

# 6 Flat 2 Cunningham Square, The Strand Portobello West, Edinburgh, EH15 1BF

OFFERS OVER £190,000



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- Contemporary first flat in popular landscaped development
- Living/dining and separate fitted kitchen/breakfast room
- Double bedroom boasting large walk-in wardrobe/dressing room
- Bright bathroom/shower
- Gas central heating and double glazing
- Communal garden and parking
- Popular coastal community only 3 miles from City Centre
- EPC B

### Description

Only completed last year, this attractive and larger than average one-bedroomed first floor flat (60 sqm) will suit purchasers of all ages seeking the many benefits of modern design/construction. It has an L-shaped living/dining room which is completely separate to the bright fully fitted kitchen with integrated appliances. The double bedroom offers the luxury of a large walk-in dressing room/wardrobe. In the tiled bathroom is a bath (shower over), wash hand basin, W.C, ladder radiator/towel warmer and window. The hall incorporates further storage space and gives access to all rooms.

The building is secure with controlled access by means of an electronic entry system.





### Central Heating and Triple Glazing

Gas central heating is installed complemented by triple glazing.

### Garden and Parking

There are communal gardens and ample paved parking bays.

### Management

Ross & Liddell are the professional managers for the development and the property is charged £73.00 pcm (including Building's Insurance).

### Extras

The fitted carpets, blind, oven, hob, hood and fridge/freezer are included.

### Location

The property is just a few minutes' walk away from the superb 2-mile sandy beach in this quiet protected Conservation Area. The prosperous suburb of Portobello (Edinburgh's seaside) is three miles west of Edinburgh's City Centre and minutes away from fast main road networks. It offers all the many benefits of seaside living including a modern swimming centre and Kayaking & sailing and rowing club. There are numerous local shops, Scotmid, Aldi, good schools and a wide variety of recreational pursuits. A choice of golf courses and several major supermarkets are readily accessible. Regular bus services operate and Brunstane Railway Station is accessible by local transport or 5 min drive.

### Valuation

The property has been valued at £210,000 and the Home Report is available via the listing on the ESPC web site.

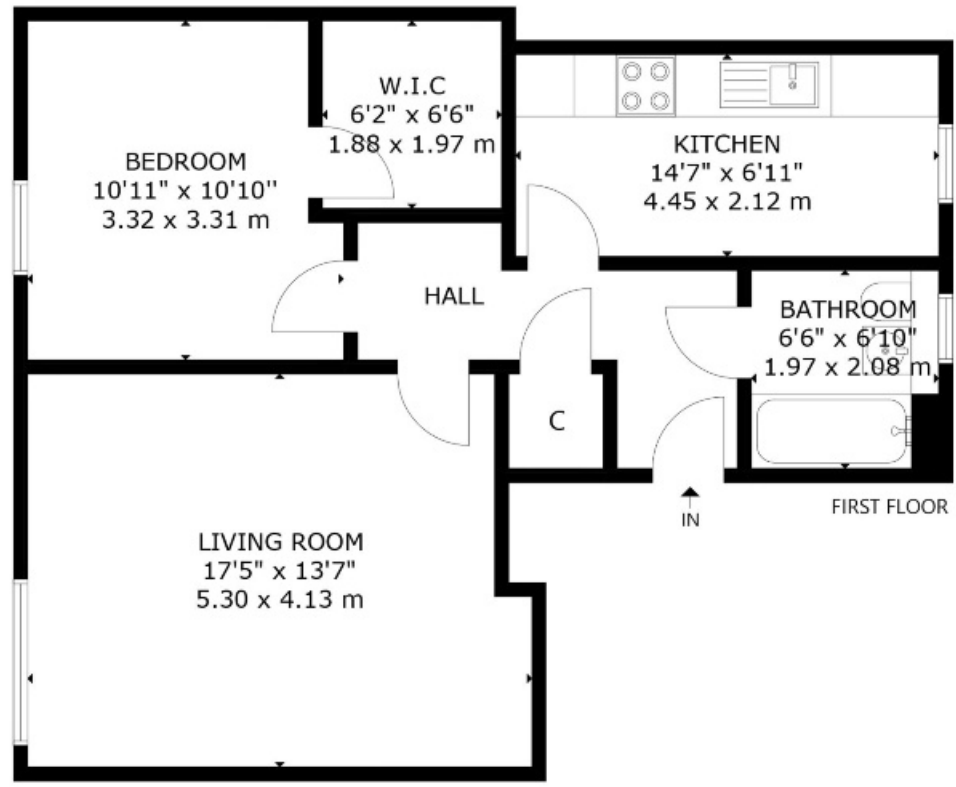
### Council Tax and EPC

The flat lies in Council Tax band C and has a B rated Energy performance certificate.

### Viewing

Telephone Agents 0131 229 3399 (075958 20611 out with office hours).





6/2 CUNNINGHAM SQUARE, PORTOBELLO  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 641 SQ FT / 60 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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