

37 CAMBRIDGE AVENUE
LEITH, EDINBURGH, EH6 5AW

CURRAN & CO
PROPERTY



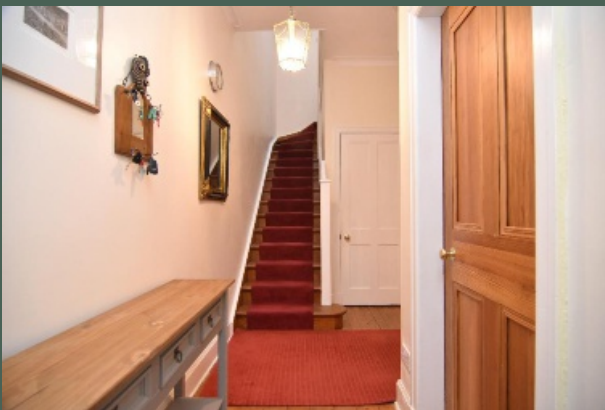
37 CAMBRIDGE AVENUE
LEITH, EDINBURGH, EH6 5AW

OFFERS OVER £620,000



'Located within the charming Pilrig Conservation Area in vibrant and sought-after Leith, 37 Cambridge Avenue is a beautifully presented semi-detached house which has been tastefully extended'

- Living Room
- Open-plan Sitting / Dining Room
- Modern Kitchen
- Four Bedrooms
- Family Bathroom, En-suite & WC/Cloakroom
- Front & Rear Gardens
- Driveway
- Move-in Condition



Description

Located within the charming Pilrig Conservation Area in vibrant and sought-after Leith, 37 Cambridge Avenue is a beautifully presented and exceptionally spacious four-bedroom semi-detached house. Situated on a quiet residential street, the property has been tastefully extended to provide family-sized accommodation across two floors, and boasts workshop/storage room, driveway, Southeast-facing rear garden and an expansive open plan living space.

The accommodation comprises: entrance vestibule leading into the welcoming hallway with WC/Cloakroom off; spacious living room with feature gas fireplace and bay window; sizeable open plan sitting/dining room to the rear of the house with patio doors opening to the back garden and picture window showcasing the view of the garden and providing ample natural light; modern, well-equipped kitchen off the dining area with base and wall-mounted units, tiled splashback, integrated electric double oven,

stainless steel gas hob and extractor hood, and two shelved storage recesses; useful utility room with fitted units, solid wood worktops and access to the workshop/storage room and side path; stair to the upper landing with linen cupboard and cupola providing plenty of natural light; principle bedroom with dressing area and spacious tiled en-suite shower room with double shower cubicle, bidet and heated towel-rail; three further bedrooms, two of which are doubles; and contemporary family bathroom with shower over the bath, heated chrome towel rail and fitted storage.

Further benefits of this property include gas central heating, a mix of double glazed and sash & case windows and period features throughout including stripped original wood flooring and internal doors.

Externally there is a front garden with gated path and mature shrubbery, a driveway and access to the workshop, side path and charming Southeast-facing rear garden which backs onto

allotments and features a lawn, summer house, lockable steel bike/garden shed, patio area and mature flower beds and shrubbery including a blossom tree.

Extras

Extras to be included in the sale are all fitted carpets, curtains and blinds, and integrated kitchen appliances. Other items are available by separate negotiation.

EPC Rating

The energy efficiency rating for this property is band D.

Council Tax

This property is subject to council tax band E.

Viewing

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





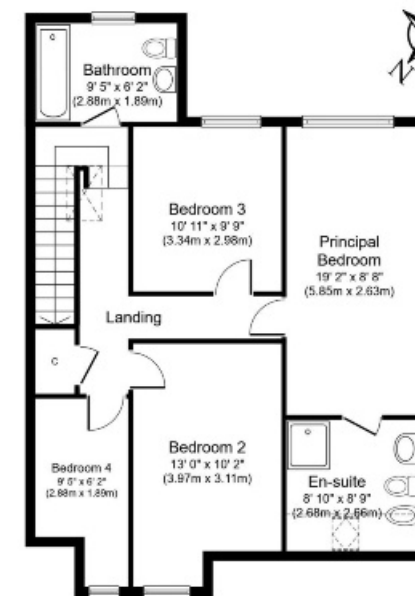
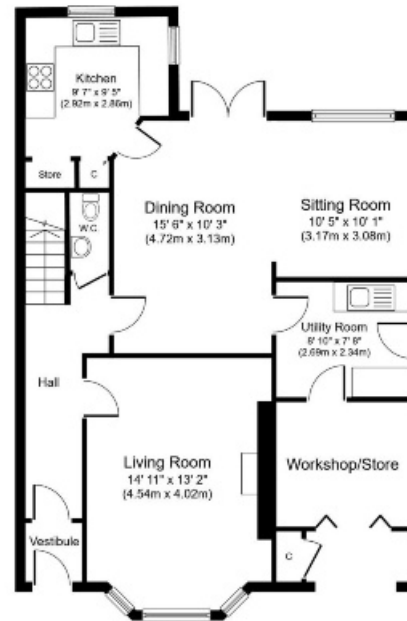
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Disclaimer

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.