



18 Cambridge Avenue, Edinburgh, EH6

Offers Over £495,000

REVERE

Key Features

- Charming Period Character
- Flexible Living Accommodation
- Modern Kitchen & Comfort
- Private Outdoor Space
- Desirable Location



Set within the highly sought-after Pilrig area of Edinburgh, this attractive two-storey mid-terraced house offers well-balanced family accommodation, combining period character with modern comforts.





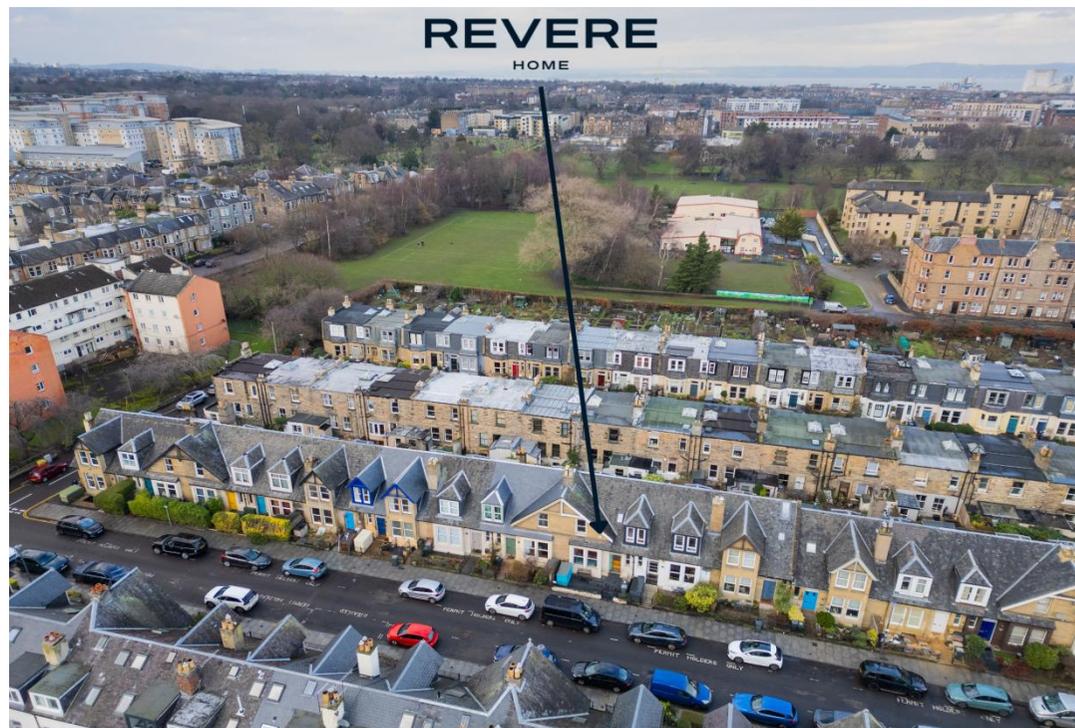
The property is entered via a welcoming entrance hallway which leads to a comfortable front-facing living room, featuring a gas fire and providing a cosy yet versatile space for everyday living. To the rear, the modern kitchen and dining area forms the heart of the home, offering a practical and sociable setting ideal for family life and entertaining. The ground floor further benefits from a flexible bedroom or study and a convenient separate WC.

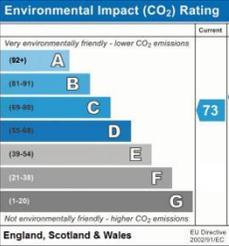
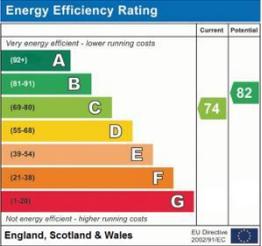
Upstairs, there are two well-proportioned bedrooms alongside a useful box room, enhanced by an additional window, making it well suited for use as a home office or additional storage. Completing the accommodation is a family bathroom fitted with modern sanitary ware.

Externally, the property enjoys private outdoor space to both the front and rear, including a front patio and a rear patio/decked area, providing excellent opportunities for outdoor relaxation. The property retains the charm of traditional stone construction while benefiting from fresh interior decoration throughout.

The home is fitted with a gas-fired central heating system with combination boiler and benefits from PVC double-glazed windows throughout. Located within an established residential area to the east of Edinburgh city centre, the property is well placed for local amenities, transport links, and access into the city.

To arrange a viewing, please get in touch with a member of Team Revere today.





Tenure Type: Freehold
 Council Tax Band: E
 Council Authority:

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