



22/5 Simpson Loan
LAURISTON | EDINBURGH | EH3 9GD


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NEW/50X01



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Early viewing is essential of this superb ground floor apartment within the award winning Quatermile development, boasting luxurious accommodation in a stunning location, close to Edinburgh Castle, Edinburgh University Main Campus and benefitting from a secure underground private parking space. This is a highly sought after and tucked away position with a great choice of fashionable on-site eateries and amenities, plus easy access to the Old Town and City Centre shops and attractions. This much sought after development offers high specification living in both modern buildings set alongside the conversions of the Victorian Royal Infirmary.

The property itself comprises an entrance hallway with secure entry and a fitted alarm system, as well as a storage cupboard and handy Hive heating system allowing remote access to the heating. The kitchen/living room has a high ceiling and large windows that let in an abundance of natural light and is tastefully zoned into three areas, kitchen, dining and living. The fully fitted kitchen currently comprises a fridge/freezer, electric hob, oven, dishwasher and washing machine. The apartment has a well-proportioned bedroom with built in storage and completing the accommodation is the stylish shower room with shower, WC and a heated towel rail. The property has the huge bonus of a private parking space in the secure underground car park across the road, with lift access from the street.

- Entrance hallway with storage, secure entry and alarm
- Bright and spacious kitchen/living room
- Contemporary style fitted kitchen with integral appliances
- Well-proportioned bedroom with large built-in wardrobe
- Attractive shower room with heated towel rail
- Allocated underground parking space with secure entry
- Immaculate landscaped communal gardens
- Fully factored development including on-site concierge service.

Council Tax F. Energy Rating E.

Payable to Factor - Spiers Gumley, Red Tree Magenta, Glasgow G73 1UZ Deposit £150. Flat quarterly charge £1016.83 (incVAT). Car Park quarterly charge £114.38 (inc VAT).

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

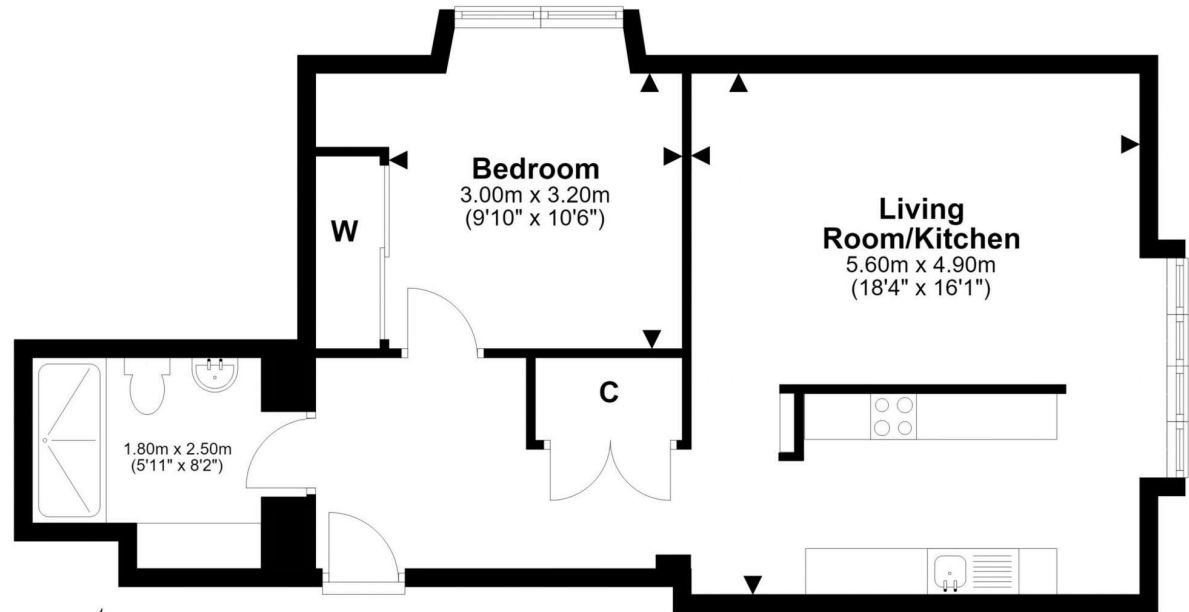
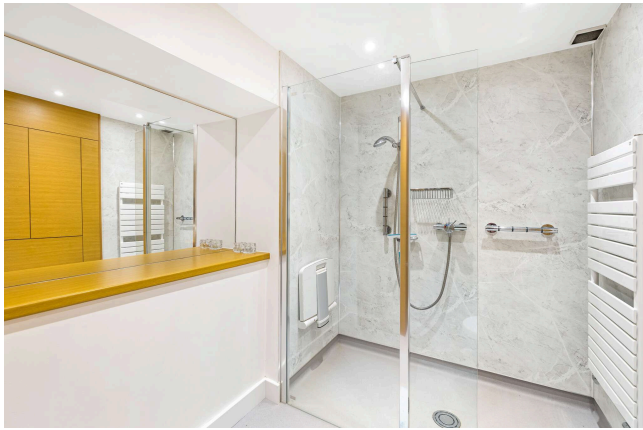


All fixtures, fittings, integrated kitchen appliances, TV, blinds, and other items/furniture (full list available upon request) will be included in the sale.

Quartermile is superbly positioned within the Lauriston area, which falls within the City Centre boundary, close to the Capital's business districts and universities. Residents can enjoy the neighbouring facilities in the development including Sainsbury's, Starbucks, Cafe Nero, Malaysian restaurant Nanyang, Veeno Italian Wine Cafe, stylish gastropub No.8 Lister Square and Swedish bakery and cafe Soderberg. Tribe Yoga, Pure Gym and Fitness Chicks' Studio cater for health and wellbeing.

The green expanse of the tree-lined Meadows is virtually on the doorstep. The wider area includes a good range of shops, supported by banking and postal services, theatres and cinemas. Edinburgh's historic Old Town attractions and the more formal shops in the New Town are all only a short journey away. Regular public transport operates to most parts of the city and surrounding areas. Edinburgh City Bypass and main motorway networks are also within easy reach.





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.