



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**Flat 15, 28 Simpson Loan**

QUARTERMILE, EDINBURGH, EH3 9GG



# Quartermile

EDINBURGH, EH3 9GG

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.

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

Edinburgh's business districts, courts, universities and several of the city's best schools are all close by.

Buses pass along its perimeter and Haymarket and Waverley stations are a short walk away making any area of City within easy reach, including Edinburgh Airport.





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An excellent opportunity has arisen to acquire this highly desirable apartment. This apartment makes for an ideal buy-to-let opportunity or a city centre residence while being well located within the prestigious Quatermile development in the heart of the Lauriston area of Edinburgh. Viewing of this property is highly recommended.

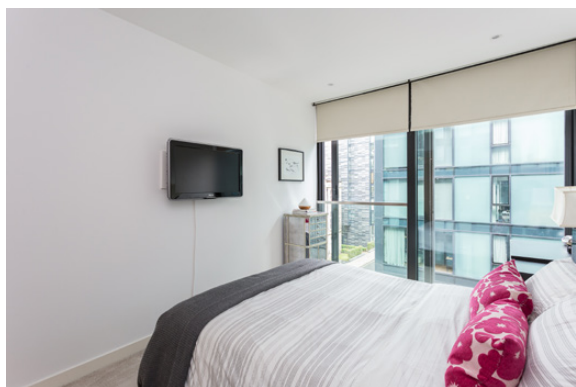
Internally this accommodation is in excellent decorative order, while briefly consisting of an entrance hallway with a storage cupboard and good sized utility cupboard which also houses washer/dryer.

The open plan lounge/kitchen/diner includes an integrated gas hob/oven, fridge, dishwasher as well as being very bright due to having floor to ceiling windows. The double bedroom also has floor to ceiling windows and large double built-in wardrobes, while the three-piece, partially tiled bathroom benefits from a shower over the bath and heated towel rail.

The property further benefits; secure door entry system, central heating, full double glazing, and access directly to the meadows and the shops surrounding the property. There is also a private parking space for the property as well as more than adequate on-street metered parking if required.

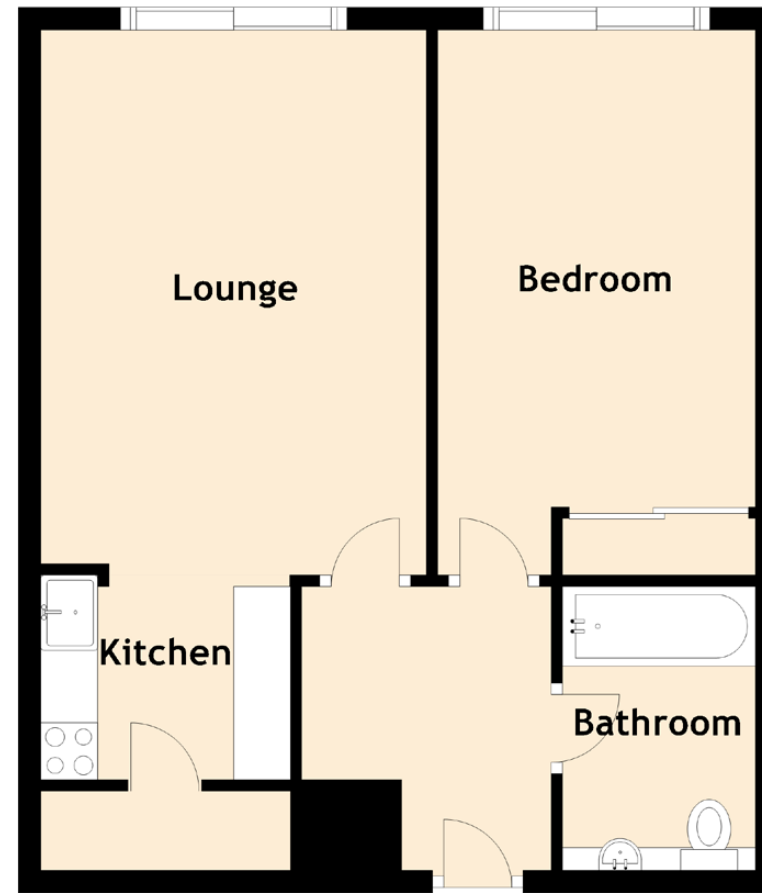






# Specifications & Details

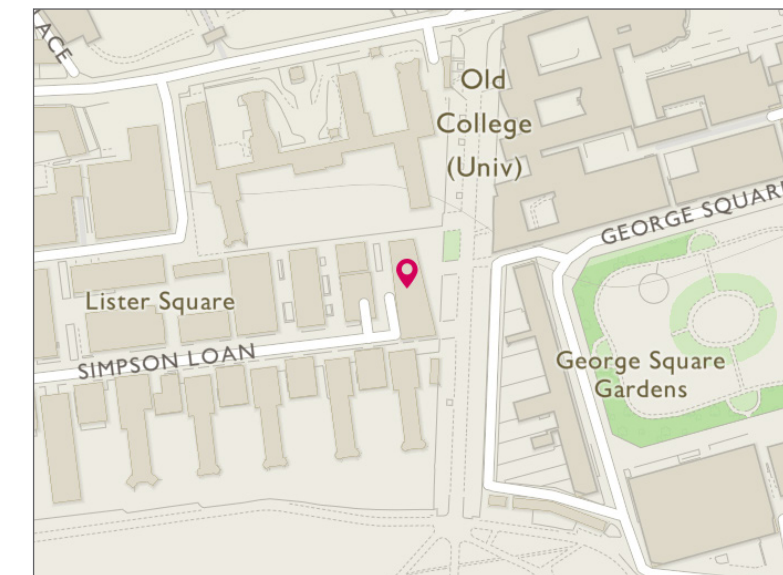
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.80m (15'9") x 3.40m (11'2")
Kitchen	2.20m (7'3") x 1.80m (5'11")
Bedroom	4.80m (15'9") x 2.80m (9'2")
Bathroom	2.50m (8'2") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 48m<sup>2</sup> | EPC Rating: B






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Text and description  
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Surveyor



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Photographer



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