



28/25 Simpson Loan,
Edinburgh, EH3 9GG



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Enjoying breath taking open views across The Meadows and Arthur's Seat, this exceptional fifth floor apartment forms part of the prestigious Quatermile development, set in the heart of Edinburgh's historic Old Town.

Finished to an excellent standard throughout, the property offers contemporary city living with generous proportions, floor to ceiling glazing, high quality fixtures and fittings and an allocated parking space in the underground car park.

The centrepiece of the home is the expansive open plan kitchen, dining and living area, flooded with natural light via a full wall of windows and perfectly suited to both everyday living and entertaining. The stylish kitchen is fitted with modern base and wall units and includes an integrated oven, gas hob, microwave, fridge/freezer and dishwasher. A large central island with breakfast bar provides additional workspace and informal dining. The principal bedroom is a generous double with full height windows, two built in wardrobes and a sleek en suite bathroom. A second double bedroom is located to the rear of the property, enjoying views towards The Meadows and also benefiting from two built in wardrobes and an adjacent contemporary family bathroom.

Further features include a large storage cupboard and a separate walk in utility cupboard accessed from the hallway.

The property also benefits from:

- Allocated underground parking space
- Gas central heating
- Double glazing
- Secure video door entry system
- Lift access
- Concierge service

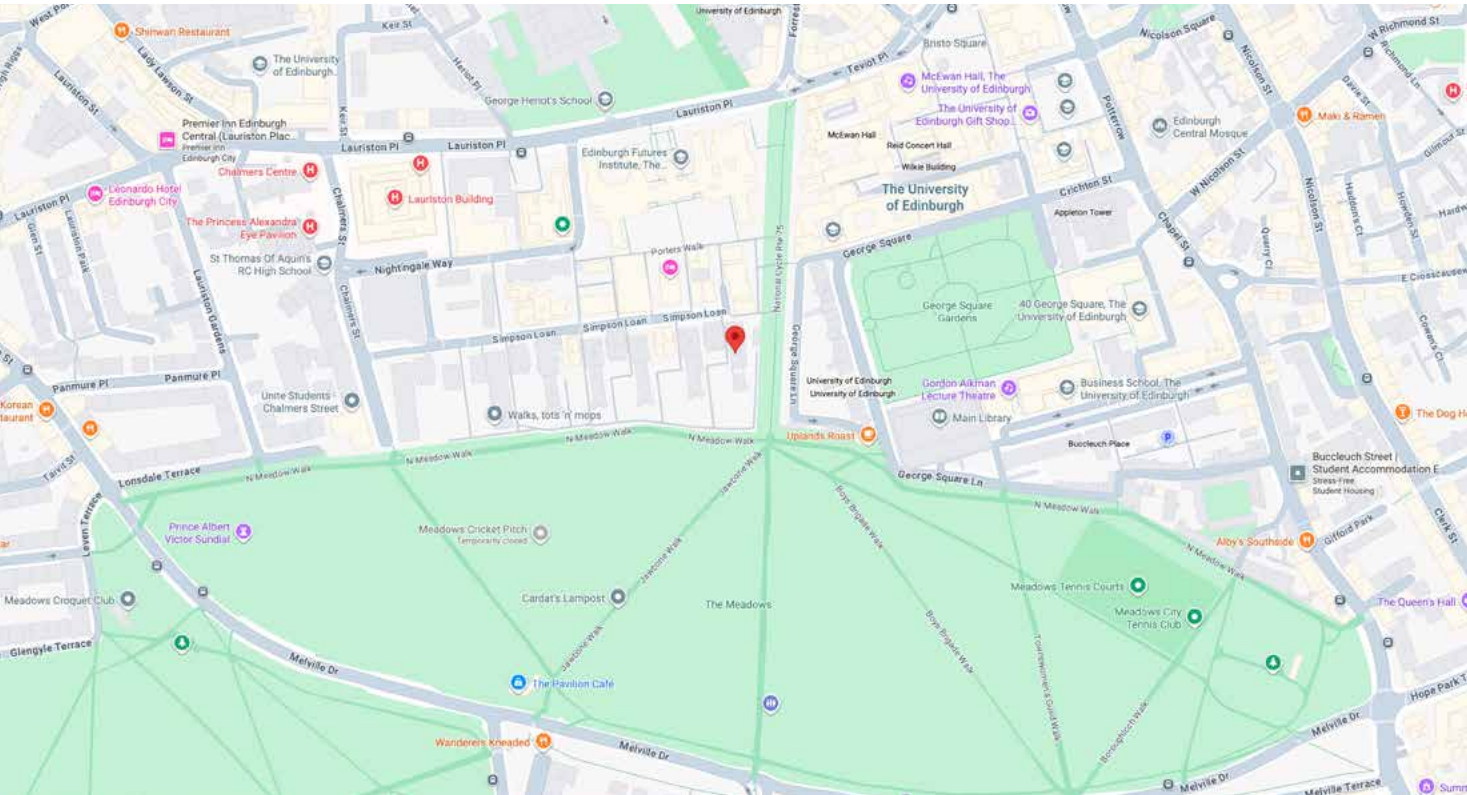
This outstanding apartment would appeal to owner occupiers and buy to let investors alike, offering strong rental demand in a prime central location.

A factoring agreement is in place for the upkeep and maintenance of the common areas, including stair cleaning, lift servicing, outdoor areas, buildings insurance and the underground car park. The current factor is Speirs Gumley, with quarterly charges of approximately £1,399.





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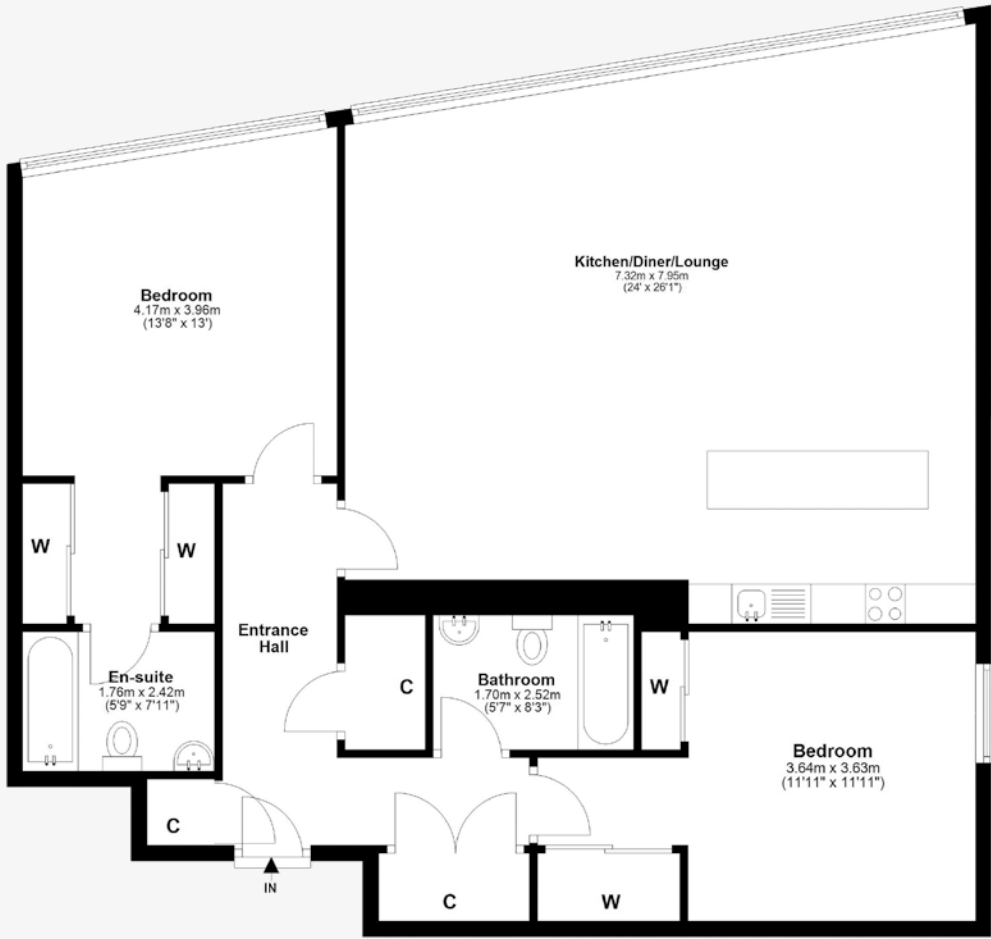


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Area Description

Ideally positioned on the edge of The Meadows, the Quatermile development offers an outstanding range of local amenities including cafés, bakeries, restaurants, a Sainsbury’s supermarket and a PureGym. Edinburgh’s iconic attractions - Edinburgh

Castle, the Grassmarket, the Royal Mile and Princes Street—are all within easy walking distance, as is Edinburgh University. Excellent transport connections are close at hand, with regular bus services and both Waverley and Haymarket stations providing quick access across the city and beyond.



Accommodation

Lounge/Diner/Kitchen:	7.95m x 7.32m	(26'1" x 24')
Bedroom 1:	4.17m x 3.96m	(13'8" x 13')
En suite:	2.41m x 1.75m	(7'11" x 5'9")
Bedroom 2:	3.63m x 3.63m	(11'11" x 11'11")
Bathroom:	2.51m x 1.7m	(8'3" x 5'7")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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Agent's Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. **Any services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

Fixtures & fittings. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.



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