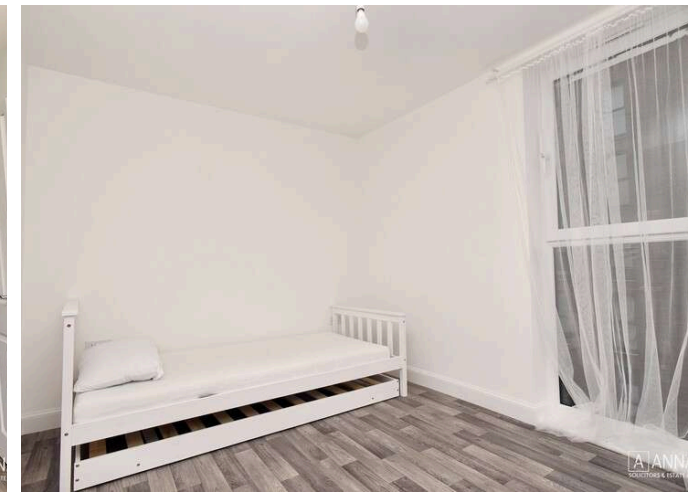


**Flat 11, 10 Cunningham Square**  
**Edinburgh, EH15 1BH**



# "Cunningham Square is a beautifully maintained two-bedroom third floor flat"

- SECURE DOOR ENTRY
- STAIRWELL
- HALLWAY
- LIVING ROOM/KITCHEN
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- RESIDENTS PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





### LOCATION

Portobello is a thriving and vibrant residential area located to the east of the city centre. The High Street has a varied range of services with shops such as Sainsbury's Local, Aldi, Scotmid, bars and eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of Nurseries, Primary and High Schools. At further education level are Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided for by a Swim Centre & Turkish Baths, Sailing & Kayak Club and 5-a-side football pitches. Short distances away are outdoor bowling clubs and golf courses.

### COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



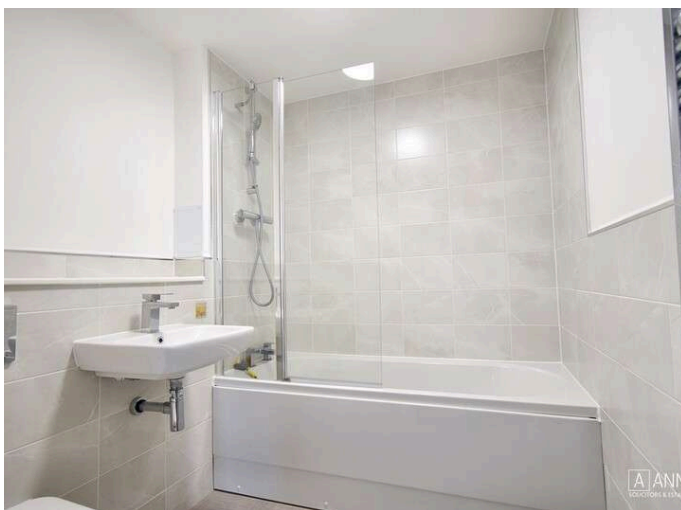
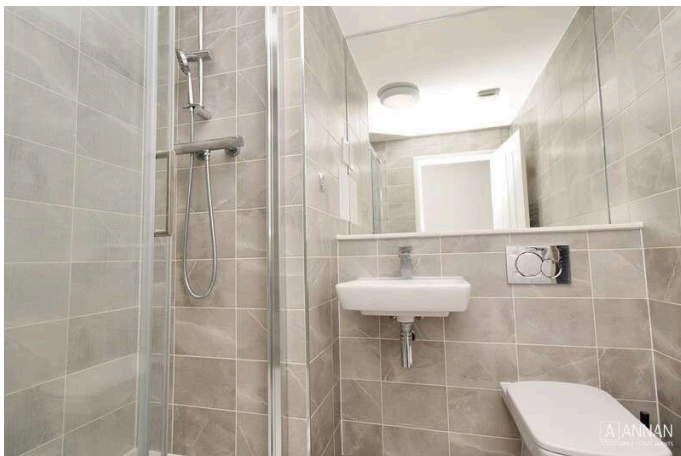
### DESCRIPTION

Cunningham Square is a beautifully maintained two-bedroom third floor flat, part of a prestigious factored development built in 2022 by Barratt Homes. The property is in move-in condition and offers the following accommodation: welcoming hallway with a large storage cupboard odd; bright and spacious open-plan living/kitchen/dining area featuring ample storage units and floor-to-ceiling windows that flood the space with natural light; double bedroom 1 with fitted mirrored wardrobes and a fully tiled en-suite shower room with a mains-fed shower; double bedroom 2 and a family bathroom with shower over bath which completes the accommodation on offer. Additional features include gas central heating, double glazing, landscaped communal grounds, residents parking and proximity to the peaceful Rosefield and Figgate Park. The flat is also well-served by excellent local amenities and transport links.

### EPC RATING

The energy efficiency rating for this property is band B

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Approx Gross Internal Area  
65 sq m / 701 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

266-268 Portobello High Street,  
Edinburgh, EH15 2AT  
T: 0131 669 2121  
Fraser Falconer - 07825 951348  
admin@annan.co.uk



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