

Fraser & Brooks Co W.S.

Solicitors, Notaries Public
and
Estate Agents

5 CAMBRIDGE GARDENS, EDINBURGH, EH6 5DH

Featuring generous proportions, fine Victorian period details and private gardens this three-bedroom terraced home minutes from Pilrig Park and Leith Walk presents a rare opportunity to create a comfortable home in a sought-after setting. A low-maintenance gated garden leads to the front door where an entrance vestibule and hallway create a welcoming first impression. To the right a spacious sitting room overlooks the front garden through twin windows. Adorned with exquisite original cornicing and a ceiling rose, it also boasts wood-inspired flooring, built-in shelving and a living flame fireplace. At the rear lies a versatile reception room which leads to a useful ground floor shower room and utility with garden access. Completing the ground floor is a well-presented south-east-facing kitchen with shaker-style wall and floor units, ample worktop space and room for freestanding appliances. Ascending a carpeted staircase beneath a striking cupola and you arrive at two light and airy large double bedrooms, each with built-in storage and a smaller single bedroom that could make a peaceful home office/study. They share access to a family bathroom. Externally, a basement level cellar which extends across the entire ground floor. It is of full standing height, with a concrete floor and it benefits from power, lighting and is accessed from the garden. It retains some original features, namely a substantial fireplace and coal chute. The cellar has a recently installed combi boiler. Considerably large cellar with the potential for conversion to enhance existing accommodation. The enclosed south-east-facing garden boasts attractive decking, making it the perfect place to relax.

On-street permit parking is available.

VIEWING: Telephone Solicitors on 0131 225 6229

Key features

- Three-bedroom mid-terraced home
- Spacious sitting room plus additional reception room with period details
- Well-presented kitchen
- Shower room/utility and family bathroom
- Three bedrooms, two doubles and a single
- Enclosed front and rear gardens
- Double glazing
- Gas central heating
- On-street permit parking
- Lower ground floor cellar

Area

The house is situated in the tranquil area of Pilrig where there is a pathway leading from the street into Pilrig park, this pathway is alongside the community garden. Pilrig is a five minute walk from Edinburgh's vibrant, cosmopolitan, and bustling Leith Walk boasting a wide variety of renowned bars, restaurants, cafès, and independent retailers. Supermarkets such as Tesco on Duke Street and Lidl on Easter Road provide convenient shopping options and there is a popular Farmers Market. First-class retailers, entertainment, and eateries are also available at Ocean Terminal, St James Quarter and the OMNI Centre which houses the popular Edinburgh Street Food. Recreational opportunities include Leith Victoria Swim Centre, Leith Links, Pilrig Park, and the David Lloyd Health Club at Newhaven. Local schooling includes Lorne Primary School, Bun-sgoil Taobh na Pàirce (Gaelic Primary School), Leith Academy are in catchment. Trinity Academy is close by. Waverley Train Station, Edinburgh Bus Station, and the tram link to Edinburgh International Airport are all easily accessible. Walking to the centre of town takes 30 minutes as does a walk to the historical harbour village of Newhaven, in the opposite direction.

EPC Rating: D

Home Report

Please note that a Home Report has been carried out on the property. For further details or to view the Report please contact the Selling Agent. Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and should not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken personally.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. If any particular aspect is of relevance to you, please contact this office for verification, particularly if you are travelling some distance to view. The floor plan is for identification purposes only; not drawn to scale.















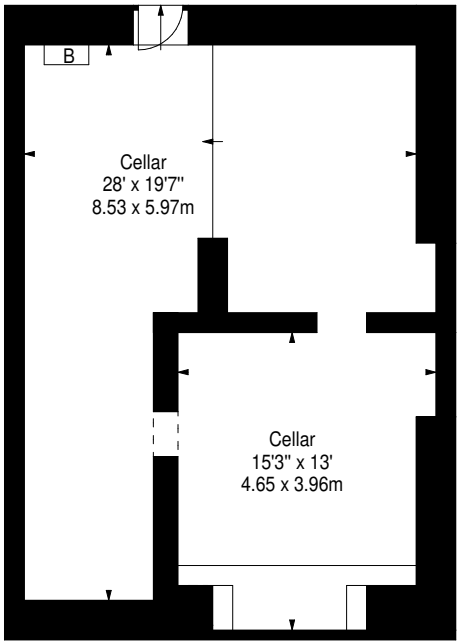




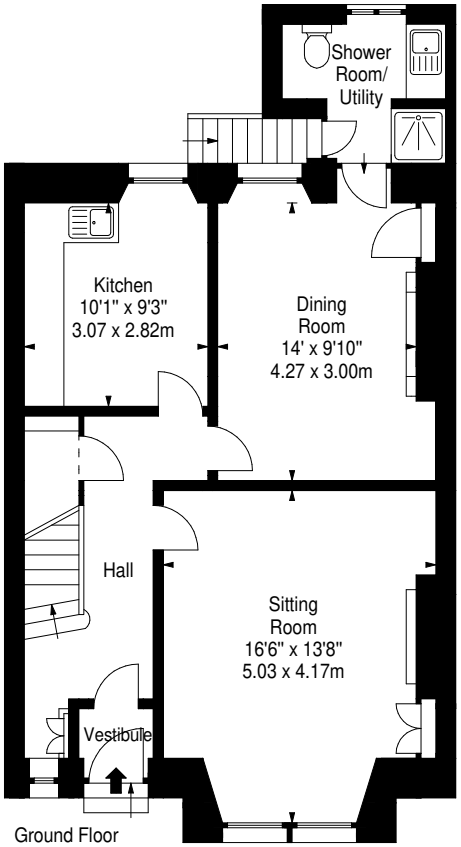
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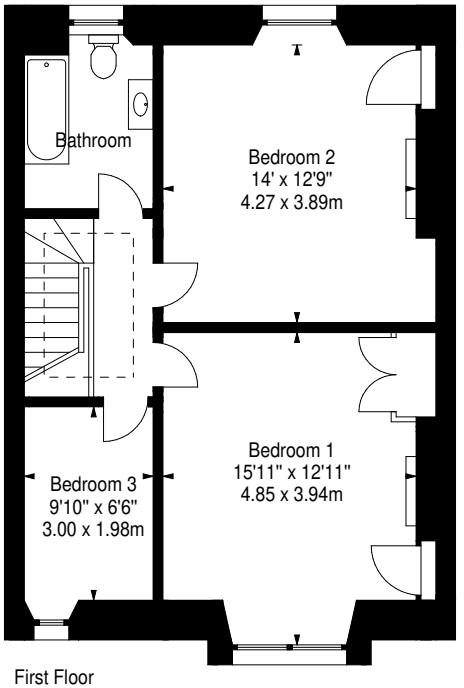
Approx. Gross Internal Area
1281 Sq Ft - 119.00 Sq M
Cellar
Approx. Gross Internal Area
574 Sq Ft - 53.32 Sq M
For identification only. Not to scale.
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Lower Ground Floor



Ground Floor



First Floor

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