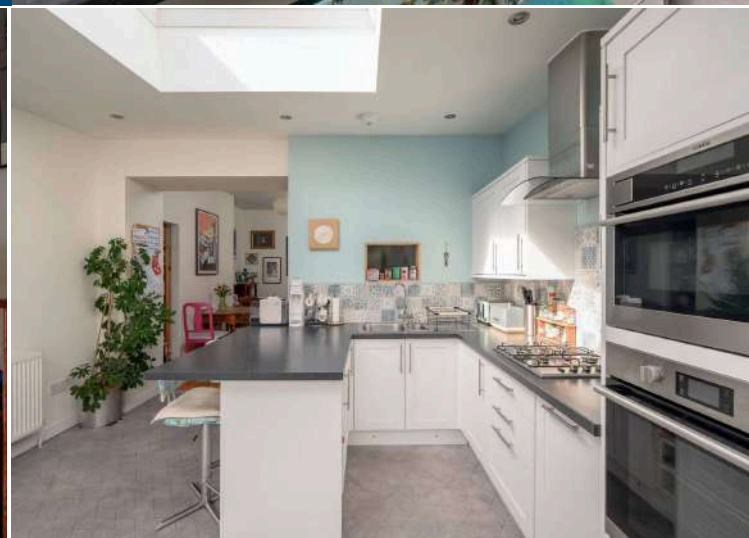
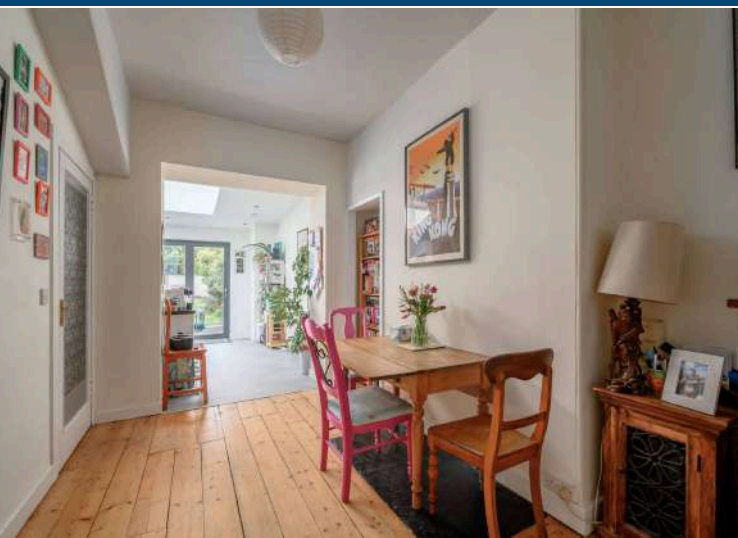
About the Property

Situated close to Leith Walk and the City Centre, this superb 3 bedroom terraced house has delightful gardens to the front and rear. This charming home benefits from a wide variety of amenities and attractions nearby whilst being located on a peaceful residential street.

The superb interior has stylish and versatile accommodation over two levels complemented by charming features such as stripped and varnished floorboards and an attractive fireplace in the sitting room. There is a superb extension to the rear where a stunning kitchen/breakfast room has been added that leads out to the sunny private walled garden.

Extras

All fitted floor coverings, blinds, light fittings, hob, extractor hood, oven, combination microwave, fridge/freezer, dishwasher and washing machine are included in the sale price.



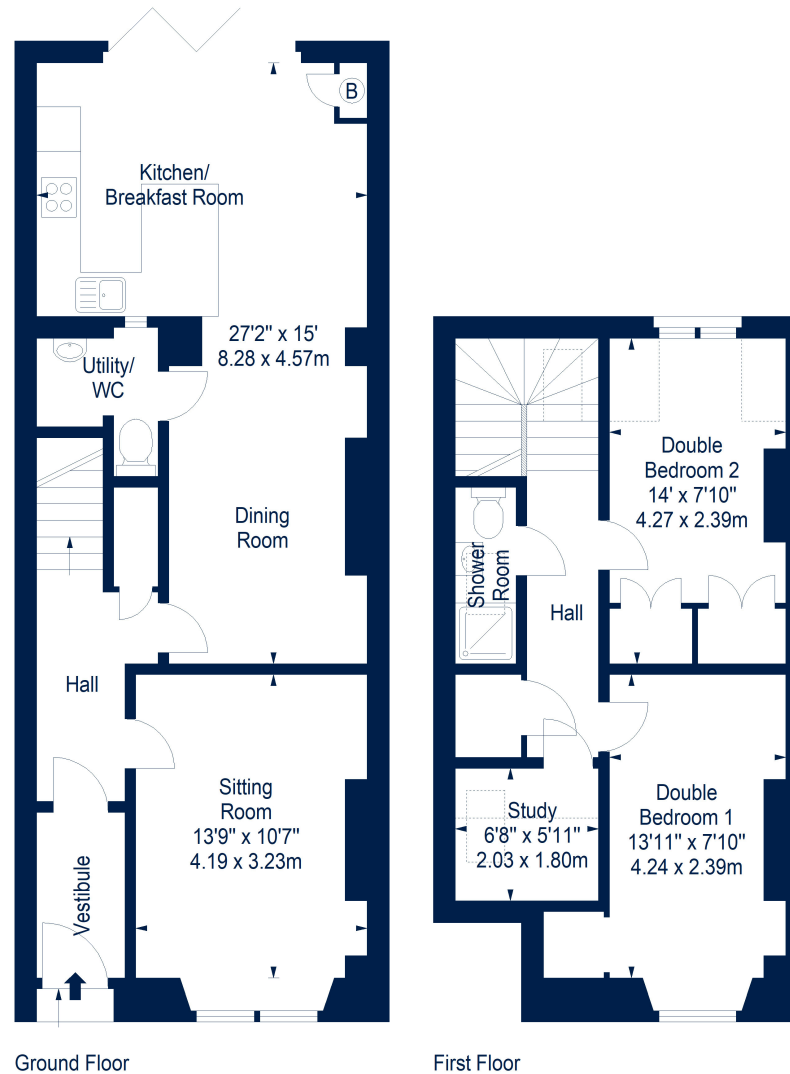


Location

Leith and Leith Walk are located a short distance to the northeast of Edinburgh's city centre, making it extremely accessible both on foot and by bus. It is within close proximity of an excellent range of local shops, bars, restaurants and recreational facilities. Waverley Train Station, York Place Tram Terminus and St Andrews Square Bus Station are also within easy walking distance. For larger shopping requirements, there is Meadowbank Retail Park and Ocean Terminal, host to a wide range of high street stores, family restaurants, a 24-hour gym and a multiplex cinema. The fashionable Shore area is also close by, offering numerous stylish bars, cafes, award-winning restaurants and the Royal Yacht Britannia. The Edinburgh tram line provides a direct connection through the city centre to Edinburgh airport.



33 Cambridge Avenue, Edinburgh, Midlothian, EH6 5AW



Ground Floor

First Floor



House - Approx. Gross Internal Area - 1063 Sq Ft - 98.75 Sq M

For identification only. Not to scale. © SquareFoot 2025





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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.