



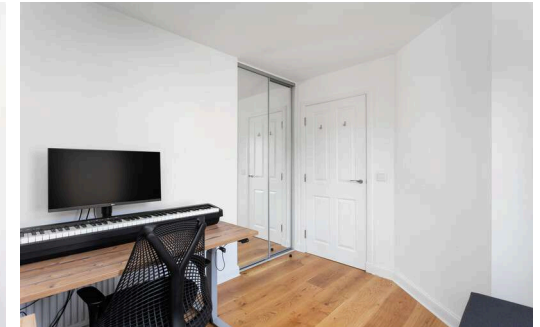
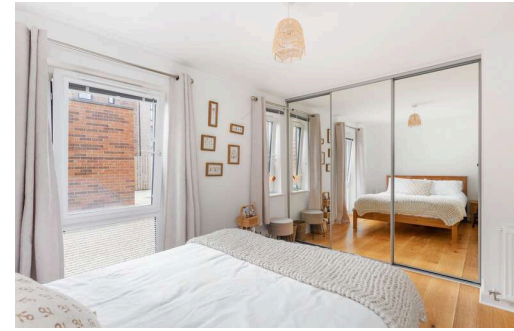
43 Cunningham Square
Edinburgh, EH15 1BA

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"43 Cunningham Square is an immaculately presented, bright and spacious two bedroom ground floor flat"

- ENTRANCE HALL
- LIVING ROOM / KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BATHROOM
- GOOD SIZED UTILITY CUPBOARD
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE PATIO AREA
- PRIVATE PARKING SPACE
- RESIDENTS PARKING
- COMMUNAL LANDSCAPED GROUNDS
- FACTORED DEVELOPMENT
- SHORT WALK TO ROSEFIELD & FIGGATE PARK
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





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

43 Cunningham Square is an immaculately presented two bedroom ground floor flat, forming part of an exclusive residential development built in 2022.

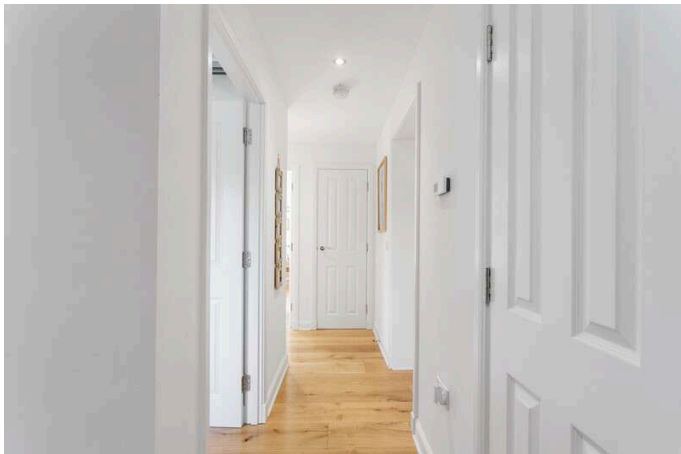
The accommodation, which is in move-in condition, comprises: welcoming entrance hall with good sized utility cupboard off; bright and spacious open plan living room / modern breakfasting kitchen with patio doors leading to private paved area; double bedroom 1 with built-in mirrored wardrobe; double bedroom 2 with built-in mirrored wardrobe and contemporary bathroom with mains operated shower over bath.

Further benefits include: gas central heating; double glazing; private patio area currently paved but has potential to be decked; landscaped communal grounds; factored development; private parking space; additional residents parking; a short walk to the tranquil Rosefield Park and Figgate Park; excellent local amenities and great transport links.

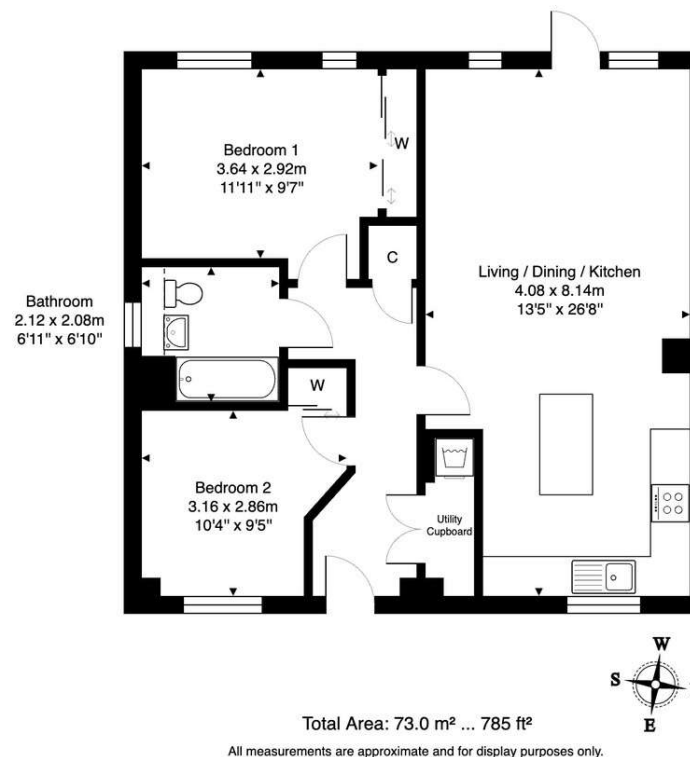
EPC RATING

The energy efficiency rating for this property is band C

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.



43 Cunningham Square, Portobello, EH15 1BJ



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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.
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