



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)...”



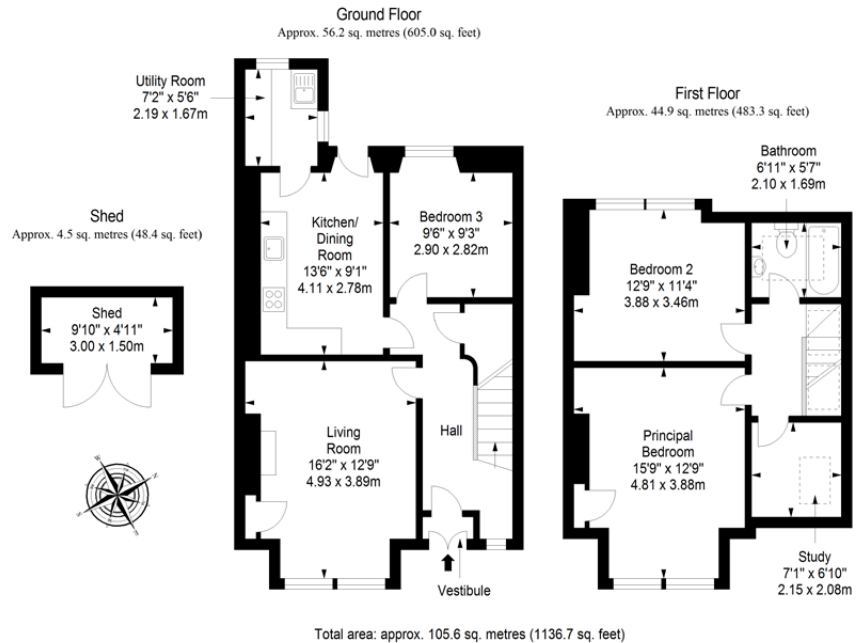
EPC Rating - D

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.



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CHARTERED FIRM

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