



Flat 9, 6 Cunningham Square
Edinburgh, EH15 1BF

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

- SECURE DOOR ENTRY SYSTEM
- WELL MAINTAINED STAIRWELL
- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- LIFT ACCESS
- RESIDENTS PARKING
- BIKE STORE
- SEA VIEWS OVER THE FIRTH OF FORTH
- GOOD LOCAL AMENITIES
- EXCELLENT 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

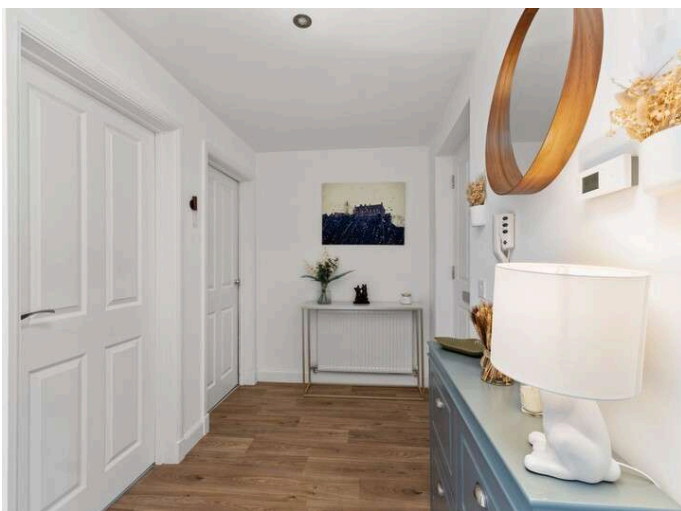
Cunningham Square is a bright and spacious two-bedroom apartment on the fourth floor of a factored development in the popular district of Portobello. Completed in 2022 by Barratt Homes, this home is presented in immaculate, turn-key condition with beautiful décor throughout. Conveniently located moments 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 with sea views over the Firth of Forth; fitted kitchen with ample floor and wall-mounted storage units as well as views of Arthurs Seat; double bedroom 1 with a large dressing room that could easily be transformed into an en-suite shower room; double bedroom 2 and a modern family bathroom with separate shower cubicle which 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 bike store, secure entry system, and lift access.

EPC RATING

The energy efficiency rating for this property is band B

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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.



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Third Floor

Total Area: 66.6 m² ... 717 ft²

All measurements are approximate and for display purposes only.

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