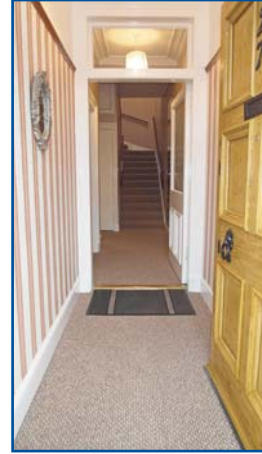




**LEITH**  
**27 CAMBRIDGE AVENUE**  
**MID TERRACED VILLA**  
**FIXED PRICE £250,000**



This much loved and well presented terraced house (circa 1900) has immense appeal along with sunny gardens to the front and the rear. The property is quietly situated alongside similar styled properties yet within a short distance of Leith Walk and the City Centre. The accommodation is immaculately presented with new neutral carpeting throughout, double glazing and gas central heating from a combination boiler. Viewing is recommended to appreciate the accommodation on offer.

#### LOCATION

The area offers an excellent variety of local shops, restaurants and bars, with the Omni Complex and Cinema at the top of Leith Walk offering a further selection of bars, restaurants, health and sports facilities. There are a variety of local amenities on nearby Leith Walk, with a further selection available at Tesco, Canonmills and Sainsbury's at Meadowbank Retail Park. It is also conveniently situated for access to Leith waterfront, which has an abundance of bars, restaurants and the new shopping complex at Ocean Terminal. There are a variety of leisure and recreational facilities at Meadowbank Sports Stadium, Holyrood Park, Pilrig Park and the Playhouse Theatre. The City Centre is an easy distance away with regular bus services to both here and the surrounding areas.

**FIXED PRICE £250,000**

#### ACCOMMODATION

Vestibule with cornice and picture rail, hall with carpeted stair to the upper level and shelved storage cupboard with light. Lounge with front facing bay window and feature fireplace with marble hearth, cornice picture rails, ceiling rose and traditional Edinburgh press. Dining/familyroom again with feature fireplace, fitted storage and traditional Edinburgh press. Double doors open to the spacious dining kitchen with rear facing window and door access to the rear garden. The kitchen area is fitted with a good range of wall and base units and the gas cooker and fridge freezer are to be included in the sale, door to utilityroom and WC compartment. Upper level giving access to the two double bedrooms and refitted modern shower room.

#### VIEWING

Sunday 2-4pm or by appointment please call Beveridge & Kellas on 0131 554 6321 or seller direct on 0131 669 1234.

#### EXTRAS

The sale includes the aforementioned kitchen white goods (no warranties will be given), fitted carpets and window blinds.

#### POST CODE

EH6 5AW

#### OFFERS

A Fixed Price of £250,000 is invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, (0131) 554 6321, DX 550850 Leith LP 4 Leith.



**ESPC**  
espc.com

The date of entry is a material condition of offer and the sellers reserve the right to reject any offer at the fixed price if the proposed date of entry is not acceptable. Similarly the sellers reserve the right to reject any offer made to survey or other suspensive conditions.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.