

SIMPSON & MARWICK



18/18 Simpson Loan, Quatermile, Lauriston, Edinburgh, EH3 9GB



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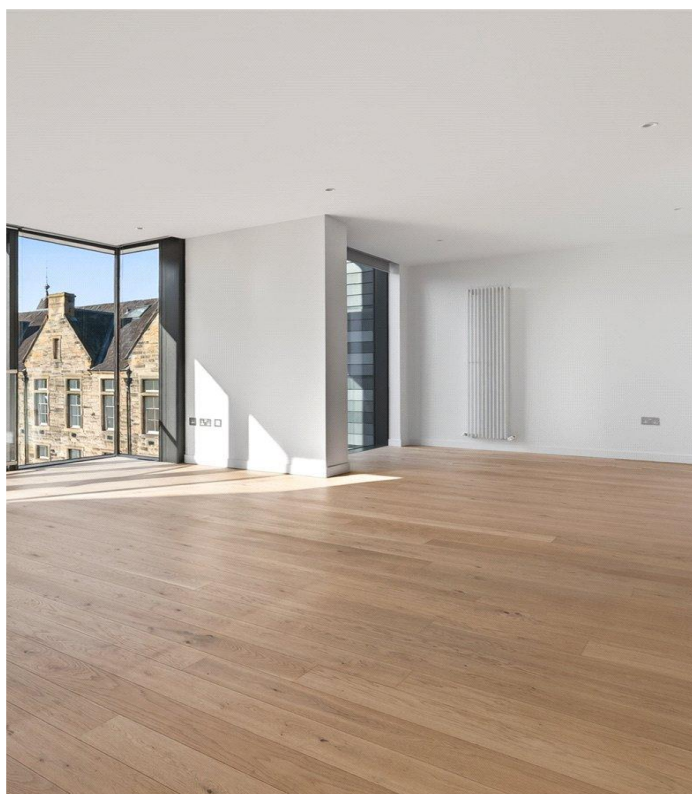
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EPC: B (83)

Council Tax - G

Contemporary two-bedroom apartment with stunning views over The Meadows in Edinburgh's Quatermile.



- Fourth floor flat
- Open-plan living space
- Integrated kitchen appliances
- Floor-to-ceiling windows
- Dual Juliette balconies
- South-facing views
- Double bedrooms
- En-suite shower room
- Communal garden access
- Permit parking

Situated on the fourth floor, this well-presented apartment in Edinburgh's prestigious Quatermile development offers a modern living space filled with natural light.

The open-plan lounge/kitchen/diner is an entertainer's dream featuring a dual aspect, two Juliette balconies, and floor-to-ceiling windows that flood the area with light. The kitchen is equipped with a range of integrated appliances including a gas hob, oven, microwave, and extractor hood.

The flat boasts two generous double bedrooms, both with built-in wardrobes for convenient storage. The primary bedroom features a dual aspect and en-suite shower room, while the second bedroom offers ample space for relaxation. Two bathrooms, one with an over-bath shower and the other en-suite, are both designed with three-piece suites and elegant tiling.

Additional features of this home include gas central heating, double glazing, secure door entry, and convenient lift access. The property benefits from access to a communal garden and permit parking. With its south-facing orientation, the flat is bathed in sunlight and offers stunning views across The Meadows and the southern skyline of Edinburgh.

Location

Quatermile is a vibrant urban quarter set around impressive Edwardian architecture and modern designs. Located in Edinburgh, this development is just minutes away from the City Centre, offering a blend of retail outlets, cafes, and leisure facilities. Adjacent to The Meadows, residents can enjoy parkland for outdoor activities. The area has excellent public transport links and is well connected to city routes.

Fixtures and Fittings

All blinds are included in the sale. Please note that some items may be available through separate negotiation.

Viewing Details

By appointment contact Simpson & Marwick

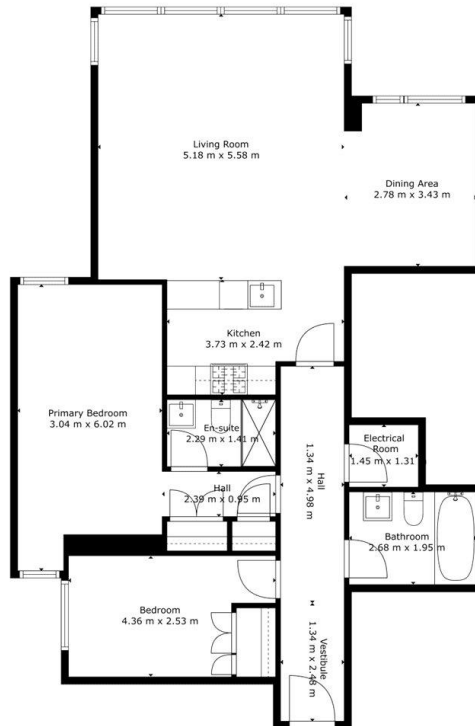


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Quartermile, Tollcross, Edinburgh, EH3 9GB

Approx. Gross Internal Area:
1097.92 Sq Ft (102 Sq M)

For Identification purposes only. Not to scale.



Simpson and Marwick

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		