



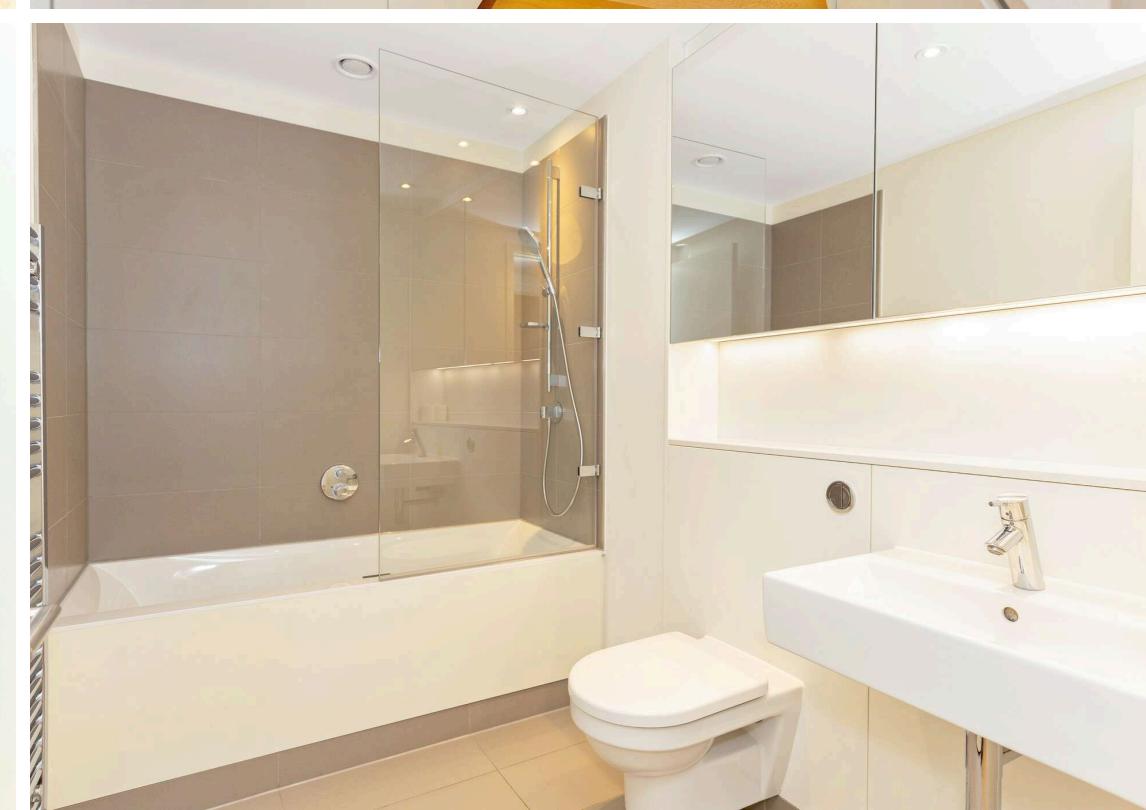
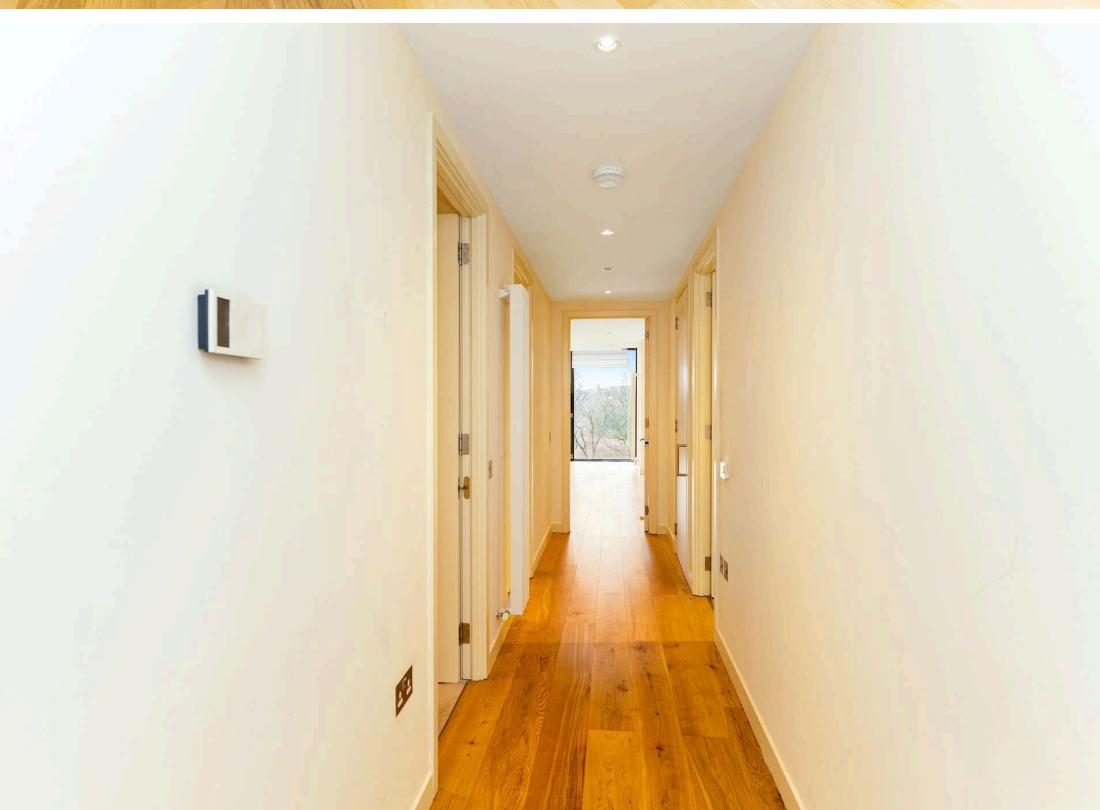
5/17 Simpson Loan, Edinburgh, EH3 9GX



Welcome

Welcome to Simpson Loan, this impressive fourth floor apartment offers bright and spacious accommodation boasting views of the iconic Meadows. The property forms part of the prestigious Quartermile development, one of Edinburgh's most sought-after urban addresses, offering a vibrant, self-contained community with artisan cafés, boutique shops, gym and easy access to The Meadows for walking, cycling, and outdoor leisure. Edinburgh's Old Town, University buildings, and major transport links are all within easy reach. The property is presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway with a useful utility cupboard.
- Spacious open-plan living/dining/kitchen area floor-to-ceiling windows
- Modern fitted kitchen, high-quality units, integrated appliances, and generous worktop space.
- Principal double bedroom with built-in wardrobes and a sleek en-suite shower room.
- Second double bedroom ideal as a guest room, home office, or study.
- Contemporary bathroom comprising WC, wash hand basin and bath with shower over.
- Gas central heating
- Double glazing
- Video entry system
- Secure parking - (Space 174)
- Lift access from secure parking to front door





Lauriston

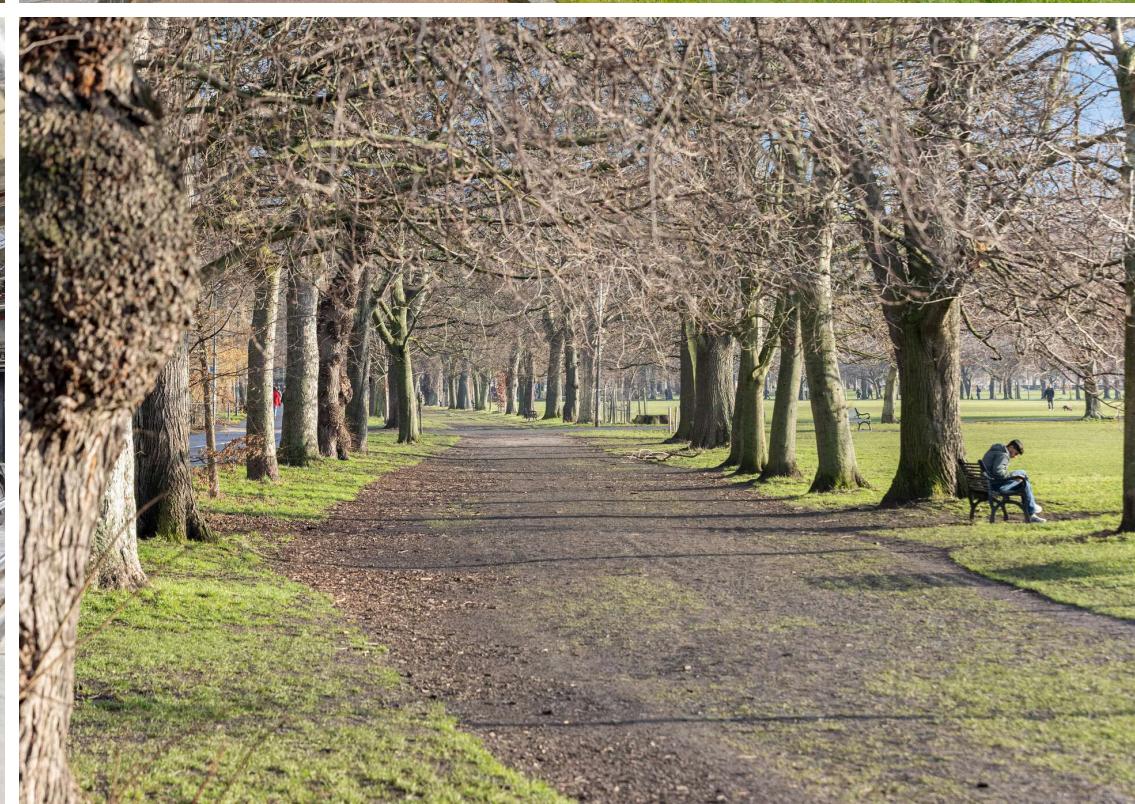
The Quartermile development offers luxurious accommodation in the heart of the city centre. The exclusive, award-winning development enjoys an unrivalled location within walking distance of the capital's commercial, financial and cultural hotspots. A cherished conservation area and UNESCO World Heritage site, the 17th century Old Town is home not only to the historic Royal Mile and iconic Edinburgh Castle, but also a vibrant selection of independent shops, traditional pubs and trendy bars and eateries. The property is conveniently located for the University of Edinburgh, and, thanks to its central location, the area enjoys outstanding 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 a short walk away.

Extras

Included in the sale are the integrated kitchen appliances and all fixtures & fittings.

The development is factored by Spiers Gumley with an approximate annual fee of £6,365 which includes a block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.





Get in touch

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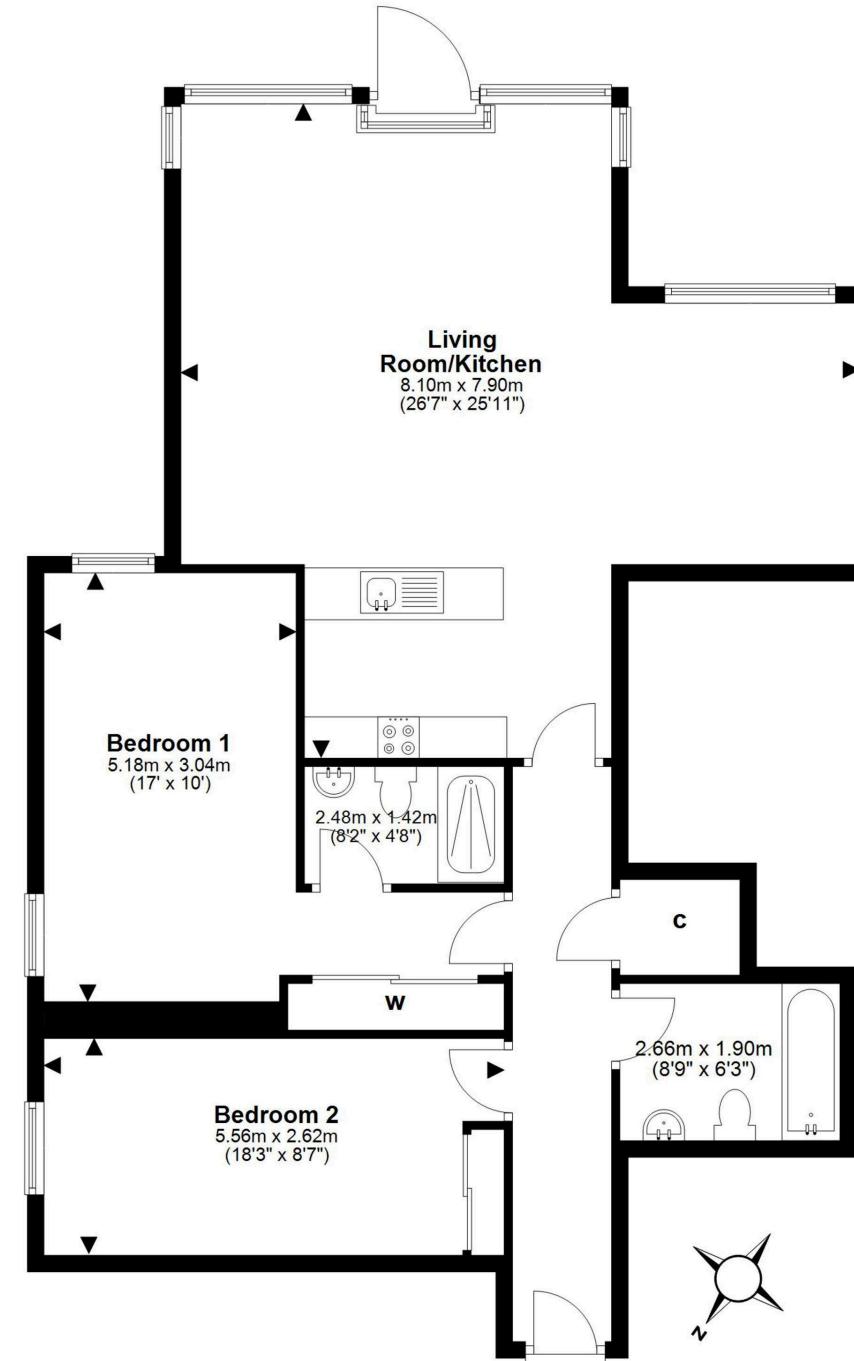
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

 **CHARTERED FIRM**

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.