



32 Cambridge Avenue, Edinburgh, EH6 5AP
Impressive three-bedroom terraced villa with private gardens

URQUHARTS
EDINBURGH



DESCRIPTION

32 Cambridge Avenue is an immaculately presented three-bed terraced villa, with private front and rear gardens, situated on a quiet residential street in the popular Leith area. The location is superb with excellent local amenities and is a convenient distance from the city centre & surrounding areas. The property has been tastefully decorated to a modern standard throughout, whilst retaining many original period features including fireplaces and corning.

Entrance vestibule & hall with WC; bright sitting room with bay window and feature fireplace; modern fitted kitchen / dining room, with glossy white wall & base units & central island, integrated appliances, and utility room off; utility room with integrated appliances, storage cupboard and access to the enclosed north/north-west-facing rear garden. An elegant staircase leads to the accommodation above, with large cupola flooding the property with natural light; three double bedrooms, two with built-in wardrobes; and a spacious family bathroom. There is also an attic providing additional storage, accessed via a Ramsey ladder.



ACCOMMODATION

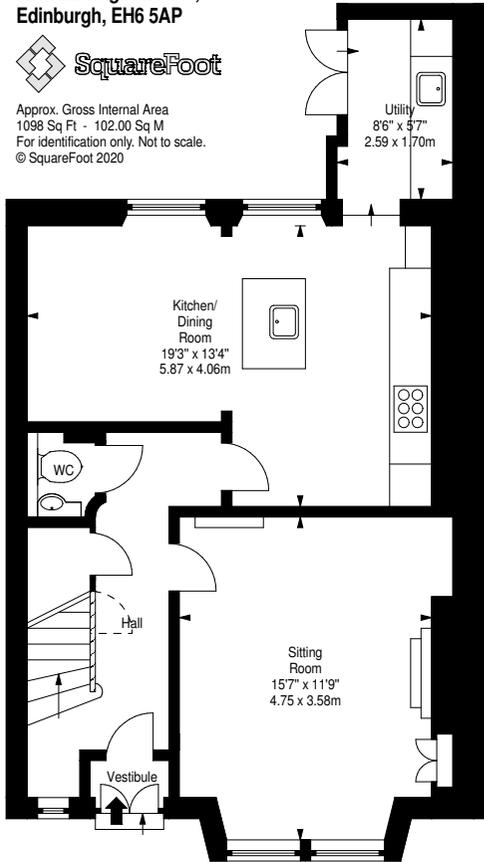
Entrance Vestibule & Hall. Sitting Room. Kitchen / Dining Room. Three double bedrooms. Bathroom. Utility Room and WC.

Gas Central Heating. Double Glazing. Well-maintained front and rear gardens. Unrestricted on-street parking.

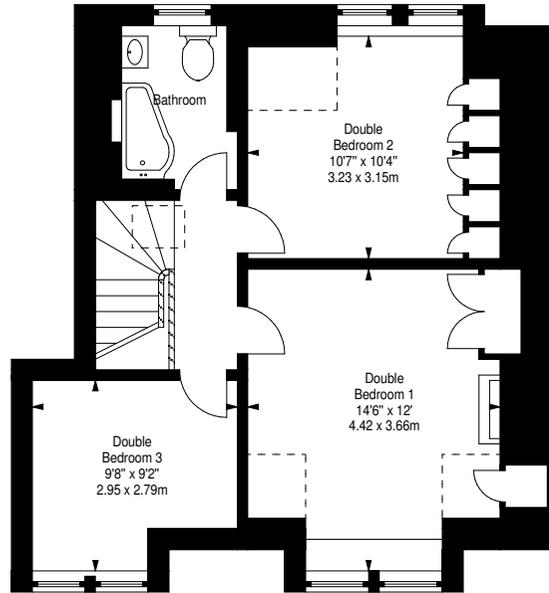
32 Cambridge Avenue,
Edinburgh, EH6 5AP



Approx. Gross Internal Area
1098 Sq Ft - 102.00 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



LOCATION

Cambridge Avenue is located the popular Leith district on the north east side of the city, just over 1 ½ miles from Princes Street. This convenient position is well placed for access to a wide range of commercial amenities, in addition to a selection of popular restaurants, bistros and bars. The Omni centre with Nuffield Gym and VUE Cinema is also within walking distance. An array of local shops including a Tesco Express and Sainsburys on Leith Walk cater for everyday needs, whilst the vibrant Shore area and Ocean Terminal Complex offer more extensive shopping facilities. The wide-open spaces of Pilrig Park, Leith Links, Carlton Hill, and Water of Leith Walk & Cycle Pathway are ideal for pleasant walks. It is also worth noting the proximity to the Scottish Parliament at Holyrood situated next to the famous Arthur's Seat and Royal Mile. Good schooling at all levels is provided locally and there is easy access to Edinburgh's universities. Regular buses run from nearby into the city centre and surrounding areas. The City Bypass can be easily reached by car, with quick access to East Lothian and the main motorway networks, Edinburgh Airport and The Forth Road Bridge/Queensferry Crossing. For the commuter, Waverley Train station is a short distance away, with the York Place tram terminus at the top of Leith walk.

INCLUDED IN SALE

All fitted floor coverings, light fittings, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band E

The property has an Energy Rating Category C



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.