



RALPH SAYER
SOLICITORS & ESTATE AGENTS

4/15 Simpson Loan
Quartermile, Edinburgh, EH3 9GY

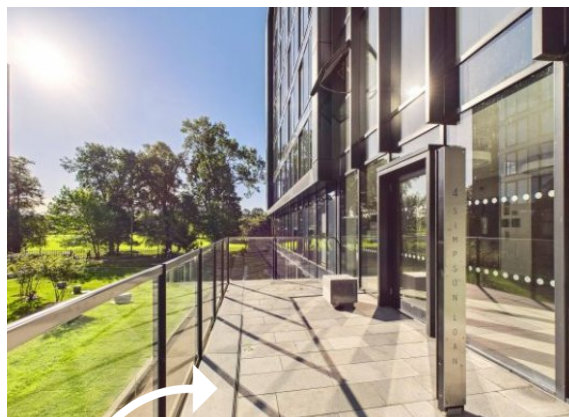
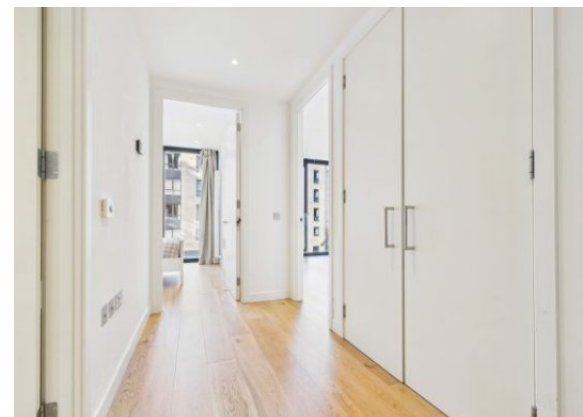
4/15 Simpson Loan

Boasting an exceptional central address within the prestigious Quatermile development, 4/15 Simpson Loan enjoys an enviable position moments from The Meadows, with Edinburgh's historic Old Town, University and city centre all within easy reach. An outstanding selection of cafés, restaurants, independent shops and cultural attractions surrounds the property, complemented by excellent transport links. This apartment features open-plan living, dining and sleek integrated kitchen, double bedroom, stylish bathroom and utility room. An allocated parking space, secure entry and lift access complete the appeal.

Extras: All fitted floor coverings, light fittings and integrated appliances are included.

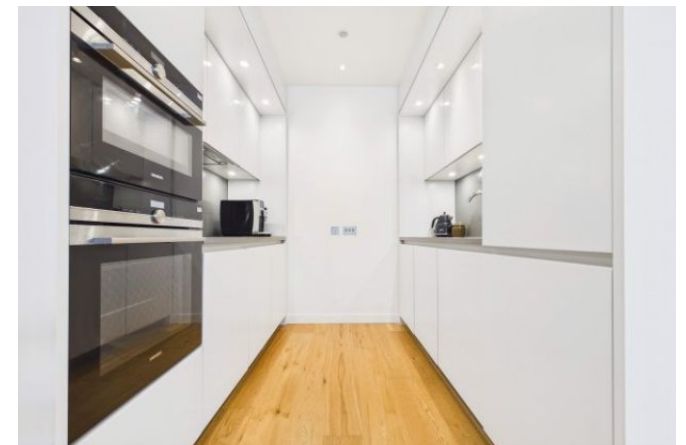
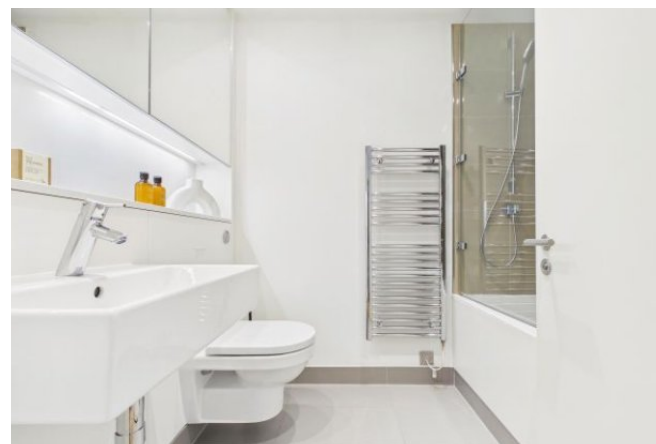
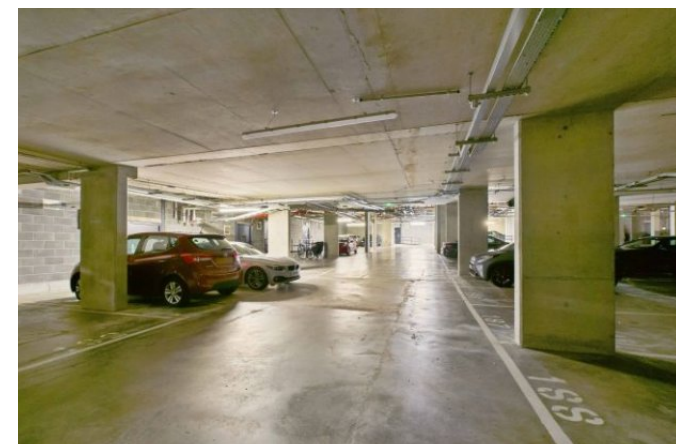
Features

- Contemporary first-floor apartment in Quatermile
- Moments from the Meadows in a prime central setting
- Secure shared entry and lift-service
- Open-plan living/dining room with full-height glazing
- Sleek fitted kitchen with integrated appliances
- Double bedroom with fitted wardrobe storage
- Modern bathroom with overhead shower and towel warmer
- Hall storage and a separate utility room
- Maintained communal grounds
- Allocated residents' parking space
- Double glazing and gas-fired communal central heating
- Factor: Speirs Gumley at £564.93 per quarter for the flat and £114.38 per quarter for the parking space.



360

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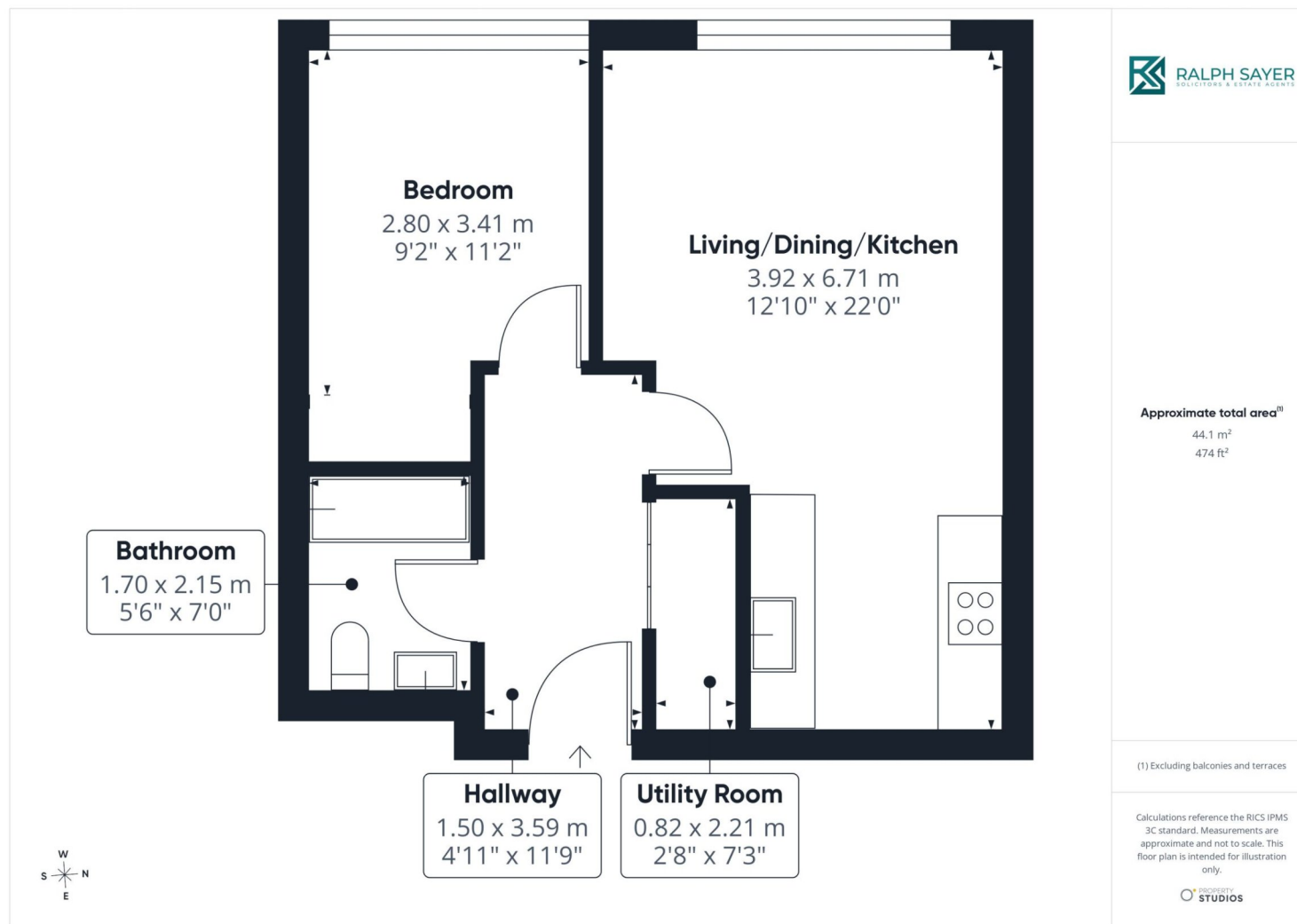


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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Floorplan



Council Tax Band:
E

EPC Band:
C

Home Report Value:
£335000