

COULTERS<sup>©</sup>

# FLAT 25, 24 SIMPSON LOAN

LAURISTON, EDINBURGH, EH3 9GE

 2 BED  2 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

With exceptional open views over The Meadows and beyond, this stunning sixth floor flat forms part of the prestigious Quartermile development in the Lauriston area of Edinburgh's city centre. Set back behind beautifully landscaped communal grounds, this sophisticated home offers peaceful and private living with excellent amenities on the doorstep.

The apartment itself offers luxurious accommodation and contemporary open plan living accommodation. With a south facing aspect, the bright and spacious living/dining room and kitchen benefits from breathtaking views from the floor to ceiling windows. The kitchen is fitted with stylish handleless gloss units and high quality integrated appliances. There are two generous double bedrooms each with a built-in wardrobe and with the larger of the two having its own en suite bathroom. A shower room and utility cupboard are both situated off the hall.

For those seeking a low maintenance city home or pied-a-terre, this property offers an ideal solution. The building is professionally managed and has an on site concierge and secure underground allocated parking space as well as a lift and video entry system.

## KEY FEATURES



Stylish sixth floor flat with lift



Two double bedrooms, one with ensuite



Landscaped communal grounds



Allocated underground parking space



Located in the prestigious Quartermile development



Restaurants, shops and gym immediately available



## EXTRAS

All blinds, fitted flooring and integrated appliances are included in the sale price. The free-standing washing machine and tumble dryer may be available by separate negotiation.

The factor is Spiers Gumley and the monthly factoring costs which include 24 hour on site concierge, cleaning and maintenance of communal areas, upkeep of the grounds, window cleaning and buildings insurance are approximately £380. There is also a payment of roughly £38 per month for the car park which covers maintenance and lighting. Further details regarding the factor charges and sink fund are available within the Home Report.





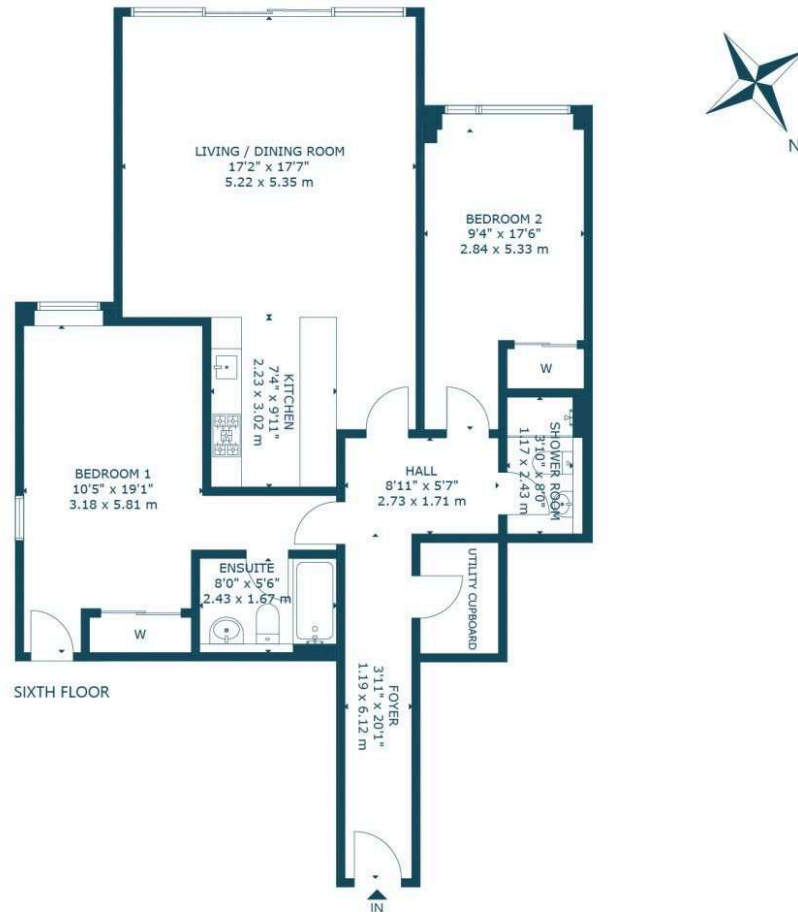
## THE LOCAL AREA

Situated within the Marchmont, Meadows & Bruntsfield Conservation Area, The Quartermile is an exclusive, award-winning city centre development, perfectly positioned within walking distance of the capital's commercial, financial and cultural hotspots. Within the immediate area, residents have access to a fantastic selection of eateries and coffee shops as well as a Pure Gym and Sainsburys Local. It borders the delightful open spaces of The Meadows which boasts a tennis club, playparks and excellent walking/cycling routes.

The property is also conveniently located for the University of Edinburgh and the many attractions of Edinburgh's historic Old Town which is a UNESCO World Heritage site home to The Royal Mile and iconic Edinburgh Castle. Thanks to its central location, the area enjoys excellent public transport links throughout the city and beyond. The City Bypass, Edinburgh Airport, Forth Road Bridge and the M8/M9 networks are also within easy reach. Edinburgh Waverley railway station is just a 15-20 minute walk away.







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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL AREA 1,060 SQ FT / 98 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.

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## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.