



19 Cunningham Square  
PORTOBELLO | EDINBURGH | EH15 1BA

**warners**  
solicitors & estate agents



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Superbly tucked away in a quiet development within walking distance of the fabulous High Street amenities and a scenic sandy beach is this most appealing mid terrace townhouse with private parking space, which is beautifully presented throughout the light and spacious family accommodation.

Viewing is essential to appreciate the walk in condition of this lovely home, including the stylish modern fittings and tasteful decor. See below for all the highlights -

- Highly sought after seaside location with a great community spirit
- Flexible interior to suit individual requirements
- Comfortable living/dining room with the benefit of floor to ceiling windows allowing plenty of natural light to filter in
- Fashionably open plan and ideal for families, the hub of the home is the family/dining room, from where French doors allow direct access to the garden
- Fully equipped kitchen area showcasing dove grey shaker units and eye-catching tiled splashbacks
- Principal double bedroom featuring a large wardrobe
- Two further bedrooms
- Family bathroom, en-suite and WC, all fitted out with attractive white suites set against neutral tone tiled splashbacks
- Gas central heating, double glazing and solar panels
- Monobloc driveway
- Fully enclosed and well screened by high fencing, the rear garden has a stretch of lawn and patio area for outdoor relaxation
- Private off-street parking space

Factor fees payable to Ross & Liddell, approximately £80 per annum.

Energy Rating B, Council Tax Band E.

Extras included in the sale are all blinds and light fittings, integrated dishwasher, cooker, induction hob and fridge freezer.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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.



