



10/3 Cunningham Square
PORTOBELLO | EH15 1BH


warners
solicitors & estate agents



10/3 Cunningham Square PORTOBELLO | EH15 1BH

Warners are delighted to bring to market this beautifully presented two-bedroom ground floor apartment, set within a contemporary development in the vibrant and much-loved seaside suburb of Portobello. This immaculately maintained home offers spacious, modern living with high-quality finishes throughout, perfectly suited to a range of buyers including professionals and first-time purchasers. A welcoming hallway with three excellent storage cupboards sets the tone for the rest of the home, leading into a bright and generously proportioned open-plan living, dining and kitchen space. This well-designed central hub offers the ideal setting for both everyday living and entertaining. The stylish kitchen features sleek grey cabinetry, streamlined worktops, and a full suite of integrated appliances offering both form and functionality. The property offers two well-proportioned double bedrooms, both decorated in on trend tones to create a calm and comfortable retreat. The principal bedroom benefits from a contemporary en-suite shower room and integrated storage, while the second bedroom is served by a modern family bathroom, fitted with a high-quality three-piece suite and shower over bath. Further benefits include gas central heating, double glazing, a secure entry system, lift access within the development, and a secure bike store. Ample residents' parking ensures convenience for homeowners and guests alike. Positioned within a well-regarded and established development just moments from the beach and the wide array of amenities that Portobello has to offer, this property represents a rare opportunity to enjoy modern coastal living with excellent access to the city centre and beyond.

Accommodation & Key Features:

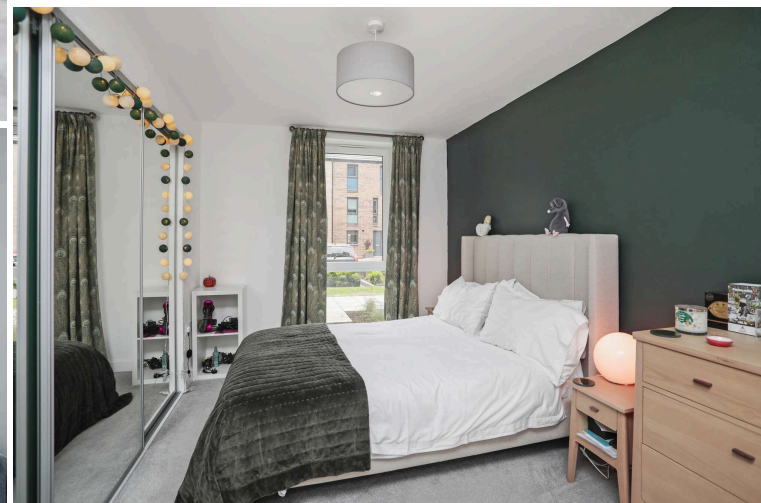
- Beautifully presented two-bedroom apartment in a modern development
- Situated in the sought-after seaside suburb of Portobello, close to beach and local amenities
- Welcoming hallway with three storage cupboards
- Bright and spacious open-plan living, dining and kitchen area Contemporary kitchen with sleek grey cabinetry and integrated appliances
- Two generous double bedrooms, including a principal bedroom with modern en-suite shower room
- Stylish family bathroom with three-piece suite and shower over bath
- Gas central heating and double glazing throughout
- Secure entry system and lift access within the development Ample residents' parking and secure bike store

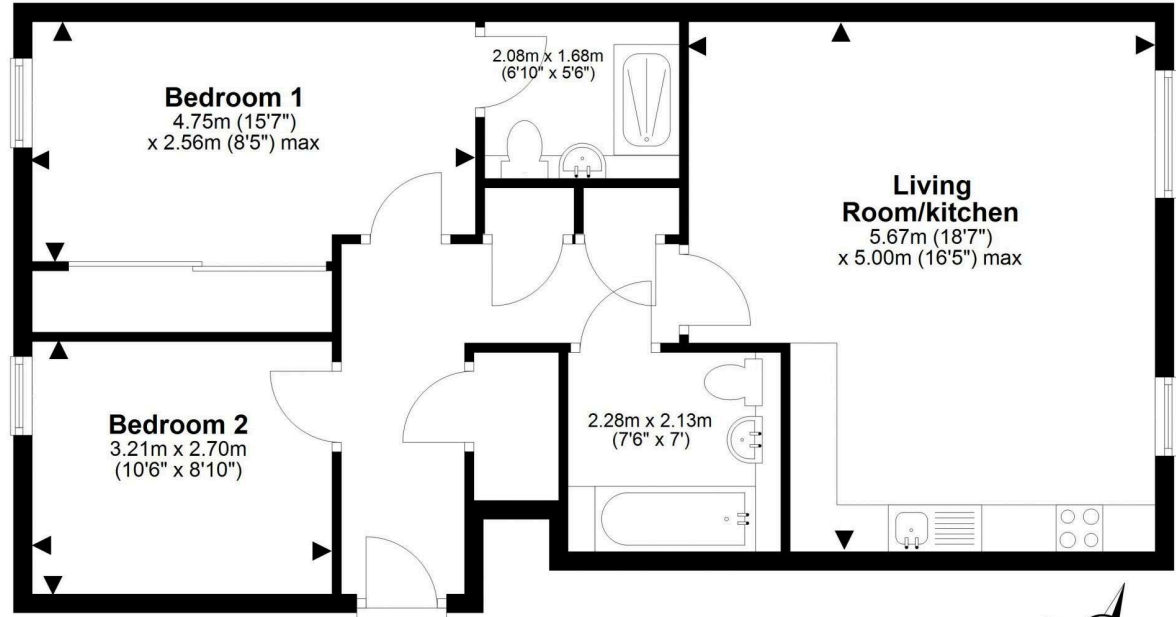
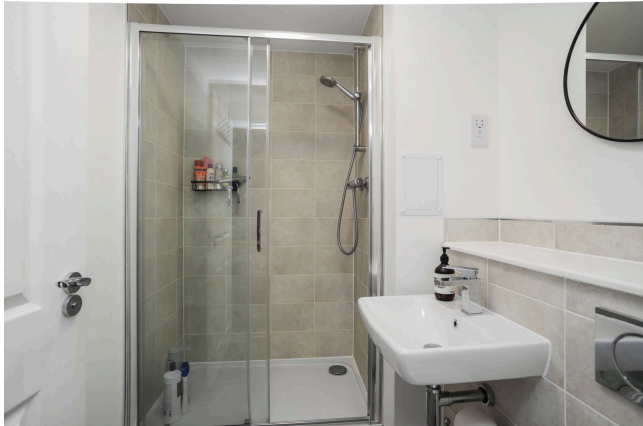
PRICE & VIEWING: Please refer to our website,
www.warnersllp.com or call us on 0131 667 0232.



All integrated appliances excluding washer/dryer will be included in the sale of the property, along with all blinds & curtains.
EPC: B CT: D Factoring: Approx. £84 P/M to Ross & Liddell.

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 and the cosmopolitan village atmosphere for which the area has become renowned! The bustling High Street, and surrounding streets, boast a fantastic selection of cafes, 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 classes, as well as Edinburgh's only publicly available authentic Turkish Baths. Fort Kinraid Shopping Centre, with over 100 retail outlets, various restaurants and cafes, and a multiplex cinema, is just a short drive away. Portobello enjoys excellent transport links into the capital with 24-hour 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.





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.

