



cameron stephen
& co.



Summer 2021

27 Cambridge Avenue,
Edinburgh
EH6 5AW



Terraced House



accommodation

- Entrance vestibule
- Reception hall
- Sitting room with French doors to garden and open plan to
- Fitted kitchen
- Utility cupboard
- Two double bedrooms
- Bathroom

features

- Beautiful, mature sunny garden
- Sanded and varnished floorboards
- Gas central heating
- Double glazing
- Bright and spacious rooms
- Flexible accommodation
- Quiet location

description

Fabulous, terraced villa in a quiet residential street just a short walk from Leith Walk, with beautiful, mature garden. Bright, spacious and flexible accommodation on two levels which is offered for sale in move in condition. The accommodation comprises, on the ground floor, entrance vestibule and reception hall, sitting room with French doors to garden and is open plan to the fitted kitchen, understair utility cupboard, and bedroom 2. On the upper floor, there is a good sized double bedroom and bathroom with white suite and separate shower. The property is south-east facing and is flooded with natural light and must be viewed to be fully appreciated.



EPC:
D



Home Report
Value: £415,000

Items to be included in the sale price:

Kitchen appliances. Please note the plant pots in the front and rear garden are excluded from the sale price, as is the stone bird bath.

