

SIMPSON & MARWICK



Flat 14, 13 Simpson Loan, Quartermile, Lauriston, Edinburgh, EH3 9GN



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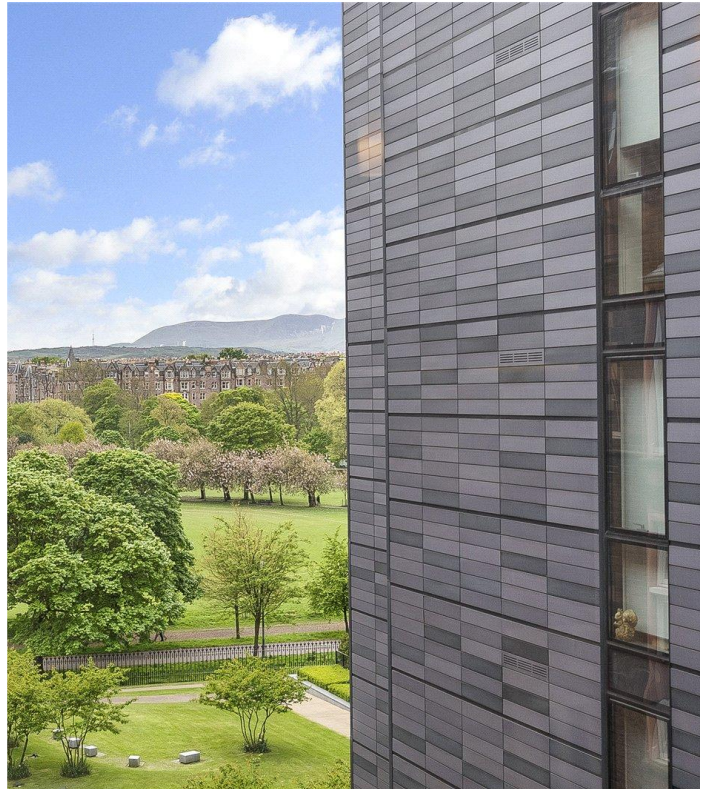
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EPC: C (72)

Council Tax - G

Stylish two bedroom Quartermile apartment with impressive open plan living



- Prestigious Quartermile development
- Second floor apartment
- Spacious open plan living
- Dual aspect lounge
- Feature bay window
- Contemporary fitted kitchen
- Two double bedrooms
- Principal en suite
- Built-in wardrobes



Situated on the second floor within the sought-after Quartermile development, this impressive apartment offers contemporary accommodation finished to a high standard throughout. The welcoming hallway features a useful utility cupboard and provides access to the principal accommodation. The exceptional open plan lounge, kitchen and dining area is particularly spacious and benefits from dual aspect windows, a striking bay window and high ceilings, creating a bright and airy living environment. The modern kitchen is fitted with an induction hob, integrated dishwasher, integrated fridge freezer, double oven and Siemens microwave.

The principal bedroom benefits from a built-in wardrobe and a stylish en suite shower room. A second generous double bedroom also features built-in wardrobes, while the contemporary bathroom is fitted with a mains shower.

The property further benefits from modern fixtures and fittings throughout and extends to approximately

Location

Quartermile is one of Edinburgh's most prestigious modern developments, ideally positioned on the edge of the City Centre beside The Meadows. The development offers an excellent selection of restaurants, cafés, bars, gym facilities and convenience shopping within the complex itself, while the nearby Old Town, Bruntsfield and Tollcross provide an extensive range of amenities. Edinburgh University, the financial district and many of the city's cultural attractions are within easy walking distance. Excellent public transport links are readily available, with Haymarket and Waverley railway stations both easily accessible.

Fixtures and Fittings

Integrated dishwasher, integrated fridge freezer, induction hob, double oven and Siemens microwave are included in the sale.

Please note that other items may be available through separate negotiation.

Viewing Details

By appointment contact Simpson & Marwick

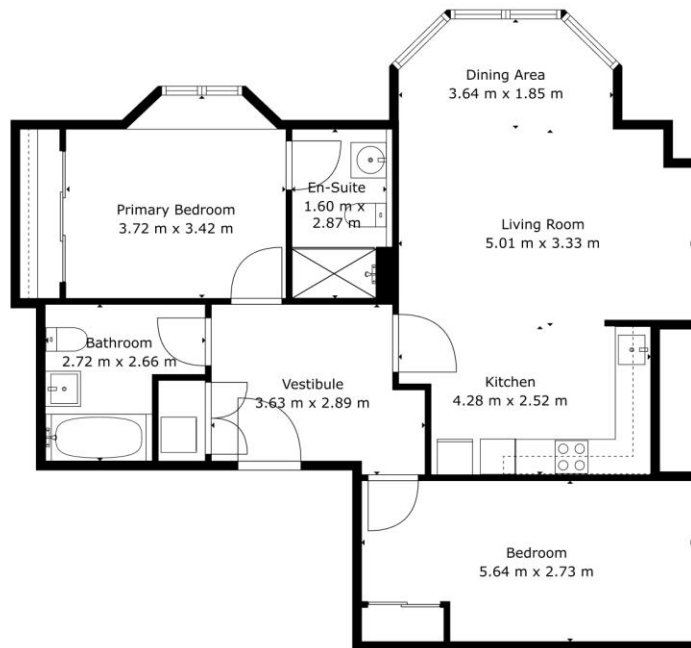


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Approx. Gross Internal Area:
914.932 Sq Ft (85 Sq M)

For Identification purposes only. Not to scale.



Simpson and Marwick

4 Albyn Place
Edinburgh, EH2 4NG

T: 01315815700
E: viewings@simpsonmarwick.com

www.simpsonmarwick.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		