



- Spacious Fifth Floor Two Bedroom Apartment
- Entrance Hall with Large Utility Cupboard
- Living/Dining Room with Fully Glazed End Wall and/
- Contemporary Open-Plan Kitchen with Integrated Appliances
- Principal Bedroom with Fitted Wardrobes and En Suite Bathroom
- Second Double Bedroom with Fitted Wardrobes
- Luxurious Shower Room
- High Specification Finishes Throughout
- Floor-To-Ceiling Glazing
- Lift Access and Phone Entry System

Award-Winning Quartermile Development

Home Report Value £450,000

34/20 Simpson Loan

Quartermile, Edinburgh, EH3 9GF



1 Public



2 Bed

94

Sq Metres

B

EPC
Rating

F

COUNCIL
Tax Band

PROPERTY DESCRIPTION

Located on the fifth floor, with lift, of a prestigious development, adjacent to The Meadows and Edinburgh University, this spacious two-bedroom apartment offers contemporary open plan living, with floor to ceiling glazing and stylish fixtures and fittings.

LOCATION

Set in the heart of this stunning development, which borders the wide-open parkland of The Meadows, Quatermile is ideally located for access to the entertainments of the historic Old Town, and to Edinburgh University. There are coffee shops, bakeries, a gym, restaurants and convenience stores located just moments

away within the development, whilst a short walk brings you to the Grassmarket, The Royal Mile, and then Princes Street beyond. Many of Edinburgh's renowned museums and galleries are located within the area, and there is excellent access to many festival venues during The Fringe in August. The Cameo and Filmhouse cinemas, the Lyceum, Usher Hall and King's Theatre are all cultural venues in the vicinity. For those looking to travel beyond the city there are a selection of road routes to the city bypass, and Waverley Station provides regular links to Glasgow, London and many destinations in between.

Please Note a satisfactory EWS1 Form is available.

EXTRAS:

Some items of furniture and kitchen equipment will be included in the sale.

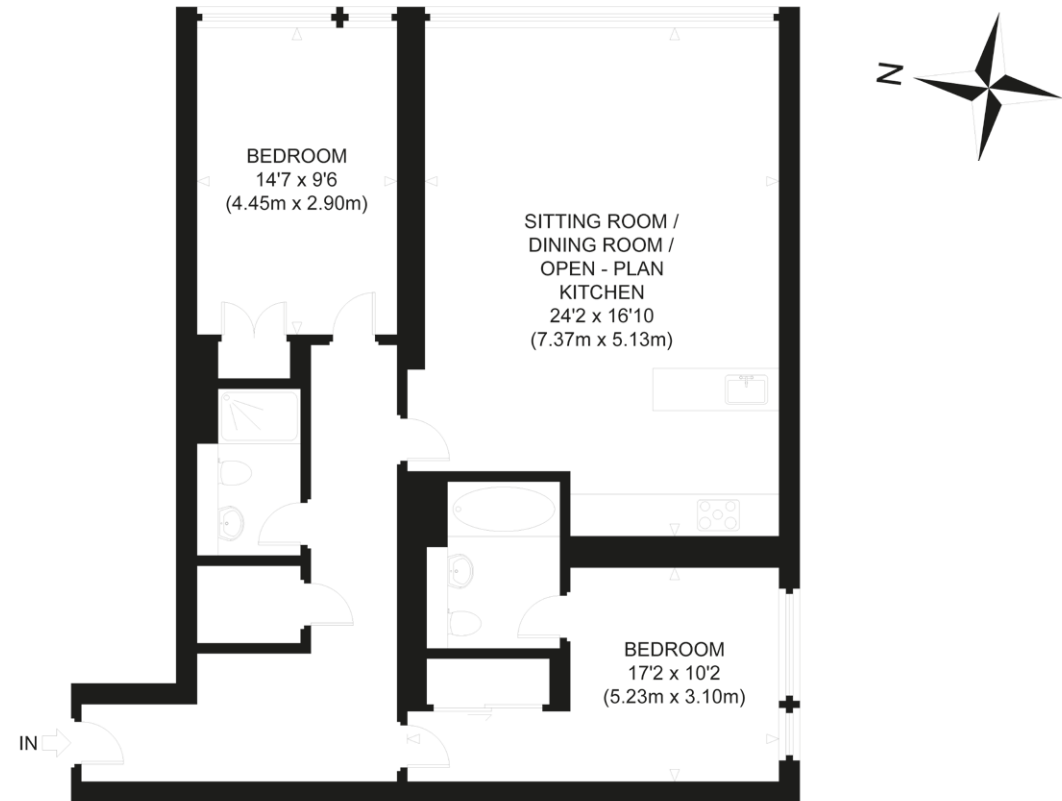
Viewing

Please telephone Viewing Agent 0131 212 5002. **PLEASE NOTE: Face coverings, social distancing and hand sanitising are mandatory for in person viewings.**

Virtual viewing video







FIFTH FLOOR
 GROSS INTERNAL
 FLOOR AREA 1012 SQ FT / 94.0 SQ M

SIMPSON LOAN
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1012 SQ FT / 94.0 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.

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All enquiries, note of interest and offers to be directed to the property department at:

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