



60 Cunningham Square
Edinburgh, EH15 1BJ

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"60 Cunningham Square is an immaculately presented, three bedroom terraced house offered in move-in condition and situated in the highly sought after Portobello district."

- ENTRANCE HALLWAY
- LIVING / DINING ROOM
- KITCHEN
- WC
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)]
- BEDROOM 3 / HOME OFFICE
- BATHROOM
- ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- RESIDENTS PARKING
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS



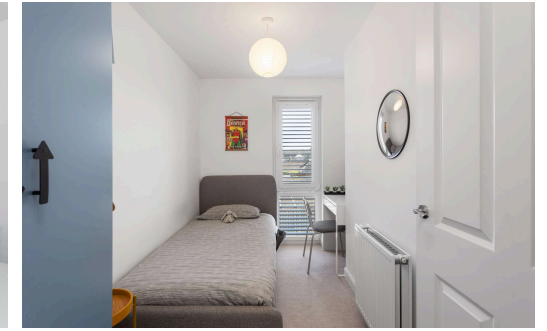
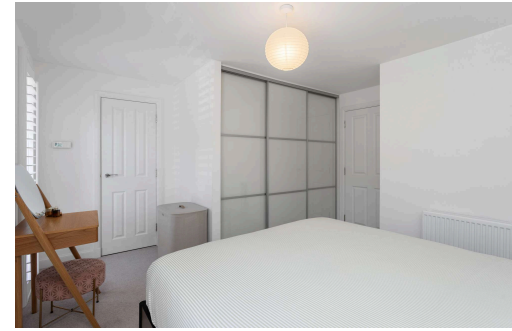


LOCATION

Portobello is a thriving and vibrant residential area located to the east of the city centre. The High Street has a varied range of services with shops such as Sainsbury's Local, Aldi, Scotmid, bars and eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. Historic Leith and Musselburgh are only a few miles away offering a further choice of specialist shops and services. The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network. Locally, there is a good range of Nurseries, Primary and High Schools. At further education level are Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided for by a Swim Centre & Turkish Baths, Sailing & Kayak Club and 5-a-side football pitches. Short distances away are outdoor bowling clubs and golf courses.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.



DESCRIPTION

60 Cunningham Square is an immaculately presented, three bedroom terraced house situated in the highly sought after Portobello district. Built by Barratt Homes in 2022, this impressive accommodation comprises: welcoming entrance hall with under stair cupboard; bright and generously proportioned living room with ample space for dining table and chairs and access to private rear garden; well-equipped, contemporary fitted kitchen with silestone worktops, base and wall mounted units, integrated gas hob, electric oven, dishwasher and fridge freezer; WC off hall with cupboard; carpeted stair to upper landing; spacious double bedroom 1 with built-in wardrobe and deep cupboard off; rear facing double bedroom 2; bedroom 3 which could be utilised as a home office and modern bathroom with mains operated shower over bath. Further benefits include: gas central heating; double glazing; Amtico flooring throughout ground floor and bathroom, low maintenance front garden; enclosed rear garden with lawn and patio area; residents parking; excellent local amenities and transport links.

EPC RATING

The energy efficiency rating for this property is band B

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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