




McEwan Fraser Legal

Solicitors & Estate Agents

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3/5 Simpson Loan

QUARTER MILE, EDINBURGH, EH3 9GZ



This strikingly modern, luxury flat forms part of the prestigious 'Quartermile' development, designed by the world-renowned Foster and Partners.

Situated on the edge of the beautiful 'Meadows' and nestled comfortably among the Victorian conversions, the apartment is a stone's throw away from a host of Edinburgh's amenities and attractions. You are never more than a quarter of an hour from some of the best galleries; well-known theatres such as the Traverse Theatre, and The Lyceum; trendy bars and restaurants. Historic tourist attractions such as the Grassmarket and Edinburgh's Old Town are only a few minutes walk away as is the fashionable West End and George Street with their bespoke shops and cosmopolitan bars and restaurants. Edinburgh's business districts, courts, universities and several of the city's best schools are all close by.

The 'Quartermile' development itself offers numerous facilities including a Pure 24-hour gym, a Starbucks coffee shop and a Sainsbury's supermarket.



McEwan Fraser is delighted to present this highly desirable upper ground floor apartment. The apartment is accessible step free while being set back and raised above street level, and makes for an ideal buy-to-let opportunity or a city centre residence while being well located within the prestigious Quartermile development in the heart of the Lauriston area of Edinburgh. Internally the property is in immaculate decorative order.

The open plan lounge/kitchen/diner benefits from Siemens appliances - integrated hob, oven, extractor hood, microwave, dishwasher, fridge/freezer, splash back panelling, vertical radiator as well as feature floor-to-ceiling windows providing abundant natural light. The double bedroom has a further vertical radiator and large double built-in wardrobes while the modern bathroom boasts contemporary tiling and a white Villeroy & Boch three piece suite with shower over bath. There is a generous storage room, with a washer/drier.

This property also benefits from, concierge, secure door entry system, gas central heating, full double glazing, own parking space in the secure underground car park and there is also more than adequate on-street metered parking. Viewing of this property is highly recommended.

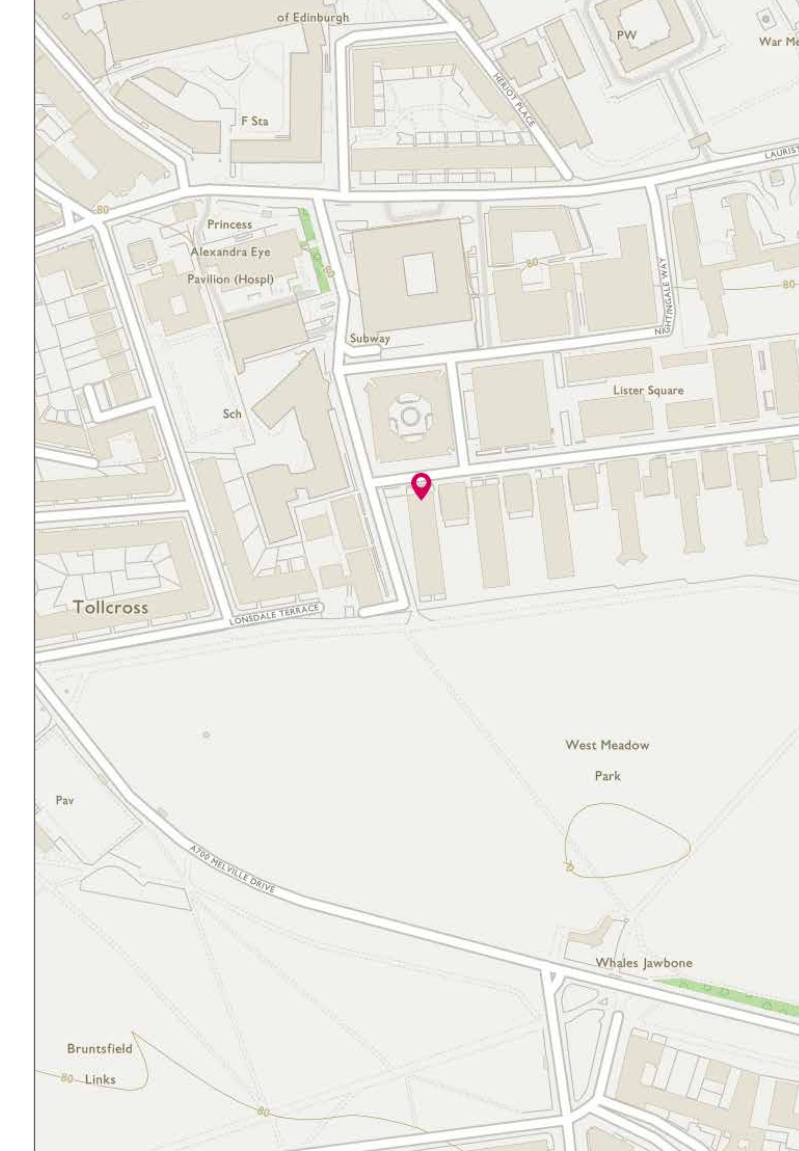
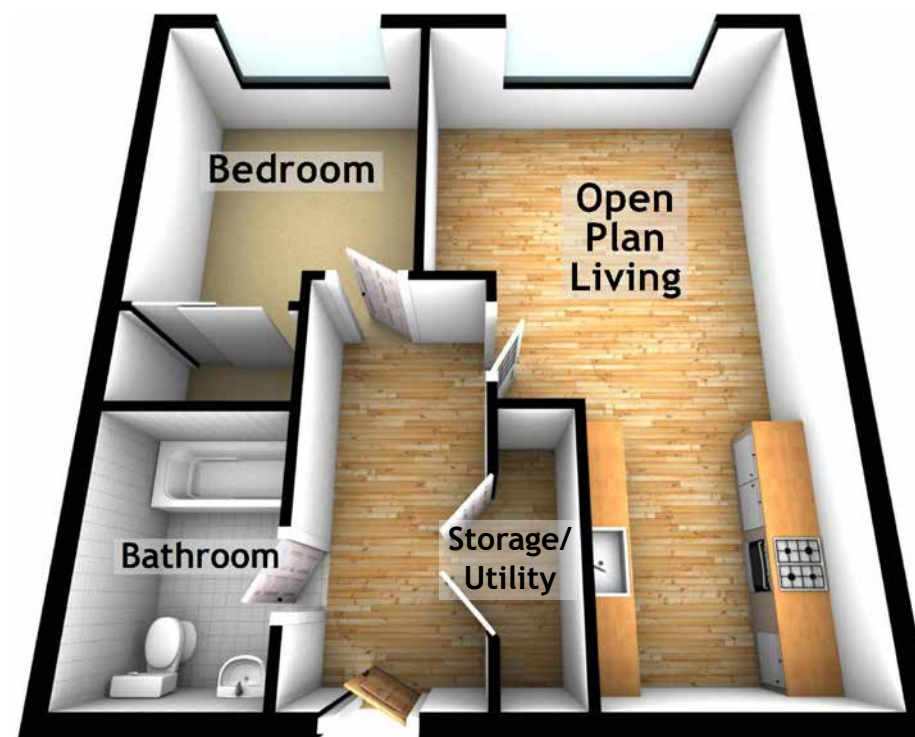


Approximate Dimensions
(Taken from the widest point)

Open Plan Living	6.90m (22'8") x 3.21m (10'6")
Bedroom	3.32m (10'11") x 2.78m (9'1")
Bathroom	2.34m (7'8") x 1.70m (5'7")

Gross internal floor area (m²): 48m²
EPC Rating: B

bedroom & bathroom






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