

COULTERS<sup>©</sup>

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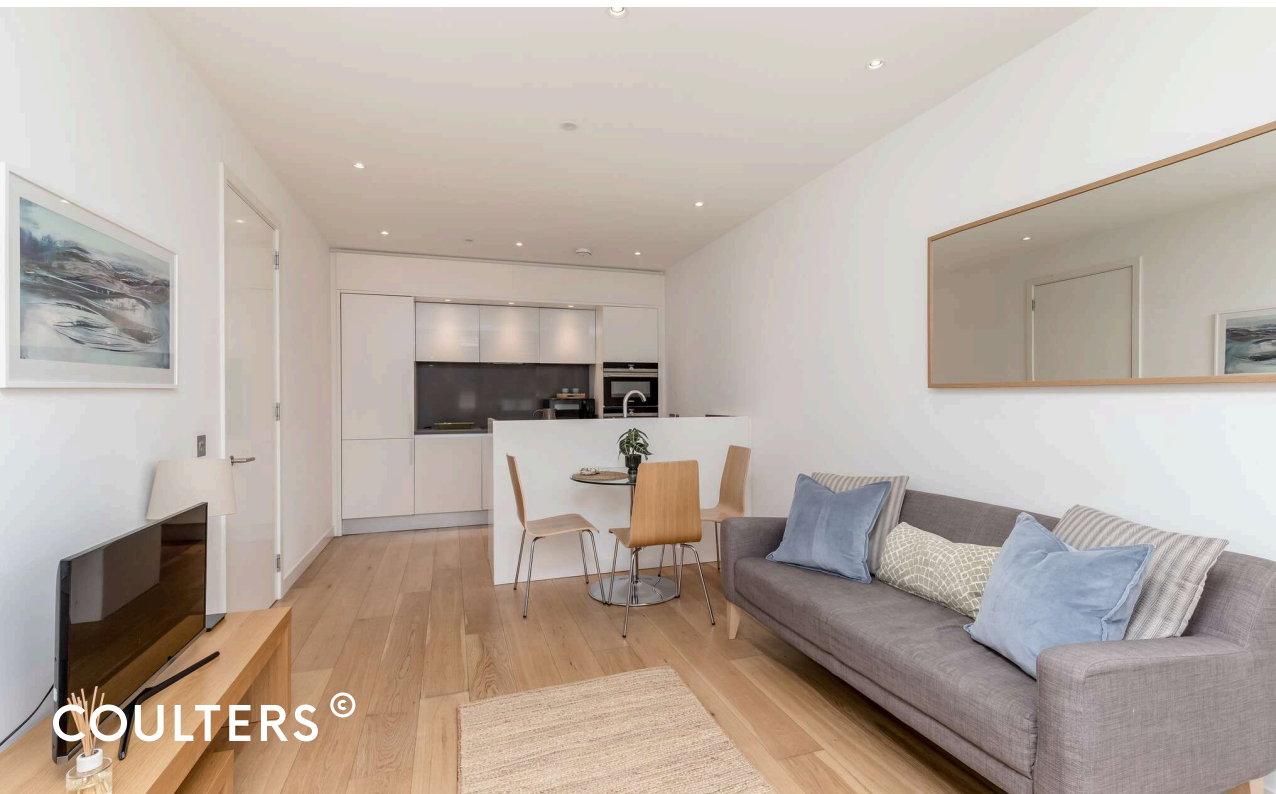
# FLAT 16, 7 SIMPSON LOAN

LAURISTON, EDINBURGH, EH3 9GU

 2 BED

 2 BATH

 1 PUBLIC



## TAKE A LOOK INSIDE

Forming part of the prestigious Quartermile development, nestled on the edge of the green open space of The Meadows, sits the beautifully presented, stylish and sophisticated 16/7 Simpson Loan. Designed with contemporary living in mind, the apartment features well-proportioned accommodation, filled with natural light and fitted with high specification fixtures and fittings throughout.

Ideal for those seeking an easy-to-maintain city home or elegant pied-à-terre, the development offers a range of premium facilities including a concierge service, video entry system, and lift access.

## KEY FEATURES



Immaculately presented, sophisticated first floor apartment.



Two bright double bedrooms, one with en-suite.



Manicured landscaped communal grounds.



Lift and 24-hour concierge service.



Situated on the edge of The Meadows, one of Edinburgh's most iconic green spaces.



A range of local shops and amenities nearby.



EPC Rating - C



Council Tax Band - F



The bright, open plan sitting room / dining / kitchen has an outlook over the manicured communal grounds, which sweeps across to the Meadows and up to the Pentland Hills beyond. Beautiful wood flooring bounces yet more light into the room. Finished to a high standard, the kitchen area has handle less wall and base mounted cabinetry fitted which incorporate a Siemens Hob, double oven, fridge/freezer and dishwasher. There are two bright, generously proportioned double bedrooms with large floor-to-ceiling windows with sliding doors and fitted wardrobes. A modern, stylish en-suite (with a large rainfall shower enclosure, WC and wash hand basin) is located off the principal bedroom and there is separate bathroom (with shower over), WC and wash hand basin. Both bathrooms have elegant, mirrored cabinetry with under unit lighting and heated towel rails. Further storage is in the hall which also houses the washer dryer. Heating and hot water is provided by an Heat Interface Unit (HIU). The building is professionally managed, ensuring a high standard of care year-round. For those in need of parking, residents' permits are available, and spaces in the secure underground car park are often available to rent.





## 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.

## EXTRAS

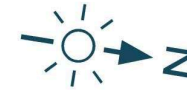
All blinds, curtains, fitted flooring and integrated appliances are included in the sale price. The furniture is available by separate negotiation.

The factor is Spiers Gumley and the quarterly factoring costs - which include 24-hour on-site concierge, cleaning and maintenance of communal areas, upkeep of the grounds and window cleaning - are approximately £800. Further details regarding the factor charges, buildings insurance and sink fund are available within the Home Report.

**HOME REPORT VALUATION: £425,000**



Simpson Loan,  
Edinburgh, EH3 9GU



Approx. Gross Internal Area  
764 Sq Ft - 70.98 Sq M  
For identification only. Not to scale.  
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First Floor

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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.