

Flat 1, 8 Cunningham Sq

PORTOBELLO, EDINBURGH, EH15 1BF



Spacious Two Bedroom Ground Floor Flat In Portobello



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McEwan Fraser Legal is delighted to present this two-bedroom ground-floor flat in Edinburgh's popular Portobello Area.

THE LIVING ROOM/KITCHEN



Inside, the property comprises a modern fully equipped open-plan kitchen/living/dining room which is flooded by natural light and offers various possibilities for furniture arrangements.





The flat boasts two well-appointed double bedrooms. The master bedroom has a built-in wardrobes and en suite. The main three-piece bathroom has a shower over the bath and is in excellent condition.

THE BATHROOM



BEDROOM 1



BEDROOM 2

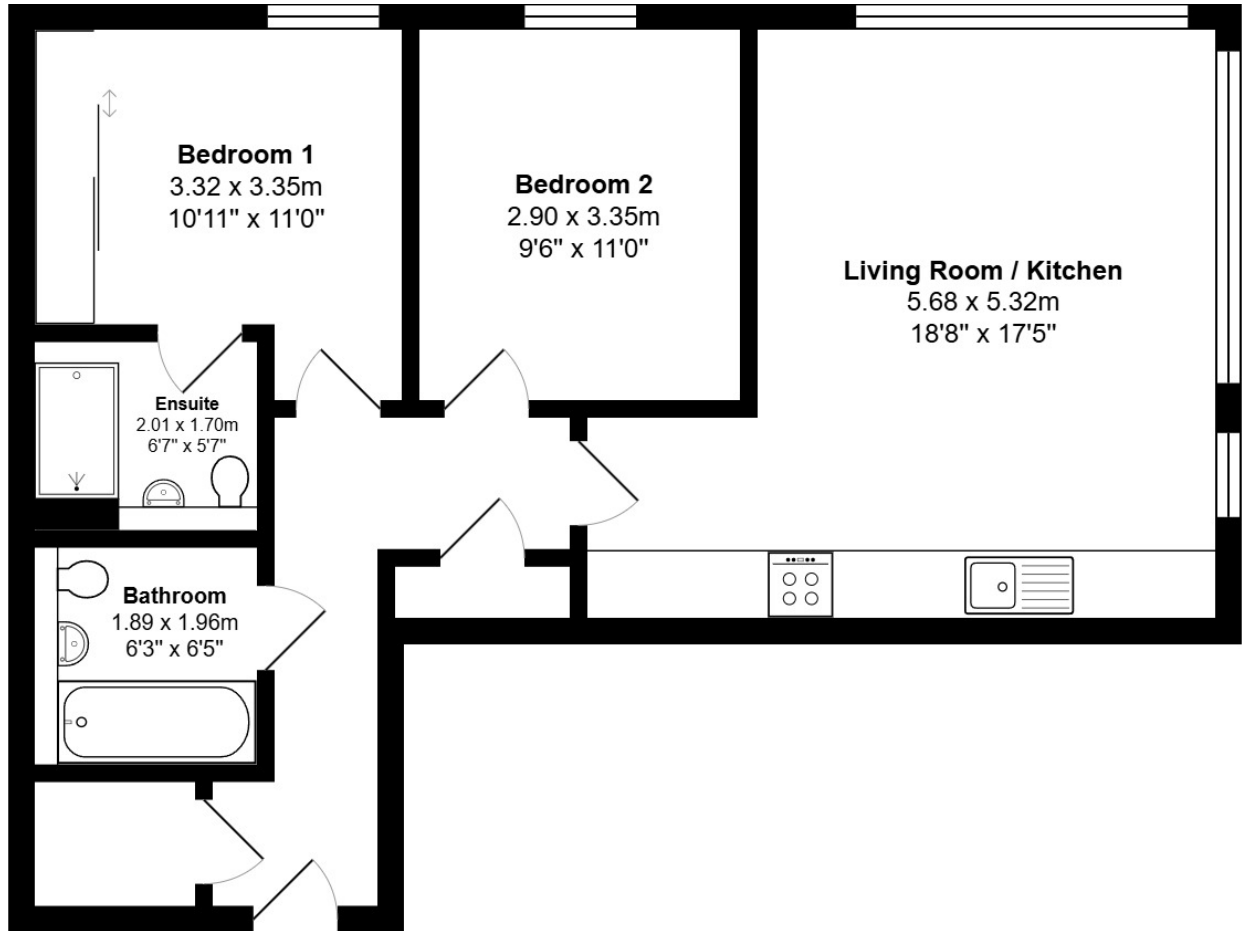


In addition, the property has access to residents' parking which is unallocated, gas central heating and double-glazed windows making for a cosy, cost-effective home, year-round.

EXTERNALS

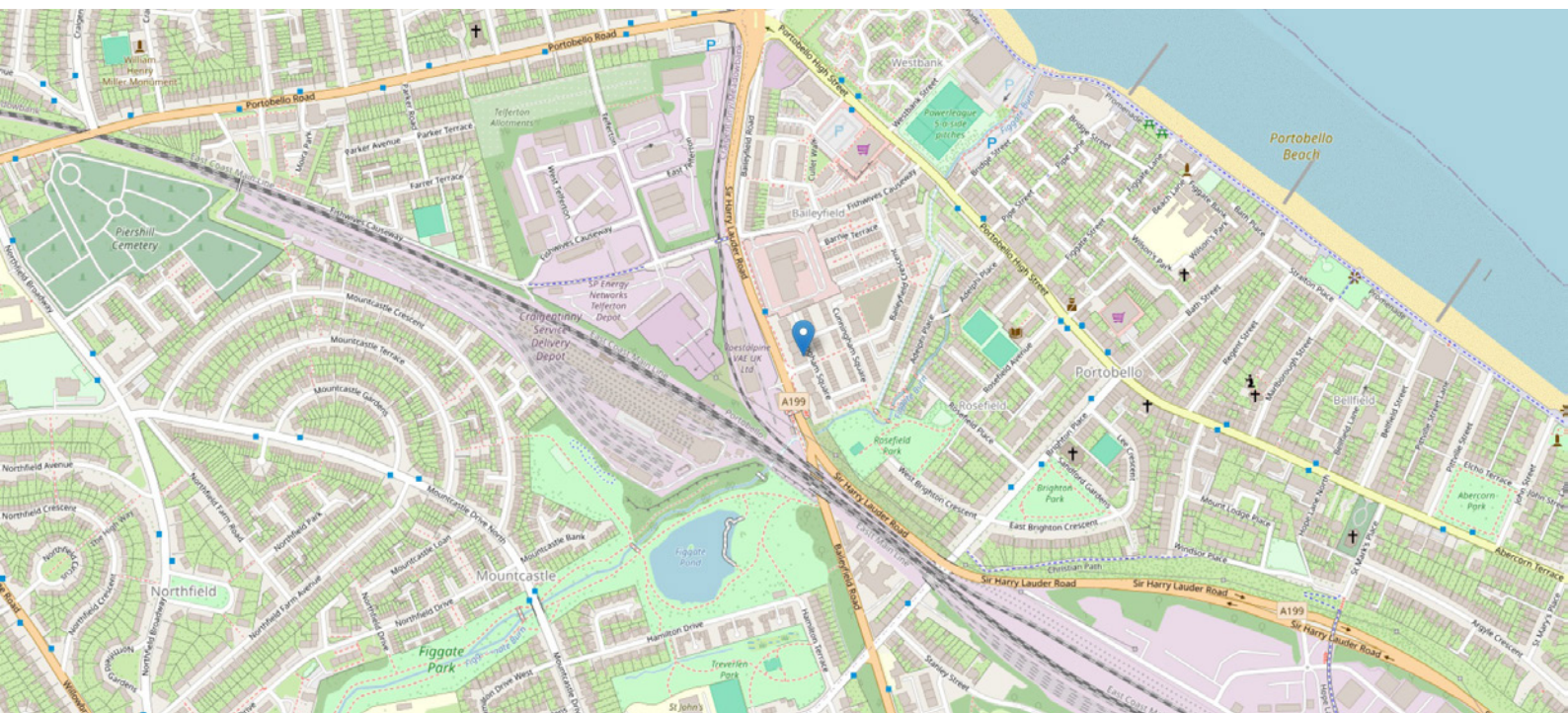


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 64m² | EPC Rating: B



THE LOCATION

Portobello is a very popular destination located to the East of Edinburgh's city centre. In the High Street area itself, there is an abundance of shopping facilities serving everyday and monthly requirements so there is little need to venture from the area. For those who feel their needs are greater, there is an Asda supermarket located just a short drive from the property.





In the vicinity, there is also a number of recreational facilities including many delightful walks along the promenade and beach and there are many fine golf courses in the area. On the promenade for eating or coffee, there is The Beach House, The Espy, The Tide and to the east the Dalriada. On the Highstreet in Portobello there are wine shops, and pubs, and for eating or carry-out there are Chinese and Indian as well as fish and chips shops and other takeaways. There is a local indoor swimming pool and fitness suite for those who like to keep fit. For sporty individuals, there are also local artificial football pitches and a sailing and rowing club.

Local schooling at both primary and secondary levels can also be found in close proximity to this property.

There is a regular bus service virtually on your doorstep that will take you west, heading towards Edinburgh city centre, or east via the nearby area of Joppa on to Musselburgh and beyond.



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