



**Flat 4, 2 Cunningham Square**  
Edinburgh, EH15 1BF

A

# *"Cunningham Square is a bright and spacious two-bedroom apartment on the first floor of a factored development"*

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIR
- LIFT
- HALLWAY
- LIVING/DINING/KITCHEN
- 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. 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.

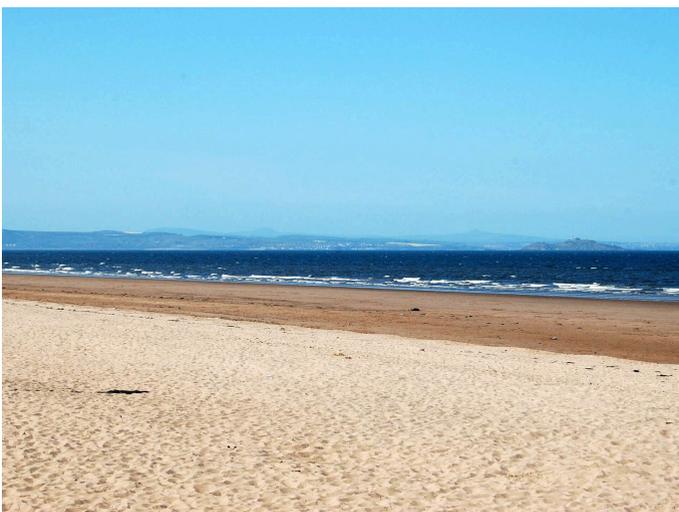
## DESCRIPTION

Cunningham Square is a bright and spacious two-bedroom apartment on the first floor of a factored development in the popular district of Portobello. Completed in 2023 by Barratt Homes, this home is presented in immaculate, turn-key condition with beautiful décor throughout. Conveniently located moments from Portobello High Street, it provides easy access to the wide array of amenities in Portobello and nearby Joppa. Early viewing is essential for this impeccable property. The accommodation comprises: hallway with storage cupboards off; a generous living room/diner/fitted kitchen with ample floor and wall-mounted storage units; double bedroom 1 with an en-suite shower room; double bedroom 2 and a modern family bathroom completes the accommodation on offer. Externally, the communal grounds have been designed with sustainability in mind, featuring 1.6 acres of public land with a wildflower meadow and two biodiversity areas. Further benefits include gas central heating, double glazing, ample residents' parking, 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.



2/4 Cunningham Square, Portobello, EH15 1BF



First Floor

Total Area: 74.1 m<sup>2</sup> ... 797 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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



**Disclaimer** - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.  
Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565

**A** ANNAN  
SOLICITORS & ESTATE AGENTS