



36 Cunningham Square
PORTOBELLO | EDINBURGH | EH15 1BJ


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Set in a quiet, modern development built in the spring of 2022 in the heart of Portobello, this immaculately presented main door apartment boasts a private garden/terrace and private parking space and offers modern luxury interiors moments from Portobello beach.

The accommodation comprises a welcoming entrance hallway with deep utility cupboard, large open plan lounge/kitchen with doors to the south facing garden and generous dining space with the modern kitchen section boasting contemporary units. The master bedroom includes built-in wardrobes and the second bedroom is a well-proportioned double. The flat is completed by a stylish bathroom, with shower over the bath. Externally the sunny private garden terrace, has a tranquil leafy outlook, perfect for enjoying outdoor activities or simply basking in the fresh sea breeze.

- Modern main door apartment
- Private parking space
- Private rear garden area
- welcoming hallway with utility cupboard
- Bright open plan lounge/kitchen
- Two double bedrooms
- Stylish bathroom
- GCH & DG
- All Windows fitted with Perfect fit blackout blinds

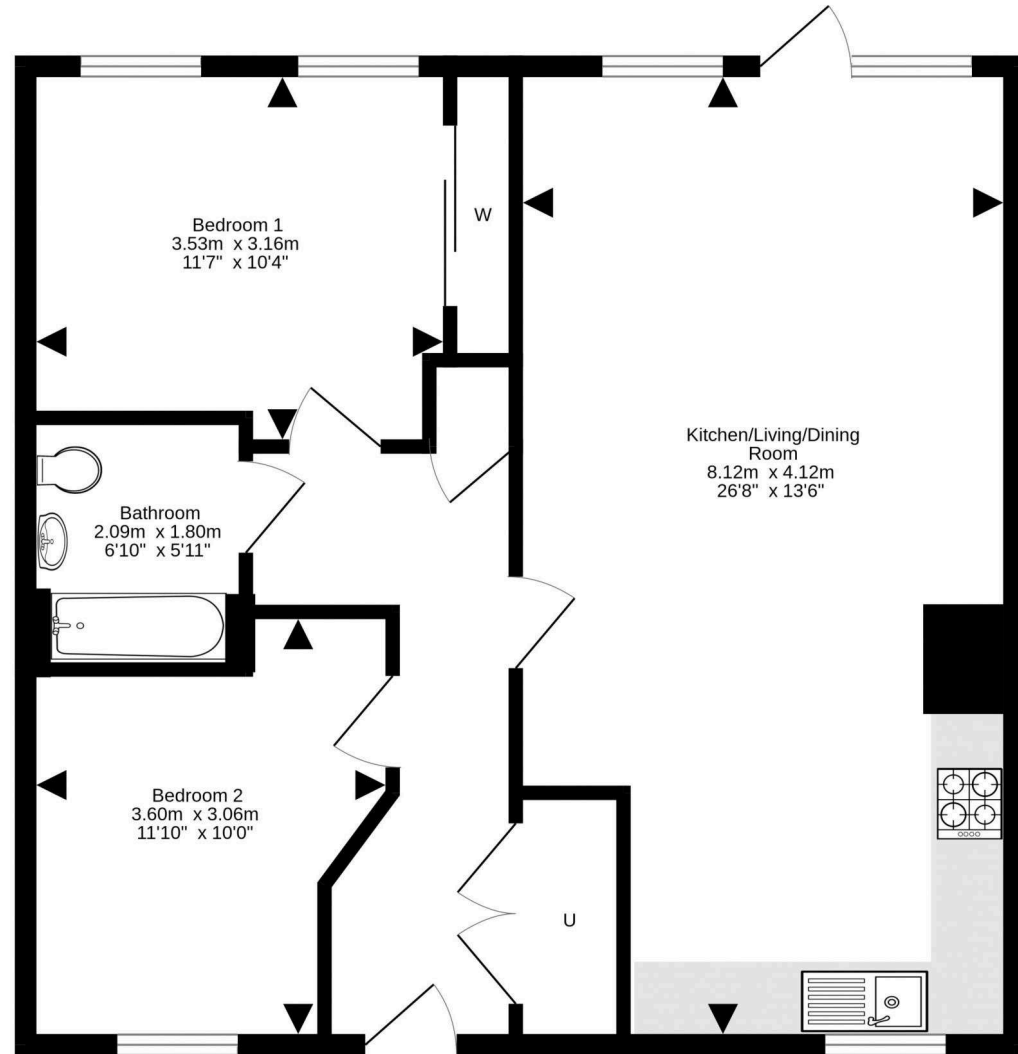
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Dishwasher, fridge freezer and oven all included in the sale. EPC rating B

The property is located within the sought after Portobello conservation area, which lies to the east of Edinburgh city centre. 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, including a Sainsburys local, Bank of Scotland and postal services. Leisure facilities on offer are first class and include a choice of bars and restaurants including the highly rated Beach House cafe. 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.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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