



11 Cunningham Square
PORTOBELLO | EDINBURGH | EH15 1BA


warners
solicitors & estate agents





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Warners are delighted to present this impressive three-bedroom terraced townhouse, forming part of a popular modern development in the heart of sought-after Portobello. Offering stylish contemporary living across three well-proportioned levels, this superb home perfectly combines modern convenience with neutral decor, making it an ideal purchase for a professional couple or growing family looking to settle in this highly desirable coastal location.

The accommodation begins on the ground floor with a welcoming entrance hallway providing excellent storage options and access to a bright and spacious dining/family room positioned to the rear of the property, a fantastic versatile space for entertaining, family life, or relaxing, with direct access to the garden.

A well-appointed modern kitchen enjoys a practical layout with ample worktop and cupboard space, while a convenient WC completes the ground floor accommodation.

The first floor hosts an exceptionally generous living room flooded with natural light, creating a wonderful setting for both everyday living and entertaining. Also on this level is a spacious third bedroom, ideal as a guest room, home office, or nursery.

On the upper floor, the property offers two further well-sized double bedrooms, including a particularly spacious principal bedroom. A contemporary family bathroom and separate shower room provide excellent practicality for busy family life.

Externally, the property benefits from a private rear garden, perfect for outdoor dining and enjoying the warmer months, together with residents' parking within the development.

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





The outstanding location of this attractive home offers the perfect balance of seaside tranquillity and city convenience. Portobello's famous sandy beach and promenade are just a short stroll away, alongside an excellent selection of cafés, restaurants, independent shops, and leisure facilities. Superb public transport links provide easy access into Edinburgh City Centre and beyond.

Early viewing is highly recommended to fully appreciate the accommodation and lifestyle opportunity on offer.

Council Tax band - E

EPC rating - B

Factor - Ross & Liddle, approx £120 per annum for upkeep of common areas.

Extras to include: Fridge/freezer, washer/dryer, dishwasher, induction hob and oven. Kitchen, ground and first floor WC light shades. Garden shed will also be included.

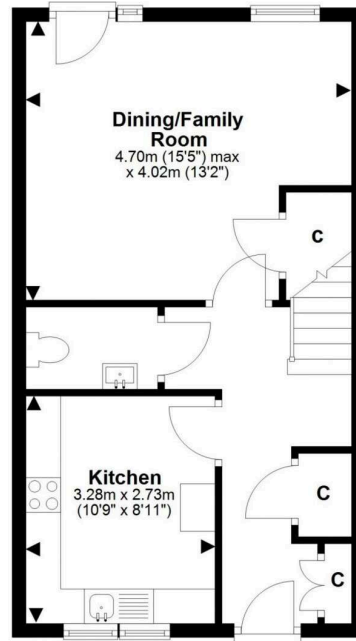
- Three-bedroom modern townhouse
- Spacious accommodation over three floors
- Bright living room & family/dining room
- Private rear garden
- Excellent storage throughout
- 6 roof mounted solar panels for energy efficiency
- Short walk to Portobello beach & amenities



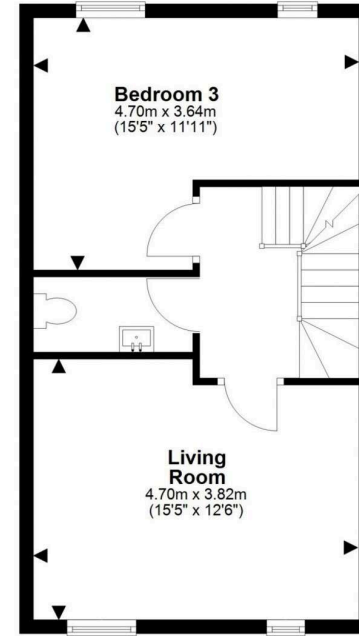
The fashionable seaside suburb of Portobello offers the best of all worlds - easy access to the capital (which is just three miles away), a white sandy beach and the cosmopolitan village atmosphere for which the area has become renowned! The bustling High Street, and surrounding streets, boast a fantastic 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 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.



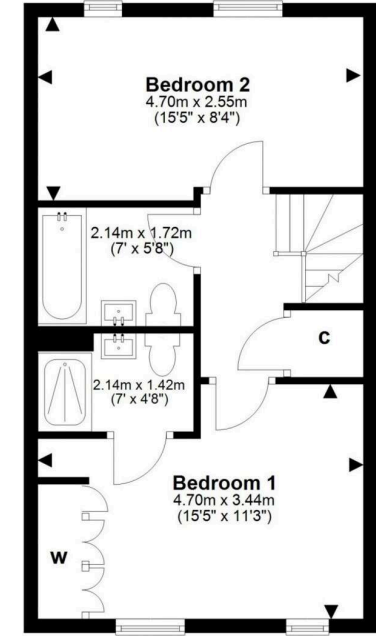




Ground Floor



First Floor



Second Floor



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.