










Offers Over  
**£299,000**

## 105 Cunningham Square

Portobello | Edinburgh | EH15 1BA

This impressive two-bedroom maisonette forms part of a modern, well-maintained factored development, ideally positioned within the highly sought-after Portobello district of Edinburgh. Renowned for its coastal charm and vibrant community, Portobello offers an excellent balance of seaside living and city accessibility, making this an attractive home for a wide range of buyers.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom & 1 WC
-  Residents Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - D



## Description

The property itself is presented in true move-in condition, having been tastefully decorated throughout in modern, neutral tones. The accommodation is thoughtfully arranged over two levels, providing a spacious and practical layout that maximises both comfort and functionality.

Upon entering, the welcoming hallway offers useful storage, including a cupboard with plumbing suitable for a utility setup (washing machine currently in there), along with a convenient WC with floor to ceiling window and heated towel rail. The heart of the home is the bright and airy open-plan living space, featuring two full-height windows that flood the room with natural light. This versatile area comfortably accommodates both lounge and dining configurations and is finished with soft carpeting and contemporary décor. The adjoining fitted kitchen is well-equipped with integrated appliances and an excellent range of wall and base units, offering both style and practicality.

Upstairs, there are two well-proportioned double bedrooms. The principal bedroom benefits from extensive built-in wardrobes with mirrored sliding doors, while the second bedroom is equally spacious and finished in a neutral style, making it ideal for guests, family, or home working. The bathroom is fitted with a modern three-piece white suite, complemented by a thermostatic shower over the bath, stylish tiling, and a chrome heated towel rail. The property is further enhanced by a range of energy efficiency features and modern comforts, including double glazing and central heating, which contribute to a consistent and comfortable indoor environment throughout the year. In addition, the installation of solar panels provides an element of renewable energy generation, helping to improve overall efficiency and support more sustainable day-to-day living.

The property is managed by Ross and Liddell, with a monthly factor fee of approximately £40, which includes buildings insurance.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings. There is also a washing machine in the cupboard.

## Gardens & Parking

Externally, the development enjoys well-tended communal gardens, along with both residents' and visitors' parking.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

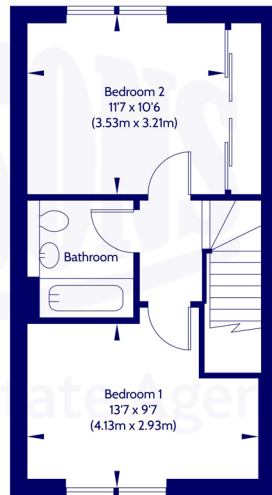
Cunningham Square forms part of a quiet modern development within the highly desirable Portobello district of the city with the beach and promenade just a short walk away. The nearby high street offers a good choice of specialist shops and services including a large Aldi and Sainsbury's Local. There are a number of leisure facilities in the area including Portobello Leisure Centre with swimming pool, Portobello and Musselburgh Golf Courses, Portobello Sailing, Kayaking and Rowing Club, Joppa tennis courts along with an excellent selection of bars and restaurant and of course beautiful promenade walks along the waterfront. Regular bus services including express services operate to and from the City Centre and surrounding areas and the City By-pass is within easy reach, linking the main Scottish motorway network system.



Approx. Gross Internal Floor Area 68 Sq M / 733 Sq Ft.



1st Floor



2nd Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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