



Flat 4, 6 Cunningham Square
Portobello, EH15 1BF

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"Flat 4, 6 Cunningham Square is an extremely well presented second-floor spacious one-bedroom flat"

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIRWELL
- LIFT
- HALLWAY
- LIVING/DINING ROOM
- KITCHEN
- DOUBLE BEDROOM
- WALK IN WARDROBE
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COMMUNAL GROUNDS
- RESIDENTS PARKING
- BIKE STORE





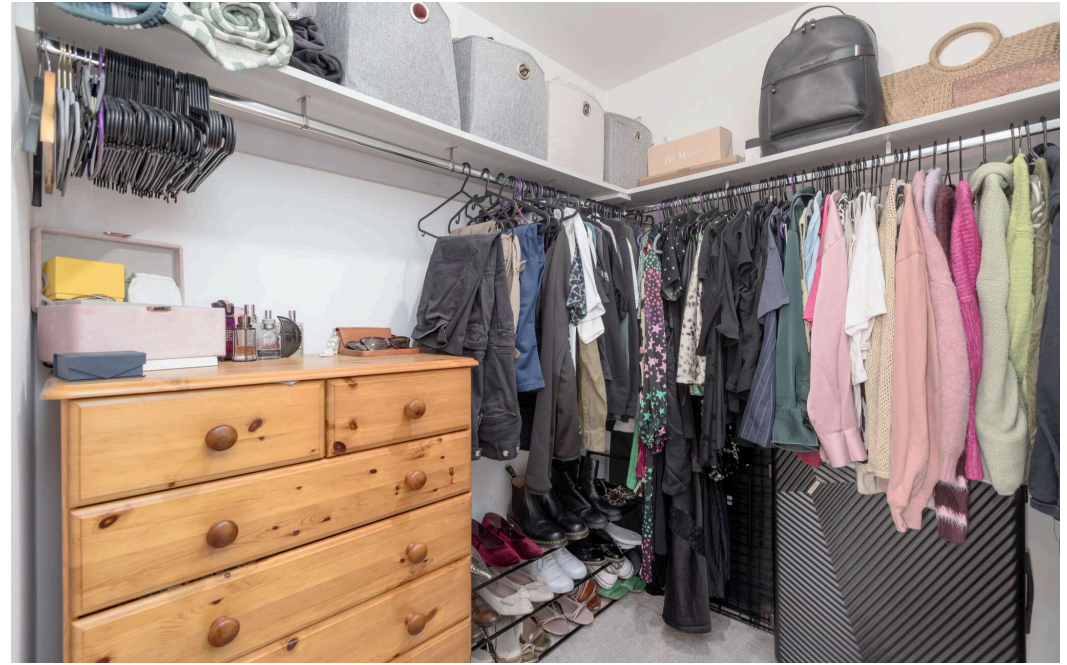
LOCATION

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 C, however, please check with the local authority.



DESCRIPTION

Flat 4, 6 Cunningham Square is an extremely well presented second-floor spacious one-bedroom flat, well situated in the highly desirable Portobello area, just a short walk from Portobello beach.

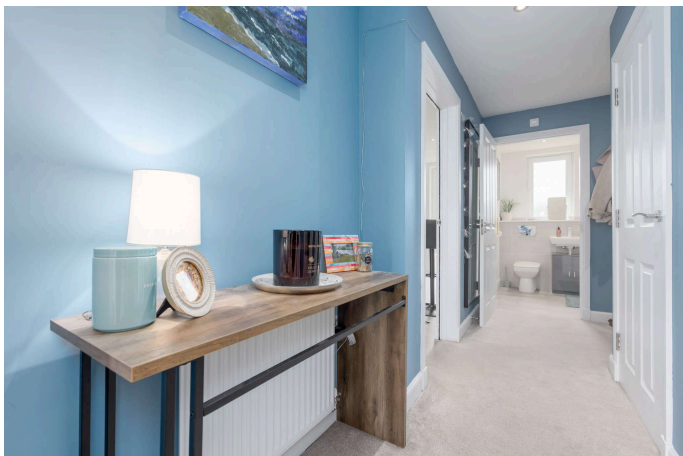
Accommodation comprises: welcoming hallway leading to a spacious living room/dining area, offering a lot of natural light and comfortable space for relaxation and entertaining; modern kitchen with well-equipped and stylish fitted units and integrated appliances; generous double bedroom complete with a walk-in wardrobe providing ample storage and a contemporary bathroom with a shower over bath completes this well-proportioned flat.

Further benefits include gas central heating and double glazing, residents' parking and a secure bike store. A secure door entry system and lift access offer further convenience.

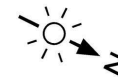
EPC RATING

The energy efficiency rating for this property is band B.

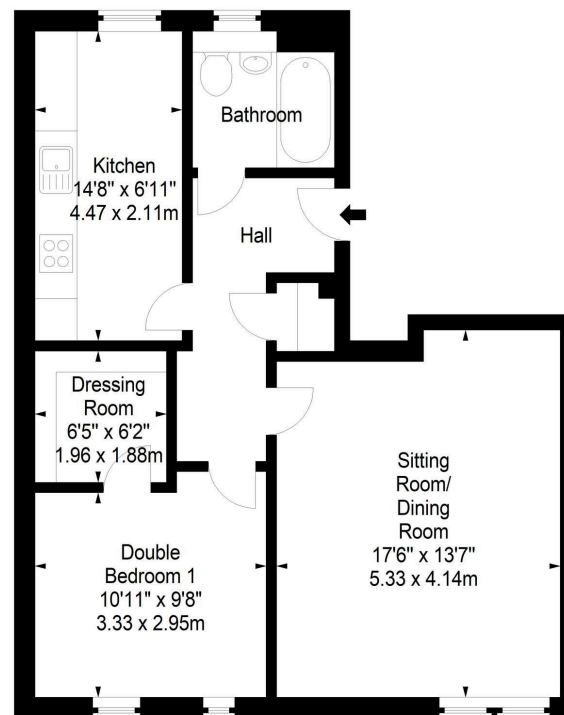
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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Cunningham Square,
Edinburgh,
Midlothian, EH15 1BF



Approx. Gross Internal Area
634 Sq Ft - 58.90 Sq M
For identification only. Not to scale.
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Second Floor

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



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