



Simpson Loan, Edinburgh, EH3



An outstanding fifth floor apartment with **private balcony** and **stunning views** over the Edinburgh skyline.

Simpson Loan is a superb fifth floor apartment, commanding extraordinary panoramic views over the Meadows, the city, and beyond to the Pentland Hills. The property is finished to an exceptionally high standard offering a perfect example of modern living.

The apartment is well presented throughout and has been finished to a high specification with Siemens Kitchen appliances and both Grohe and Villeroy & Boch bathroom fittings. The open plan kitchen/living/dining room has floor to ceiling windows providing an abundance of natural light and boasts a large private balcony.

The well-proportioned principal bedroom benefits from built in wardrobes and an en suite shower room whilst the second bedroom is serviced by the family bathroom off the hallway.



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EPC

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Offers Over

£650,000

Tenure

Freehold

Local Authority

The City of Edinburgh Council

Council Tax

Band F



Location

Quartermile enjoys an unrivalled location set in the very heart of Edinburgh. The development provides a mix of stunning luxury apartments, cafés, restaurants and office space which is home to both local and international businesses.

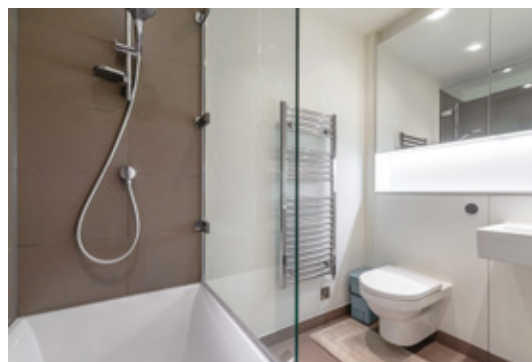
The development, which is set over 19 acres, is formed around the former Edinburgh Royal Infirmary and was master planned by award winning architects Foster and Partners. The world renowned firm has designed some key iconic buildings including Hong Kong Airport and London's Millennium Bridge.

Quartermile is well positioned and is within walking distance of the city's historic centre, financial district and major travel hubs. Adjacent to Quartermile are the open spaces of the Meadows and Bruntsfield Links which offer a pitch and putt golf course, tennis courts and bowling green.

The development is managed by Quartermile Estates who maintain and upkeep the communal areas, car park and outdoor environment within the development.

Financial Guarantee/Anti Money Laundering

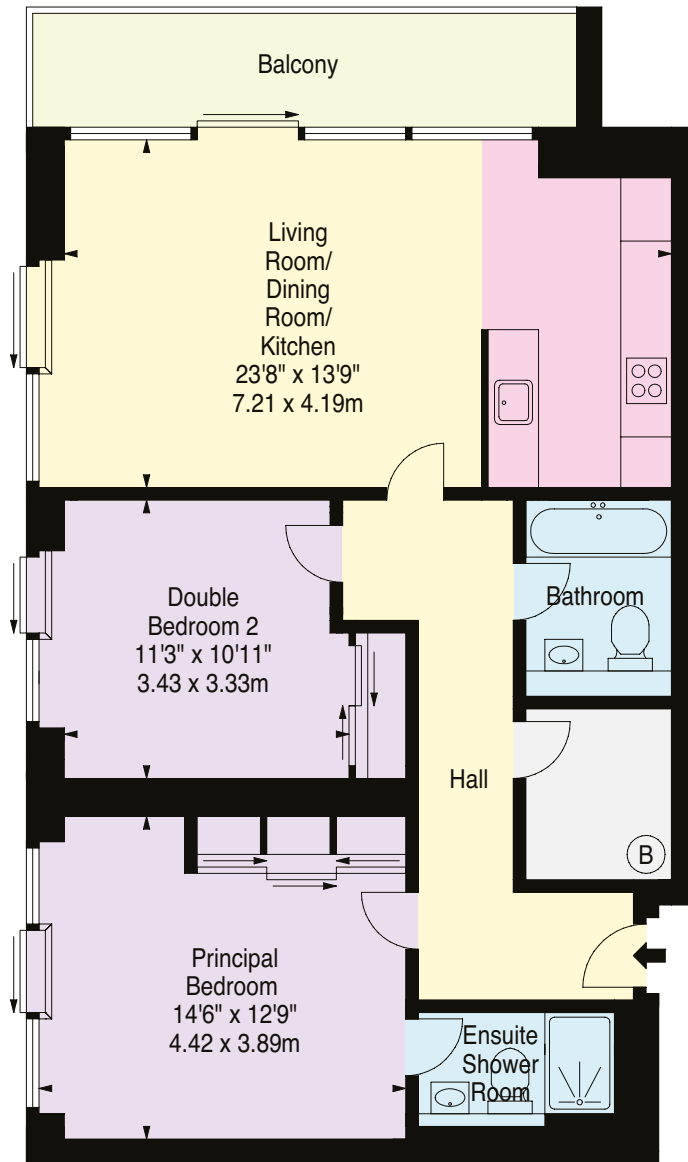
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Approximate Gross Internal Floor Area

947 Sq Ft - 87.98 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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Particulars dated May 2024. Photographs and videos dated April 2024.
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Fifth Floor