



10/15 Cunningham Square
PORTOBELLO | EDINBURGH | EH15 1BH


warners
solicitors & estate agents



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Set on a quiet, modern development in the heart of Portobello with scenic views over Arthur's Seat is this immaculately presented fourth floor apartment. Recently built this property offers modern luxury interiors moments from Portobello beach and promenade.

The accommodation comprises welcoming entrance hallway with three ample sized storage cupboards, bright open plan kitchen/living room with contemporary kitchen units and generous dining area, a master bedroom with built-in wardrobe and elegant en-suite shower room, a second well-proportioned double bedroom and the flat is completed by a bathroom with shower over the bath. Further benefits include manicured communal grounds, resident's parking, lift access, double glazing, gas central heating and a utility cupboard with washing machine.

- Modern fourth floor apartment with views over Arthur's Seat
- Move-in condition with resident's parking and lift
- Welcoming hallway with ample storage cupboards
- Bright open plan lounge/kitchen
- Two large double bedrooms
- Two bathrooms
- Gas central heating
- Double glazing

Council Tax: D , EPC: B

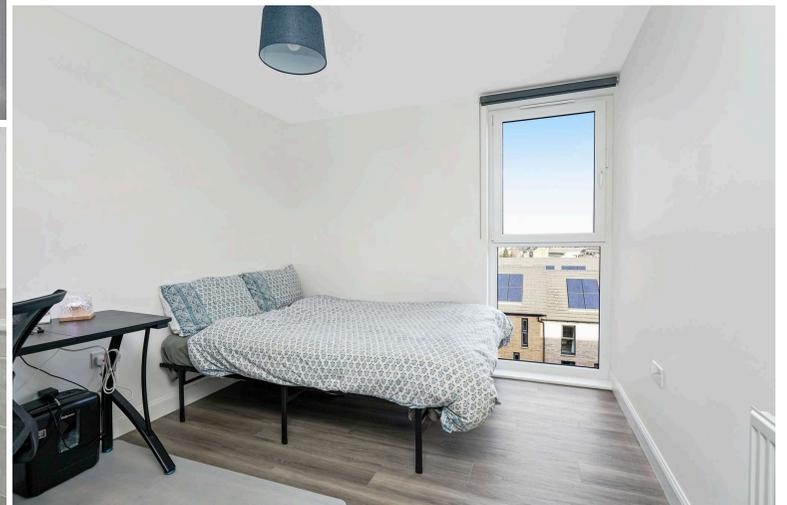
Factor payable to Ross and Liddell. Annual charges approx. £750

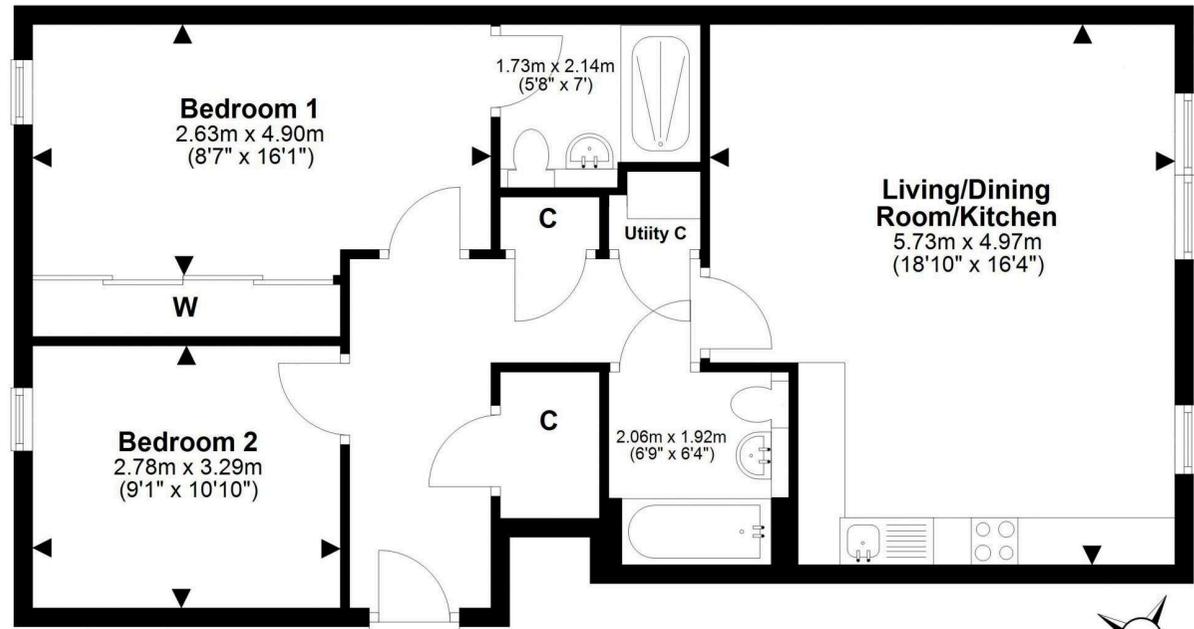
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Extras: Fixtures and fittings, blinds, washing machine, integrated appliances including oven, hob, fridge and dishwasher.

The property is located within the highly sought-after Portobello area, which lies to the east of Edinburgh City Centre and is renowned for its beach and promenade. The property is situated in a quiet residential street, yet is still well positioned to take advantage of a superb range of shopping outlets at Portobello High Street, just a few minutes walk away. Supported by the usual banks and postal services. Leisure facilities on offer are first class and include a choice of bars and restaurants. 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.





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.

