

21 Cunningham Square, Portobello, Edinburgh, EH15 1BA



Description

Delightful townhouse, of immense appeal benefiting from carefully considered interior specification with deluxe fixtures and fittings. Offering Boho style interior incorporating an eclectic mix of colours, patterns, and textures, this exceptional home perfectly combines modern conveniences and on-trend decor which would make a superb home for a professional couple or family hoping to settle down in this highly sought-after location, just a short stroll from the picturesque golden beach and the area's thriving amenities. The outstanding location of this impressive home offers an attractive balance of seaside tranquillity and city living and viewing is highly recommended.

Features

- Superb 3-4 bed townhouse offering spacious & versatile family living with potential to use living room on 1st floor as a 4th bedroom
- Within a short walk of Portobello beach
- Local independent retailers, restaurants, bars and cafes nearby
- Immaculately presented interiors with flooring, tiling and painting having been completed within the last 2 years
- High-specification kitchen with a host of quality integrated appliances including dishwasher, oven and fridge freezer
- Three comfortable bedrooms, all with fitted storage, and master featuring an en-suite
- Family bathroom and additional WC on ground floor
- Gas central heating & double glazing ensuring comfortable and ambient living environment
- Enclosed rear garden offering an ideal space for summer relaxation and outside entertaining with 2 seating areas making the most of the sun throughout the day
- Solar panels installed making for low energy running costs
- Private driveway with EV charge point

Extras

The fitted floor coverings, blinds, oven, hob, dishwasher and fridge/freezer are included.



Location

The fashionable seaside suburb of Portobello offers the best of all worlds - easy access to the capital (which is just three miles away), a white sandy beach, outstanding independent shops and cafés, and the cosmopolitan village atmosphere for which the area has become renowned! The bustling High Street, and surrounding streets, boast a fantastic selection of cafés, restaurants, and independent retailers. For sport and fitness enthusiasts, there is a local golf course, fitness classes on the beach, and the Portobello Swim Centre offers swimming facilities, a well-equipped gym, and a varied programme of fitness classes, as well as Edinburgh's only publicly available authentic Turkish Baths. Ford Kinnaid Shopping Centre, with retail outlets, various restaurants and cafés, and a multiplex cinema, is just a short drive away. Portobello enjoys excellent transport links into the capital with 24hour bus routes, a train station at Brunstane, and lovely cycle and walking paths. Its proximity to the A1 and the City Bypass, makes commuting to other parts of the country fast and convenient.

Price and Viewing

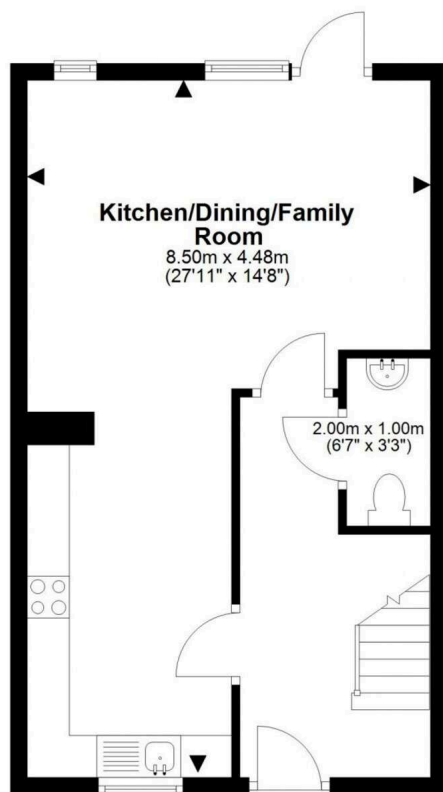
For price and viewing information or further details on this property please contact us on 0131 557 3188.

EPC Rating: B

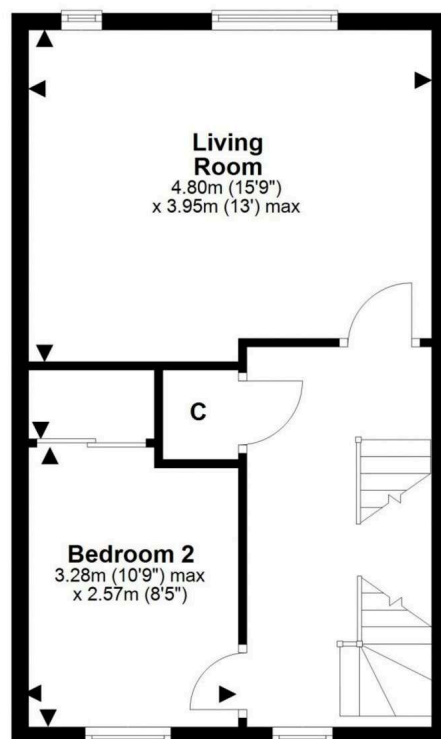
Factor

The development is factored by Ross & Liddell for approx. £100 per year. This includes maintenance of communal areas.

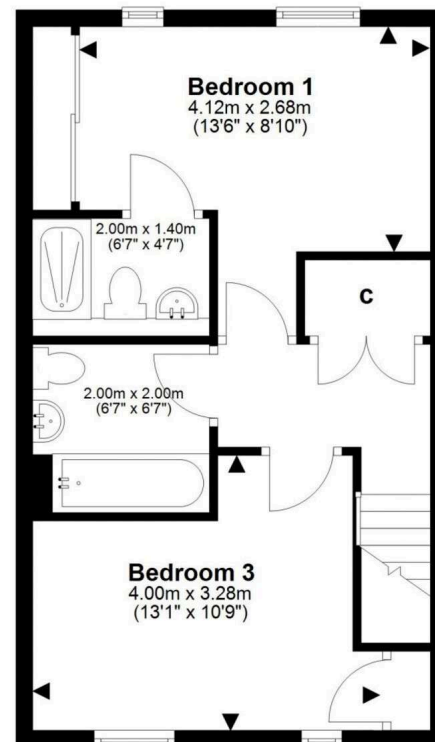




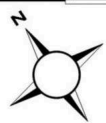
Ground Floor



First Floor



Second Floor



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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