



8/4 Cunningham Square
Edinburgh, EH15 1BF

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"8/4 Cunningham Square is a bright and spacious two-bedroom apartment on the first floor of a well-maintained development"

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIRWELL
- LIFT
- HALLWAY
- KITCHEN/DINING/LIVING ROOM
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- RESIDENTS PARKING
- COMMUNAL GARDEN GROUNDS





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. Historic Leith and Musselburgh are only a few miles away offering a further choice of specialist shops and services.

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.



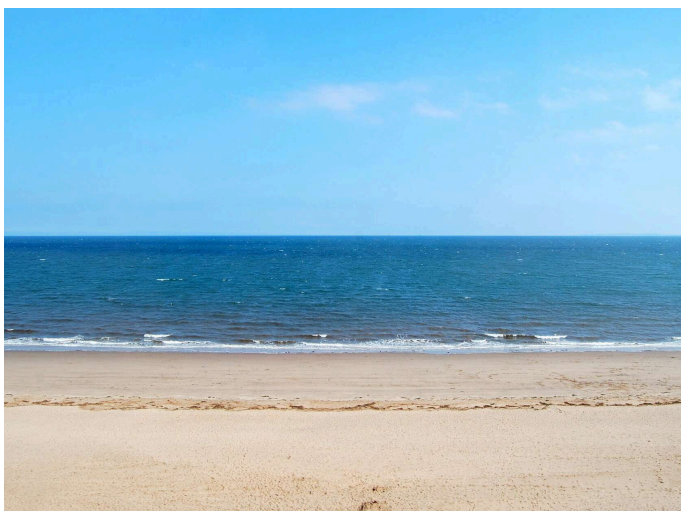
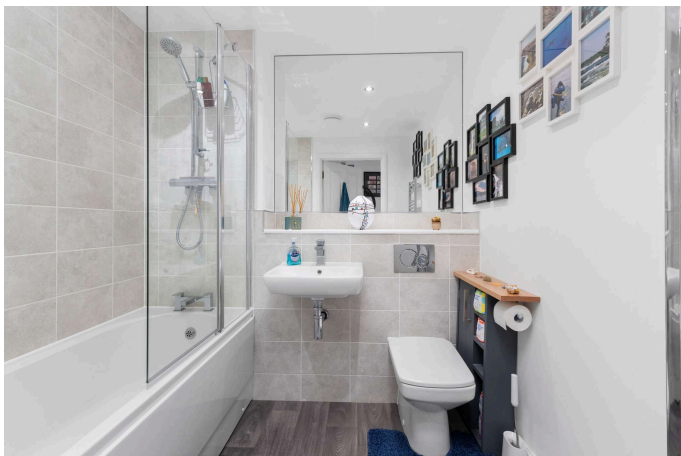
DESCRIPTION

8/4 Cunningham Square is a bright and spacious two-bedroom apartment on the first floor of a well-maintained development in the sought-after Portobello area. Built by Barratt Homes in 2023, this immaculate property is in move-in condition with stylish décor throughout. Ideally situated just moments from Portobello High Street, it offers easy access to the wide range of local amenities in both Portobello and nearby Joppa. Early viewing is highly recommended to fully appreciate this outstanding property. The accommodation comprises: hallway with two large storage cupboards; generous open-plan kitchen, dining, and living area with dual-aspect windows that fill the space with natural light and offer views of Arthur's Seat; fitted kitchen provides plenty of storage with both floor and wall-mounted units; double bedroom 1 features mirrored fitted wardrobes and an en-suite shower room with a mains-fed shower; double bedroom 2 is well-proportioned and there is a modern family bathroom with a shower over the bath which completes the accommodation on offer. Externally, the communal grounds have been thoughtfully designed for sustainability, with 1.6 acres of public land, a wildflower meadow, and two biodiversity zones. Additional benefits include gas central heating, double glazing, ample residents' parking, a secure bike store, a secure entry system, and lift access.

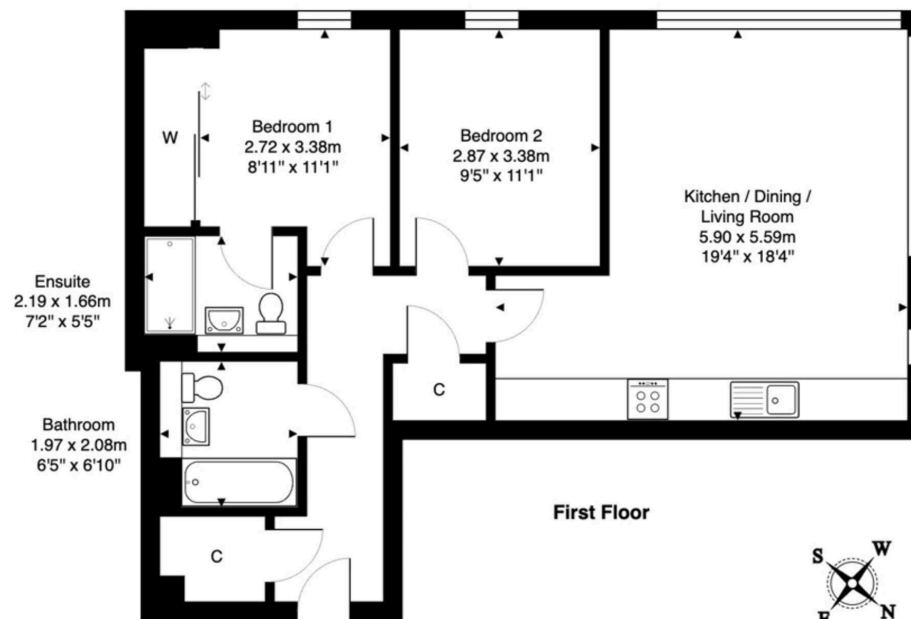
EPC RATING

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.



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TOTAL AREA: 68M² ... 731FT²

All measurements are approximate and for display purposes only.

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