



8/10 Cunningham Square  
PORTOBELLO | EDINBURGH | EH15 1BF

  
**warners**  
solicitors & estate agents



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Warners are delighted to present this beautifully maintained two-bedroom third floor apartment, forming part of a modern development in the highly sought-after district of Portobello, just a short walk from the beach.

The accommodation is accessed via a welcoming hallway with secure entry phone system and two generous built-in storage cupboards. The bright and spacious south-facing open-plan living/dining/kitchen area is a standout feature, boasting floor-to-ceiling dual aspect windows that flood the room with natural light, views to Arthur's Seat and create an inviting space for both relaxing and entertaining. The principal bedroom features built-in mirrored wardrobes and an en-suite shower room and there is also a well-proportioned second double bedroom. Completing the accommodation is a tiled family bathroom with shower over the bath. The development further benefits from a lift, well-maintained communal garden grounds, secure shared bike storage and residents' parking. Additional features include gas central heating and double glazing throughout, ensuring comfort and efficiency year-round.

- Modern third floor apartment with panoramic views
- Close to the beach and promenade
- Bright open plan lounge/kitchen
- Two double bedrooms
- Two bathrooms

Council Tax Band D, Energy rating B

FACTOR - £1000.00 per annum as payable to Ross & Liddell property management (includes buildings insurance)

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





All fixtures, fittings, integrated kitchen appliances, curtains, blinds will be included in the sale.

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.



