



HARVEY ROBINSON

Offers In Excess Of
£290,000

Edinburgh Drive
St. Ives, PE27 3DB

- End Terraced Home
- Four Bedrooms
- Open-Plan Living Area
- Ground Floor Cloakroom

- Landscaped Rear Garden
- Popular Town Location
- Single Garage and Off Road Parking
- Modern Kitchen and Bathroom



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to present For Sale this rarely available property. Located in the sought-after town of St Ives, this beautifully presented four-bedroom end-terraced property offers generous living space and a contemporary layout, perfect for modern family living. The ground floor provides a spacious porch and cloakroom which leads to an open-plan living space, which combines a large lounge and dining area which is ideal for entertaining or relaxing. There is a modernised kitchen which has been finished with light grey glossy cabinets and boasts integrated appliances and ample storage. There is a further conservatory which overlooks the rear garden and creates the perfect space to enjoy the warmer weather whilst admiring the garden. Upstairs, the property boasts a spacious landing, four bedrooms and a modern family bathroom which has been fitted with a white three-piece suite. Outside, the landscaped rear garden offers a private retreat with decking and patio areas as well as raised flower beds. There is ample space for furniture, providing the perfect space for outdoor dining and enjoying sunny days. Interest in this property is expected to be high, so to avoid disappointment, contact the St Ives office to arrange a viewing.



LOCATION AND AMENITIES

St Ives is one of Cambridgeshire's best-loved towns. It has a huge amount to offer homebuyers, including a scenic riverside location, plenty of large family properties, and great local amenities, to name just a few. The centre of St Ives is within walking distance as well as the nearest guided bus stop. In St Ives you will find plenty of shops along with some great independent stores and cafes, as well as the river Great Ouse. The pubs are also highly rated by residents, and you'll find plenty of great restaurants in the area. Within half a mile in the opposite direction of town you will find a Morrisons & Aldi supermarket along with various other restaurants.

One of St Ives' biggest draws is its proximity to Cambridge, the A1307 is just two miles from the property and provides easy access into the centre of Cambridge in approximately 20 minutes, in addition the St. Ives Park & Ride terminal is only a five-minute drive away. The nearest station is at Huntingdon, which is just a ten-minute drive away. From here, you can catch a train to London Kings Cross, which takes just over an hour. A popular primary school can also be found within a few minutes' walk of the property.





FAQ'S

Tenure: Freehold

Post Code for SatNav: PE27 3DB

What3Words Location: //marsh.polishing.speeding

Property Built: 1976

Current Owners Purchased Property: 29 years ago

Seller's Onward Movements: Moving Locally

EPC Rating: C

Council Tax Band: B

Heating Type: Gas Central Heating

Utilities: Mains Electric, Mains Water, Mains Sewage

Broadband: Cable

Primary School Catchment: Thorndown Primary

Secondary School Catchment: St Ivo Secondary School

Loft: Part Boarded with light and ladder

Conservation Area: No

Rear Garden Aspect: South

Rear Garden Boundary: Left and Rear Fence is Shared

Water Meter: No

Boiler Installed: 2014, Serviced in 2024

UPVC Windows: Installed in 2024



GENERAL

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

Need to sell your property? Please contact us to arrange your free, no obligation Market Appraisal.

For independent whole of market mortgage advice please call the team to book your appointment.

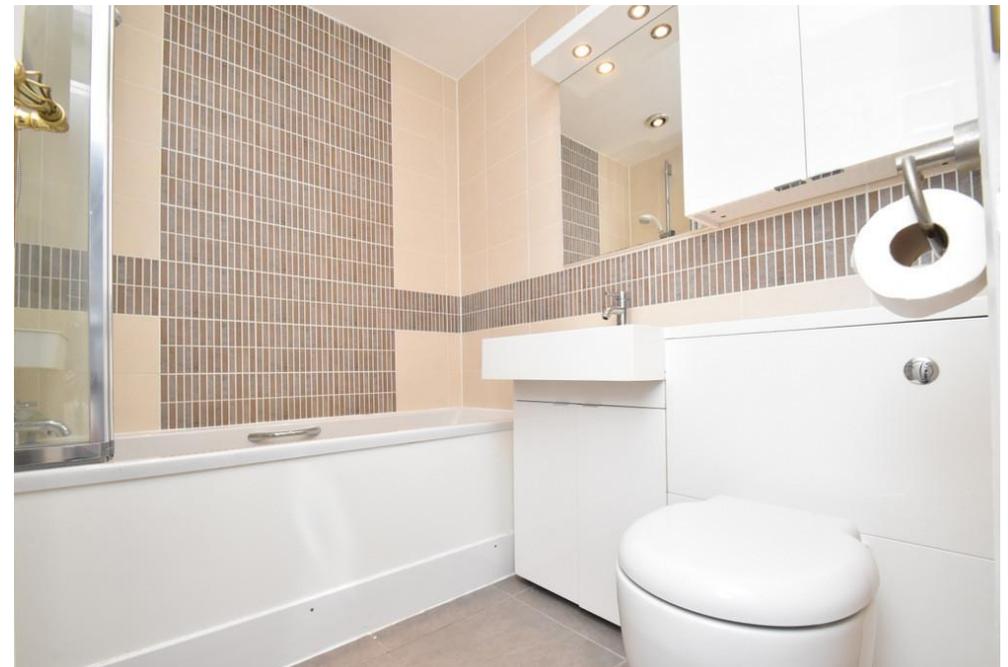
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British Property Awards 2023 & 2024 – Gold Winner

British Property Awards 2024- Silver Winner for the East of England

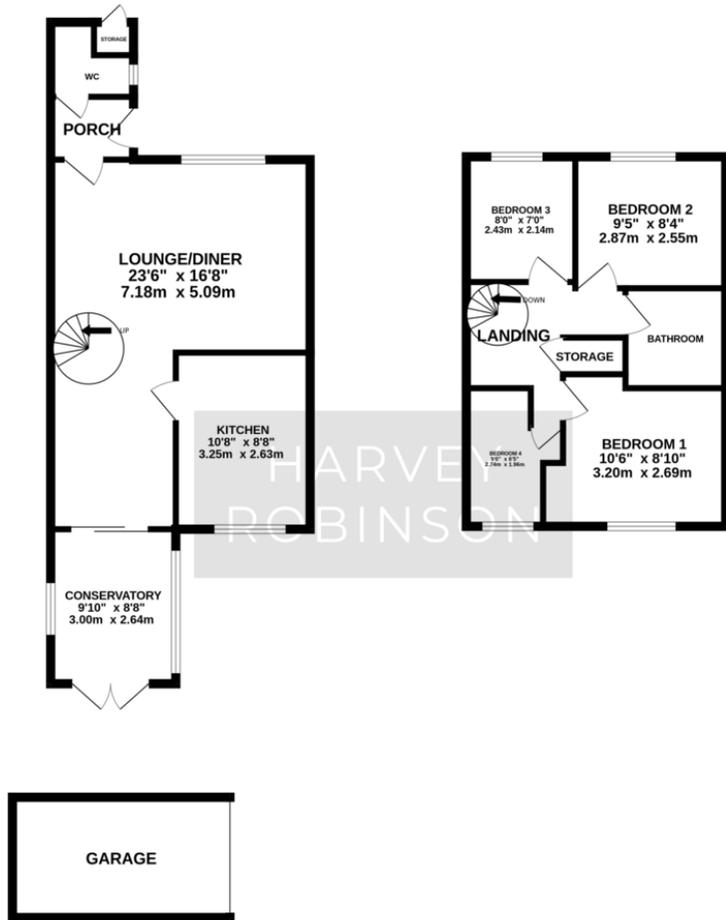
4.9 Star Google Review Rating





GROUND FLOOR
626 sq.ft. (58.2 sq.m.) approx.

1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 1019 sq.ft. (94.7 sq.m.) approx.
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HARVEY ROBINSON

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