



2/11 Cunningham Square
PORTOBELLO | EDINBURGH | EH15 1BF

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Warners are delighted to present this exceptional top floor apartment, forming part of a modern and well-maintained development in the heart of Portobello. Boasting stunning views towards Arthur's Seat and Calton Hill, along with lovely sea views from the bedrooms, this beautifully presented home offers stylish, contemporary living just moments from the beach and promenade, making it an ideal choice for professionals, families or those seeking a vibrant coastal lifestyle within easy reach of the city centre. The property is presented in true move-in condition and offers bright, well-proportioned accommodation throughout. A welcoming entrance hallway provides access to all rooms and includes a useful utility space, enhancing everyday practicality. The impressive open-plan living, dining and kitchen area forms the heart of the home, flooded with natural light from large windows and offering a superb setting for both relaxing and entertaining. The kitchen is fitted with sleek contemporary units, integrated appliances and a central island with breakfast bar, creating a natural division between the living and cooking areas while maintaining a sociable layout. The accommodation comprises three well-proportioned bedrooms, including a generous principal bedroom with built-in wardrobe and a stylish en-suite shower room. Two further bedrooms offer flexible space for family living, guests or home working, all enjoying attractive sea views. A modern family bathroom, fitted with a three-piece suite and shower over bath, completes the internal layout. Further benefits include gas central heating, double glazing, lift access, residents' parking and well-kept communal grounds. Combining modern design, a sought-after coastal location and impressive views, this superb apartment represents a rare opportunity in one of Edinburgh's most desirable areas. Early viewing is highly recommended.

- Immaculate top floor three bedroom apartment in move-in condition
- Stunning views towards Arthur's, Calton Hill and sea views from bedrooms
- Welcoming entrance hallway with utility room
- Bright open-plan living/dining/kitchen area
- Contemporary kitchen with integrated appliances and central island.
- Principal double bedroom with built-in wardrobe and en-suite shower room
- Two further well-proportioned bedrooms
- Modern family bathroom with three-piece suite and shower over bath
- Lift access & residents' parking
- Well-maintained communal grounds
- Gas central heating and double glazing

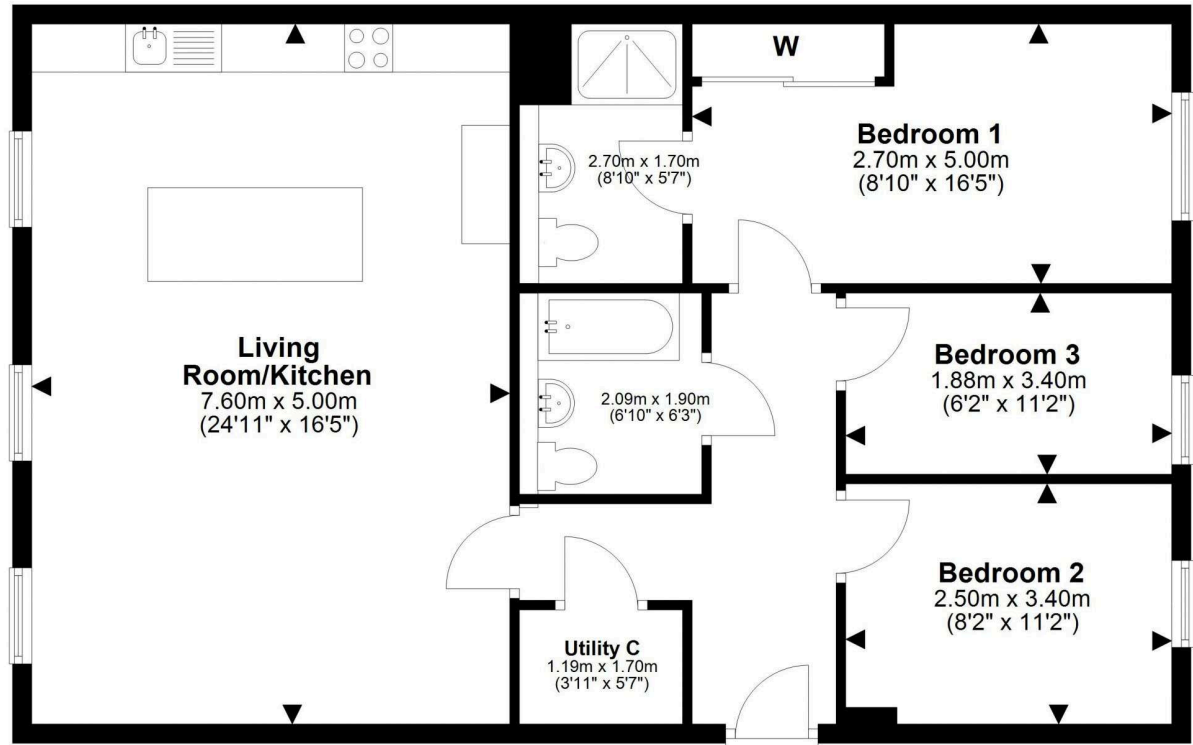
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated kitchen appliances will be included in the sale of the property this includes fridge/freezer & dishwasher, all fitted blinds in kitchen and living room will also be included. EPC: B. CT: E. Factoring: Ross & Liddell Approx. £900 P/Y.

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 Kinnaird Shopping Centre, with over 100 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 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.