

- Fabulous third floor apartment
- Private, allocated secure underground parking space
- Part of landmark Quartermile development
- Central location
- Factored building with lift & communal landscaped gardens
- Video entry system
- Glass walled sitting/dining room
- Fully fitted designer kitchen
- 2 double bedrooms – master bedroom with en suite shower room & built-in wardrobe
- Stylish shower room
- GCH/DC

: Offers over £460,000









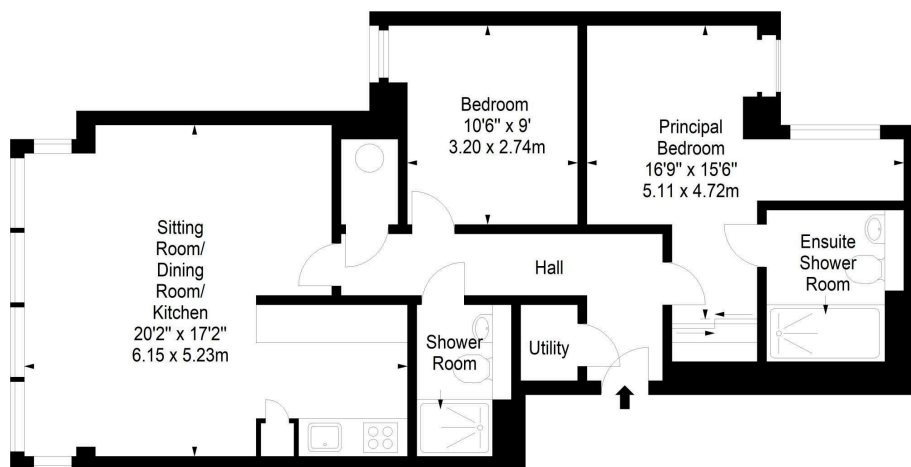
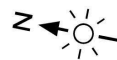




Simpson Loan,
Edinburgh,
Midlothian, EH3 9GE



Approx. Gross Internal Area
802 Sq Ft - 74.51 Sq M
For identification only. Not to scale.
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Second Floor




21 York Place, Edinburgh, EH1 3EN
Tel: 0131 555 2999
Fax: 0131 555 5450
camsmith.co.uk

+ Extras
Kitchen white goods, washer/dryer,
curtains and blinds

 Buses
Lauriston Place - 12, 23, 27, 35, 45, 47,
47B


 Shops
Sainsbury's Local onsite with many
other shops within walking distance

 Schools
Tollcross PS, St Peter's RC PS, James
Gillespie's HS, St Thomas of Aquin's RC
HS & George Heriot's School

 Parking
Secure underground allocated private
parking space

 Council Tax Band - F

 EPC - B

 Factor
Speirs Gumley. Approx. £600 per quarter covers
maintenance of communal & green spaces, lift, block
buildings insurance and contingency fund.
Approx £30 pm for allocated parking maintenance

 Viewing
Telephone Campbell Smith on
0131 555 2999

DISCLAIMER
While our sales particulars are believed to be accurate and
reliable, no guarantee is given as to their correctness or
accuracy, if there is any point which is of particular importance
to you, please contact the office and we will be pleased to
check the information. The mention of any appliances and/or
services in these details does not imply that these are in full and
efficient working order. All measurements are taken using a
sonic measuring tape and are therefore approximate sizes only.