



2/8 CUNNINGHAM SQUARE

Portobello, Edinburgh, EH15 1BF



1

Public Room



2

Bedrooms



2

Bathrooms



2/8 CUNNINGHAM SQUARE

Welcome to an exceptional two-bedroom third-floor apartment which offers large, light-filled rooms that are beautifully presented throughout. It includes a sociable open-plan reception area with a suntrap, southeast-facing aspect and a modern kitchen with a Shaker-inspired design. This home further benefits from a premium en-suite and family bathroom as well. It also has generous storage (including a Utility cupboard) and elevated views to Arthur's Seat. Off-street residents' parking completes the package.

The property forms part of a modern development located in sought-after Portobello. The long golden sands of the local beach are roughly a ten minutes' walk away, with excellent amenities nearby too, including supermarkets, cafes, bars, and eateries. Furthermore, regular bus links are also close by, along with the city bypass for easy travel around Edinburgh. The heart of the city centre can be reached in as little as 15 minutes by car as well. It is a superb location for city professionals, couples, small families, and first-time buyers alike.







B
EPC
RATING

D
COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- A modern third-floor apartment
- Part of a sought-after development
- Desirable location in Portobello
- Secure entry and a lift service
- Welcoming hall with two cupboards
- Open-plan kitchen/living/dining room
- Principal suite with a built-in wardrobe
- Second bedroom for added versatility
- Stylish en-suite shower room
- Matching family bathroom with overhead shower
- Well-maintained communal garden grounds
- Off-street residents' parking







Extras: integrated kitchen appliances (induction hob, oven, fridge/freezer, dishwasher, and washing machine) to be included.

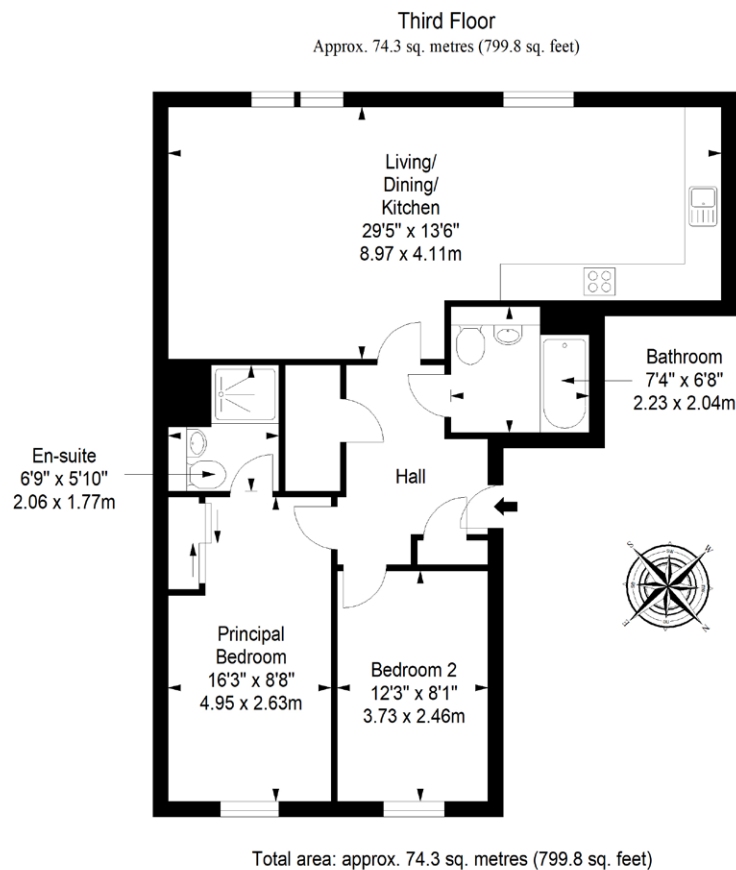
Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Factor: the development is factored by Ross & Liddell for approximately £900 per year. This fee includes the upkeep of communal areas, lift maintenance, and block buildings insurance.



PORTOBELLO, EDINBURGH

Located approximately three miles northeast of the city centre, the desirable suburb of Portobello enjoys the best of both worlds: a quaint seaside ambience with the perks of city life right on its doorstep. Set beside a long sandy beach and promenade, within sight of Arthurs Seat and within minutes of the picturesque East Lothian countryside, it is easy to understand why this is one of the capitals most popular postcodes! The area is served by a fantastic range of local services and amenities, with more extensive shopping facilities available in Musselburgh or Fort Kinnaird just a short drive away. Or for a more local, traditional shopping experience, the bustling High Street is lined with a charming array of shops, including cafés, restaurants, galleries, independent retailers, bakers, butchers, and greengrocers. For sport and fitness enthusiasts, Portobello Swim Centre boasts swimming facilities, a well-equipped gym, and a varied programme of fitness classes, as well as Edinburgh's only public authentic Turkish Baths. Portobello offers a superb choice of schools in both the public and private sector. The area is extremely popular with commuters owing to its excellent public transport links into the city centre, as well as its proximity to Edinburgh City Bypass and the A1.



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.