

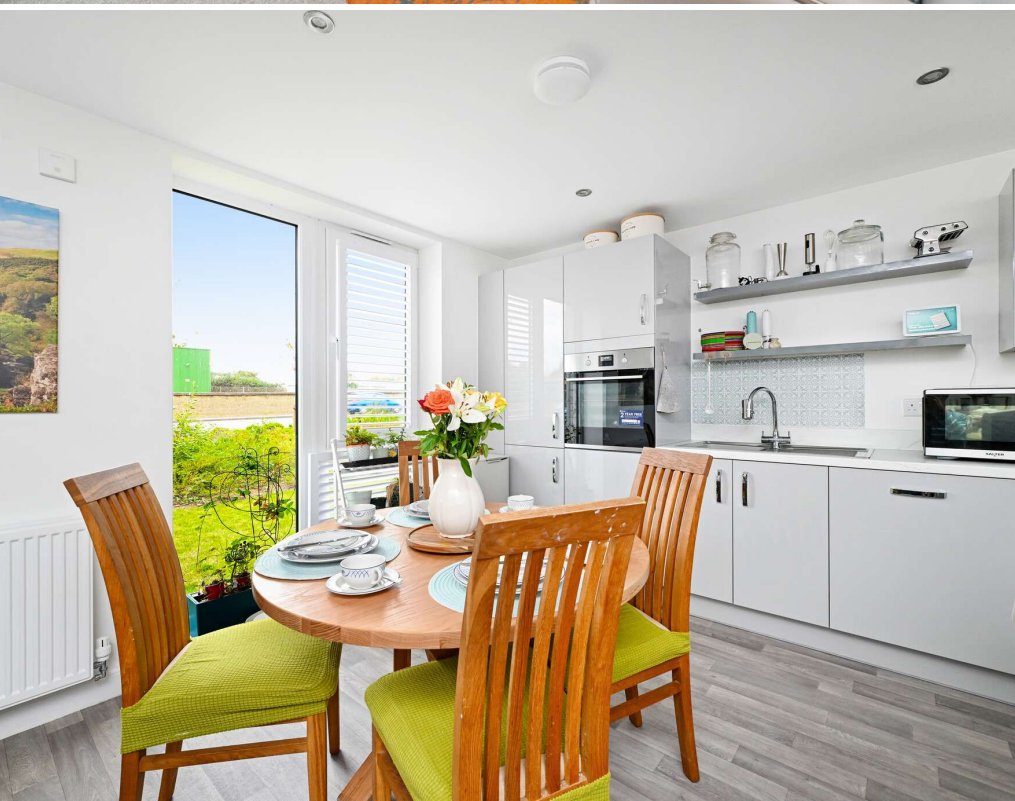


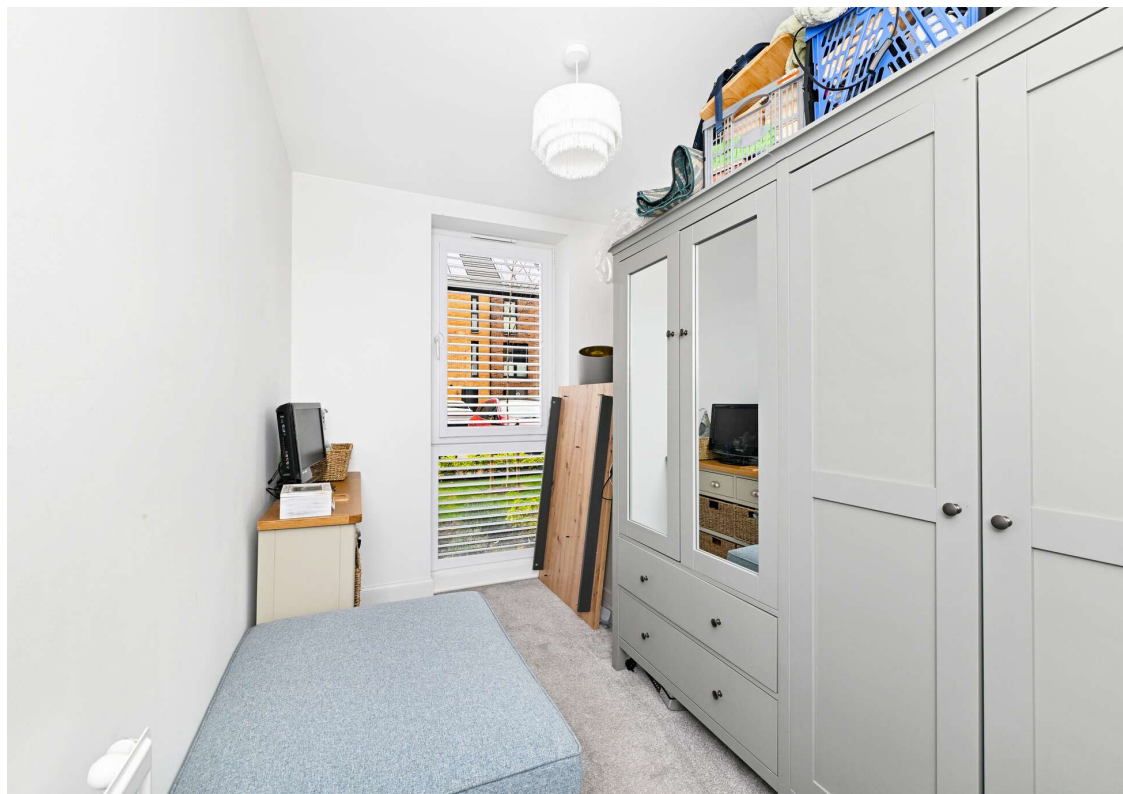


Welcome

Welcome to Cunningham Square, McDougall McQueen are delighted to offer to the market this fabulous three bedroom ground floor apartment forming part of a modern, factored block with a secure entry system and lift access to all floors. The property offers well-proportioned, bright and spacious accommodation conveniently located within a desirable development set within communal garden areas along with residents and visitors parking. The property is ideally located minutes from the bustling Portobello High Street and within walking distance to the beach, Nearby Fort Kinnaird retail park is a short distance away, the city bypass and main motorway networks are in proximity. The property is presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway, useful utility cupboard
- Open plan living, dining and kitchen
- Fully equipped kitchen
- Three bedrooms, master with en-suite
- Bathroom comprising WC, wash hand basin and bath with shower over
- Gas central heating
- Acoustic double glazing
- Lift access to all floors
- Communal garden grounds
- Residents and visitors parking
- Secure entry system





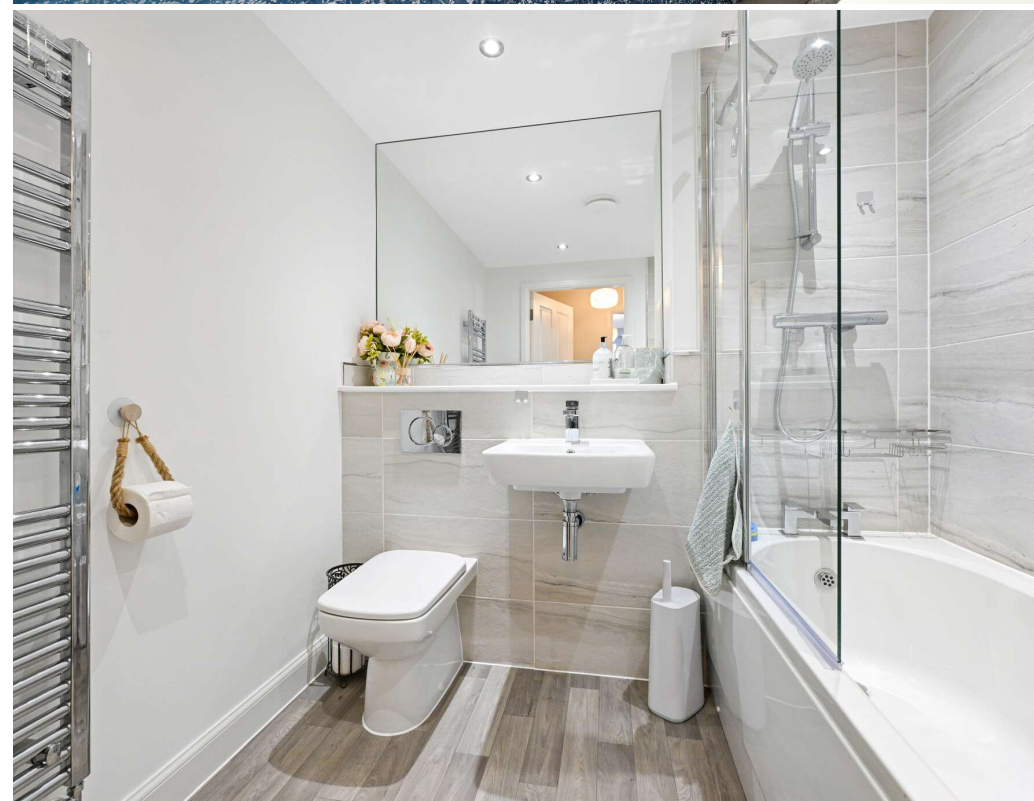


Portobello

The property is located within the sought after Portobello conservation area, which lies to the east of Edinburgh city centre. The property is situated within a quiet residential development, whilst still conveniently positioned to take advantage of a superb range of shopping outlets at Portobello High Street, just a few minutes' walk away, including a Sainsburys local, Bank of Scotland and postal services. Leisure facilities on offer are first class and include a choice of bars and restaurants including the highly rated Beach House Cafe. The beach and promenade has a refurbished Victorian swimming pool, gym and Turkish sauna facilities, as well as a sailing and kayaking club, an indoor child play area, 5-a-side football centre and two play parks. An efficient public transport network is on hand which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach whilst good schooling is well represented from nursery to senior level.

Extras

The development is factored by Ross & Liddle with an approximate annual fee of £1,000 which includes a block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.





Get in touch

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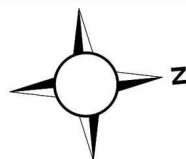
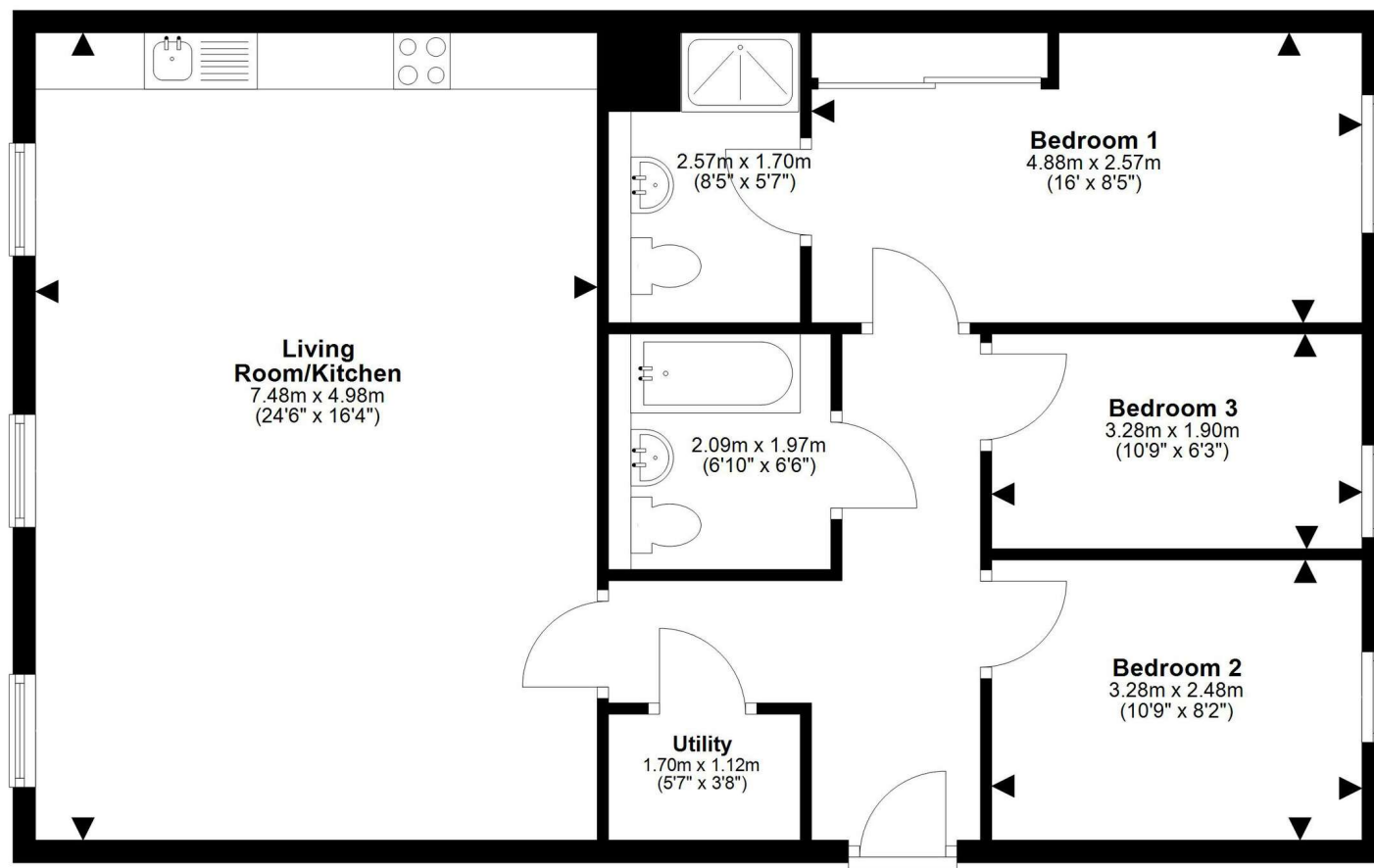
Bruntsfield Office:

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Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.