



27 Cunningham Square
Edinburgh, EH15 1BA

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"Cunningham Square is a beautifully presented 3 bed townhouse within a modern, factored development"

- HALLWAY
- FAMILY/DINING/KITCHEN
- DOWNSTAIRS W.C.
- LIVING ROOM
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE REAR GARDEN
- DRIVEWAY









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 E, however, please check with the local authority.



DESCRIPTION

Cunningham Square is a beautifully presented 3 bed townhouse within a modern, factored development by Barratt Homes, finished to an exacting standard with a thoughtfully curated interior specification and premium fixtures and fittings throughout. Perfectly suited to a professional couple or growing family, this outstanding home occupies a highly sought-after location just a short stroll from the Promenade and vibrant selection of cafés, restaurants, shops and local amenities. Early viewing is highly recommended to fully appreciate everything this exceptional property has to offer. The accommodation comprises: welcoming entrance hallway with excellent storage; bright and spacious rear-facing living/dining room with direct garden access; modern fitted kitchen with ample storage and worktop space and WC which completes the ground floor. A carpeted staircase leads to the first floor, offering a spacious rear-facing living room and double bedroom 3. The upper floor features double bedroom 1 with en-suite shower room and built-in wardrobes; front-facing double bedroom 2; and a separate family bathroom which completes the accommodation on offer. Externally, the property benefits from a monobloc driveway providing off-street parking for one vehicle. To the rear, the fully enclosed south-west-facing garden is predominantly laid to lawn and features a raised patio with high-quality composite decking, creating the perfect space for outdoor dining and entertaining while making the most of the sunny aspect. Further benefits include gas central heating, double glazing, a floored loft providing excellent additional storage and solar panels, helping to reduce energy running costs. The property forms part of a professionally managed development, with Ross & Liddell acting as factors and an annual factoring charge of approximately £110.

The energy efficiency rating for this property is band B.





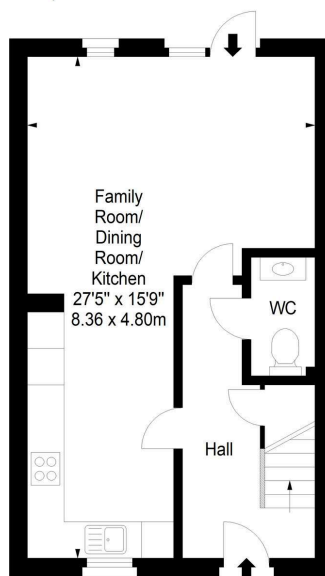
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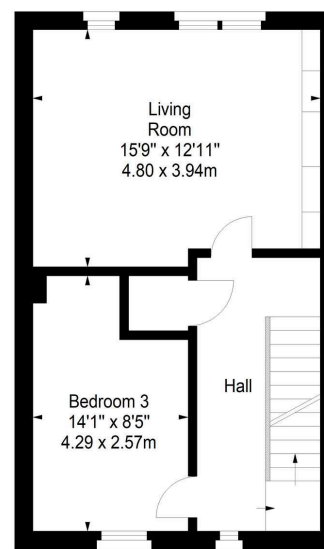
Cunningham Square,
Edinburgh,
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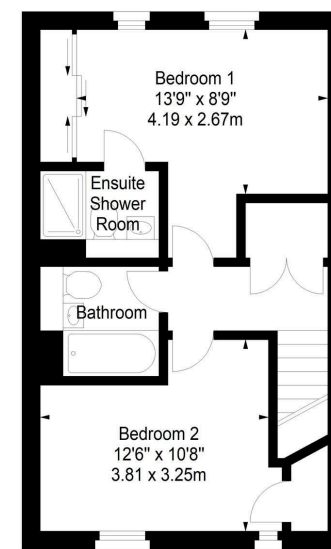
Approx. Gross Internal Area
1299 Sq Ft - 120.68 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



Second Floor



ANNAN

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