



37 Cambridge Gardens,
Edinburgh
EH6 5DH



Terraced House



accommodation

- Entrance vestibule
- Reception hall & stair
- Bay windowed sitting room
- Dining kitchen
- Utility room
- Dining room / bedroom 4
- 3 Bedrooms
- Bathroom

features

- Gas central heating
- Double glazing
- Period features incl some working shutters
- Some sanded floors
- Exposed timbers
- Decorative cornice
- Fully enclosed south facing rear garden & private front garden

description

Excellent example of a period property, located in a quiet residential street, just off Leith Walk and the Balfour St tram stop. There is an abundance of period features, including outer double storm doors, Terazzo tiled floor to the vestibule, cast iron balustrade to the stair case, some sanded floors, period style fireplaces, some working shutters and decorative cornice. The accommodation comprises entrance vestibule and reception hall/stair, bay windowed sitting room with marble style fireplace and decorative inset, press cupboard, decorative cornice and ceiling rose, dining kitchen with utility room off and door to the rear garden, dining room / bedroom 4 with cast iron fireplace. On the upper floor there are 3 well proportioned bedrooms with sanded floors and a bathroom with white suite and mixer shower over the bath. There is an enclosed south facing garden to the rear with patio and mature borders.



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Home Report
Value: £550,000

The property benefits from gas central heating (new boiler approx 2 years ago), and double glazing. Overall, this is a superb family home in a popular location and viewing is highly recommended.

Items to be included in the sale price:

Fitted flooring, ceiling light fittings and kitchen appliances. Other items may be available by separate negotiation.





TOTAL FLOOR AREA: 102.4 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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