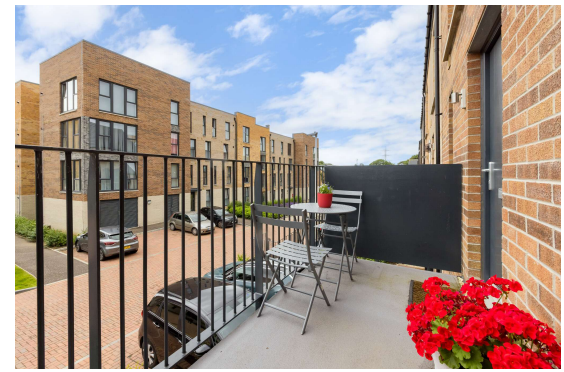




105 Cunningham Square
Edinburgh, EH15 1BA

A

"105 Cunningham Square is a bright and spacious main door double upper colony style property in move in condition"

- HALLWAY
- SITTING/DINING ROOM
- KITCHEN
- W.C.
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- SOLAR PANELS
- PRIVATE PARKING
- COMMUNAL GARDEN GROUND





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.

The energy efficiency rating for this property is band B



DESCRIPTION

105 Cunningham Square is a bright and spacious main door double upper colony style which is in true move in condition. Set within a well maintained recently built quality sought after development, it is a few minutes' walk from the eclectic mixture of shops, eateries, bars, coffee shops to name but a few.

A major attraction to this seaside living is Portobello Promenade & Beach, with Rosefield Park, Brighton Park, Figgate Park and Arthur's Seat not too far away.

The accommodation comprises: welcoming hallway offering useful storage, including a cupboard with plumbing suitable for a utility setup (washing machine currently present); a useful WC with floor to ceiling window and heated towel rail; airy open-plan living space, featuring twin full-height windows that flood the room with natural light; dining area and adjoining fitted contemporary kitchen is well equipped with integrated appliances and an excellent range of wall and base units, offering both style and practicality.

Carpeted stairs lead to the upper level where there is a hatch to the useful attic space; master bedroom has extensive built-in wardrobes with mirrored sliding doors and nearly floor to ceiling windows; versatile double bedroom two with nearly floor to ceiling windows which could be used as a home office with a sofa bed and bathroom with a three piece suite and mains showered over bath and heated towel rail.

Further benefits are solar panels which provide an element of renewable energy generation, helping to improve overall efficiency and support more sustainable day-to-day living at home, central heating, double glazing, great local transfer links to the A1, City Bypass and beyond, Brunstane Railway Station and frequent bus service into town and down the East coast, bowling clubs, artificial football pitches, Padel courts, swimming pools, Beach volleyball and kayaking.

The property is managed by Ross and Liddell, with a monthly factor fee of approximately £40, which includes buildings insurance. Externally, the development enjoys well-tended communal gardens, along with both residents' and visitors' parking.

105 Cunningham Square, , Edinburgh, EH15 1BA

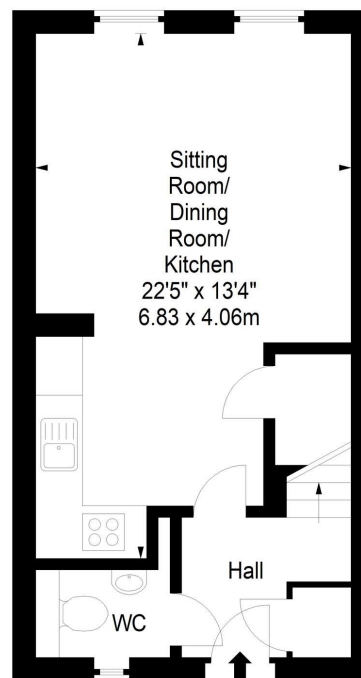
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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



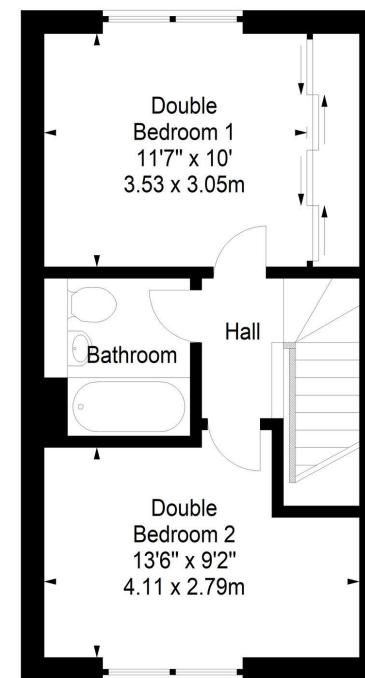
Cunningham Square,
Edinburgh,
Midlothian, EH15 1BA



Approx. Gross Internal Area
732 Sq Ft - 68.00 Sq M
For identification only. Not to scale.
© SquareFoot 2026



First Floor



Second Floor



ANNAN
SOLICITORS & ESTATE AGENTS

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



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