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10/37 Simpson Loan

Quartermile, Edinburgh, EH3 9GQ



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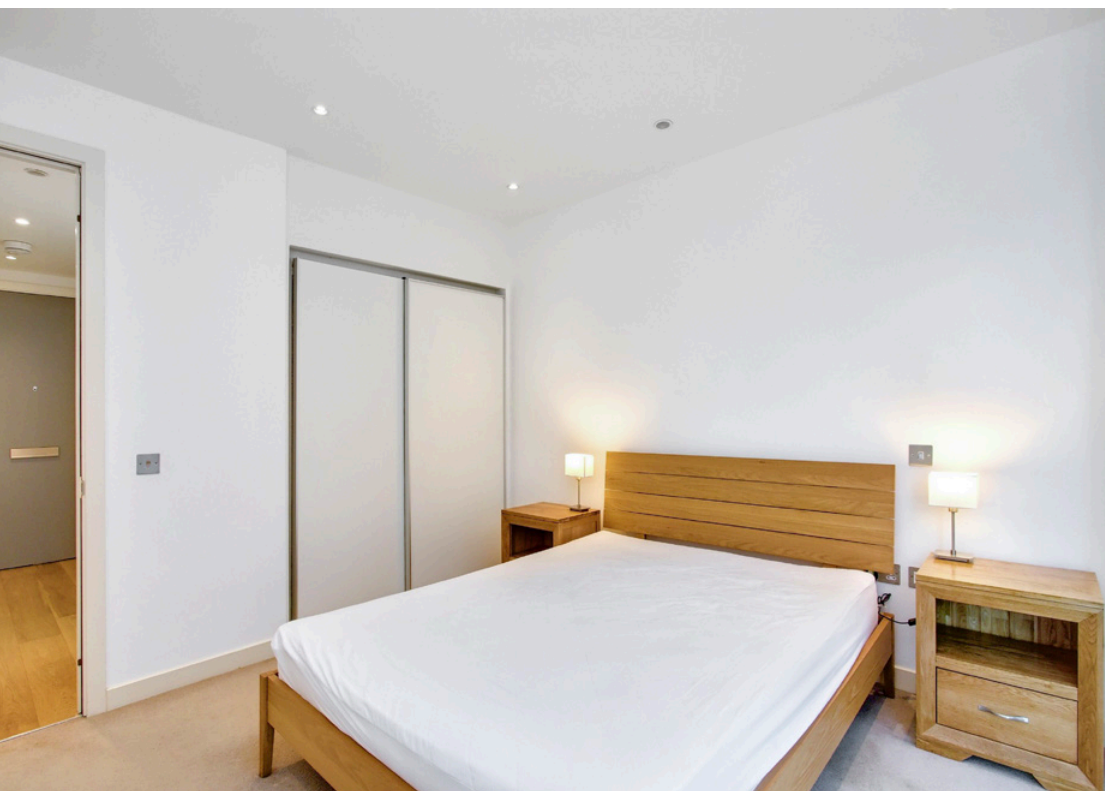
Welcome to a stylish one-bedroom fifth-floor apartment set within one of Edinburgh's most sought-after developments. Presented in walk-in condition, this exceptional property is finished to impeccable standards, promising spacious rooms with full-height windows to make the most of its elevated position. It includes an impressive open-plan reception area, a well-appointed kitchen with luxury worktops, and a premium bathroom. Located directly by The Meadows, this home has a highly desirable location in the capital as well, set within easy strolling distance of all the city centre offers.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances (ceramic hob, concealed extractor, oven, microwave oven, fridge/freezer, and dishwasher), and a freestanding washing machine to be included in the sale. Residents' parking may be available for purchase but is not included in this sale

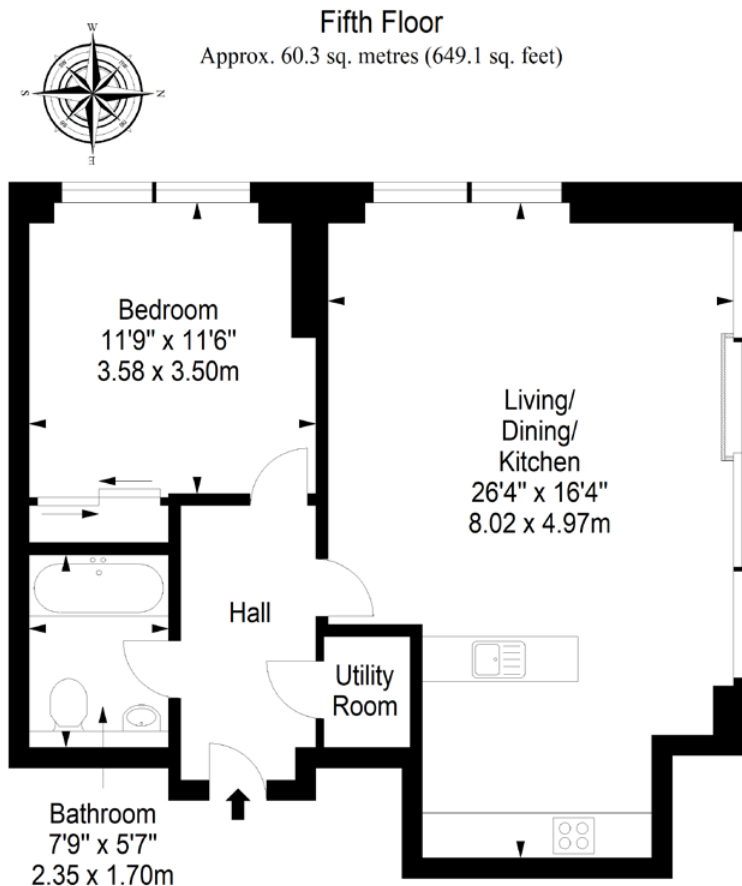
Factor: the development is managed by Quartermile Estates who maintain and upkeep the communal areas, carpark, and communal gardens. In addition, there is a 24/7 concierge service.

Features

- A contemporary fifth-floor apartment
- Part of the exclusive Quartermile development
- Blank canvas of décor throughout
- Secure entry system and a lift service
- Welcoming hall with a utility/store room
- Open-plan kitchen/living/dining room with:
 - Floor-to-ceiling dual-aspect windows
 - Sliding glazed door and safety panel
 - Cleverly zoned modern kitchen
- Double bedroom with built-in wardrobe
- Modern bathroom with overhead shower
- Large, landscaped communal gardens
- Gas central heating and double glazing
- EPC - C



Floorplan



Total area: approx. 60.3 sq. metres (649.1 sq. feet)

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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.

All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposals, (c) whether or not Building Warrant and other necessary Consents have been obtained for alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters, interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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