



# 22 CAMBRIDGE AVENUE

LEITH, EDINBURGH, EH6 5AP



1/2 PUBLIC



3/4 BED



1 BATH

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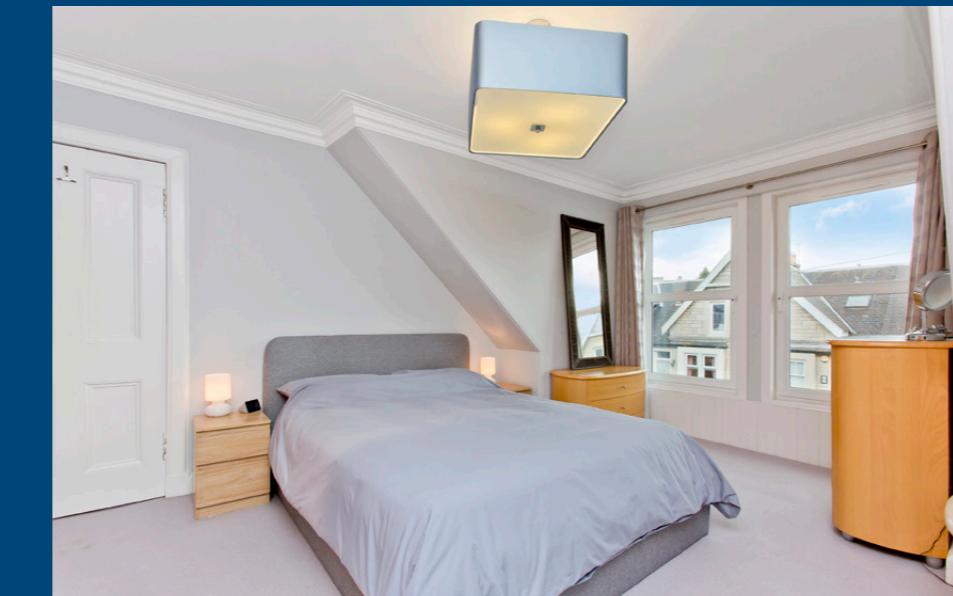


# 22 CAMBRIDGE AVENUE

Set within the charming Pilrig Conservation Area just off Leith's bustling main thoroughfare, this Victorian mid-terrace villa offers an attractive and versatile interior with three/four bedrooms, a stylish bathroom, a home study/fourth bedroom, an elegant sitting room, and a contemporary dining kitchen with utility room; opening onto a low-maintenance enclosed rear garden. This desirable family home further benefits from being very close to the new Balfour Street tram stop, as well as zoned parking on the street (N7).

## Features

- Central conservation area
- Versatile interiors with stylish décor & period features
- Charming Victorian mid-terrace villa
- Vestibule & airy entrance hall with storage
- Elegant living room with box window & storage
- Contemporary integrated kitchen with a dining area, utility room, & garden access
- Dormer-fronted principal bedroom with storage
- Two further double bedrooms
- Modern bathroom with shower-over-bath
- Enclosed front & rear gardens (with a shed)
- Parking Zone N7 and close to tram stop
- GCH & partial DG



“...Contemporary integrated kitchen  
with a dining area, utility room, & garden access...”

“...Enclosed front & rear gardens (with a shed)..."



EPC Rating - D

Home Report Value - £500,000

For up to date price & viewing  
information contact VMH  
Property or visit us online.

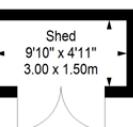


**Extras:** All fitted floor coverings, selected window coverings and light fittings, fridge freezer, double oven, microwave, and dishwasher to be included in the sale.

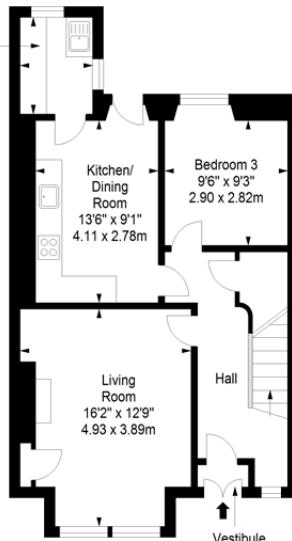
Ground Floor  
Approx. 56.2 sq. metres (605.0 sq. feet)

Utility Room  
7'2" x 5'6"  
2.19 x 1.67m

Shed  
Approx. 4.5 sq. metres (48.4 sq. feet)  
Shed  
9'10" x 4'11"  
3.00 x 1.50m



Ground Floor  
Approx. 56.2 sq. metres (605.0 sq. feet)



First Floor  
Approx. 44.9 sq. metres (483.3 sq. feet)

Bathroom  
6'11" x 5'7"  
2.10 x 1.69m

Bedroom 2  
12'9" x 11'4"  
3.88 x 3.46m

Principal Bedroom  
15'9" x 12'9"  
4.81 x 3.88m

Study  
7'1" x 6'10"  
2.15 x 2.08m

Total area: approx. 105.6 sq. metres (1136.7 sq. feet)



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CHARTERED FIRM

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