



Flat 14, 31 Simpson Loan

QUARTERMILE | EDINBURGH | EH3 9GG



MURRAY
BEITH
MURRAY



Flat 14, 31 Simpson Loan

QUARTERMILE | EDINBURGH | EH3 9GG

Flat 14, 31 Simpson Loan is immaculate and spacious third-floor flat in the landmark Quatermile development and benefits from an allocated parking space in the secure underground garage. This fabulous property is close to the open spaces of The Meadows as well as Edinburgh's historic Old Town and Edinburgh University.

Welcoming hall with entry phone handset and storage cupboards; spacious sitting room with masses of natural light; open plan kitchen featuring a range of wall mounted and floor standing unit with integrated appliances; master bedroom with built-in-wardrobes; ensuite shower room with white three-piece suite; double bedroom 2 with built-in-wardrobes; family bathroom with white three-piece suite comprising WC, wash hand basin and bath with shower over.

Allocated parking space within the secure underground parking.

Standard fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order, are strictly "sold as seen". The integrated Smeg appliances include the hob, oven, combi microwave, dishwasher, fridge/freezer and together with the washing machine are all included in the price.

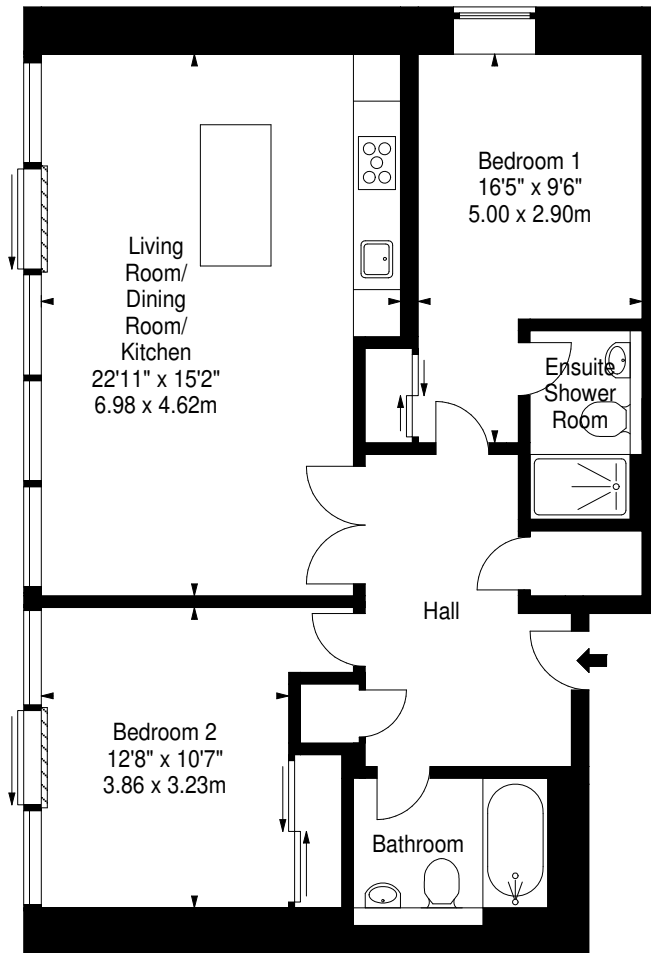




**Simpson Loan,
Edinburgh,
Midlothian, EH3 9GG**



Approx. Gross Internal Area
885 Sq Ft - 82.22 Sq M
For identification only. Not to scale.
© SquareFoot 2024



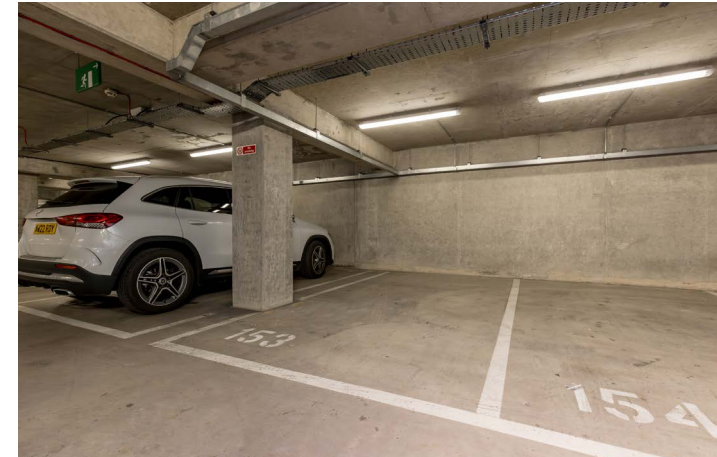
Location

Simpson Loan forms part of the exclusive and award-winning Quartermile development, offering luxurious accommodation in the heart of the city centre. The property is ideally located to make the most of City Centre living whilst benefitting from being right on the edge of the tranquil, wide-open spaces of The Meadows and Bruntsfield Links. The immediate locale provides an excellent range of amenities; from the famous Grassmarket with a great selection of restaurants, bars, coffee shops, takeaways and convenience stores, to many historical places of interest and culture. Conveniently located for many of the Edinburgh University buildings such as George Square, Bristo Square and the Lauriston Campus, the property is also within the catchment of great schools such as James Gillespie's Primary & High, as well as St Peter's and St Thomas of Aquin's RC High, which are within walking distance from the property. Private schooling is also available at nearby George Watson's College and George Heriot's School. There is an efficient bus service running throughout the city & surrounding areas from Lauriston Place and Melville Drive, and road links are very accessible to the city bypass and main motorway networks of central Scotland as well as Edinburgh's International Airport.

Third Floor



MURRAY
BEITH
MURRAY



Murray Beith Murray | 3 Glenfinlas Street | Edinburgh | EH3 6AQ

T: 0131 225 1200 F: 0131 225 4412 E: property@murraybeith.co.uk W: www.murraybeith.co.uk

The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2023 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer. All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.