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QUARTER MILE, EDINBURGH, EH3 9GB



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



"...THE PRESTIGIOUS 'QUARTERMILE' DEVELOPMENT, DESIGNED BY THE WORLD-RENOUNDED FOSTER & PARTNERS..."



An excellent opportunity has arisen to acquire this highly desirable ground-floor 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 immaculate decorative order, while briefly consisting of an entrance hallway with a storage cupboard and large utility cupboard which also houses washer/dryer.

The open plan lounge/kitchen/diner benefits from an integrated 4 gas hob/oven, extractor hood, fridge, dishwasher, splash-back panelling and two vertical radiators as well as feature floor-to-ceiling windows with access to the front garden.

The double bedroom has a further vertical radiator and large double built-in wardrobes, while the three-piece, partially tiled shower-room benefits from a double walk-in shower cubicle, a chrome heated towel rail, splash back panelling and an extractor fan.

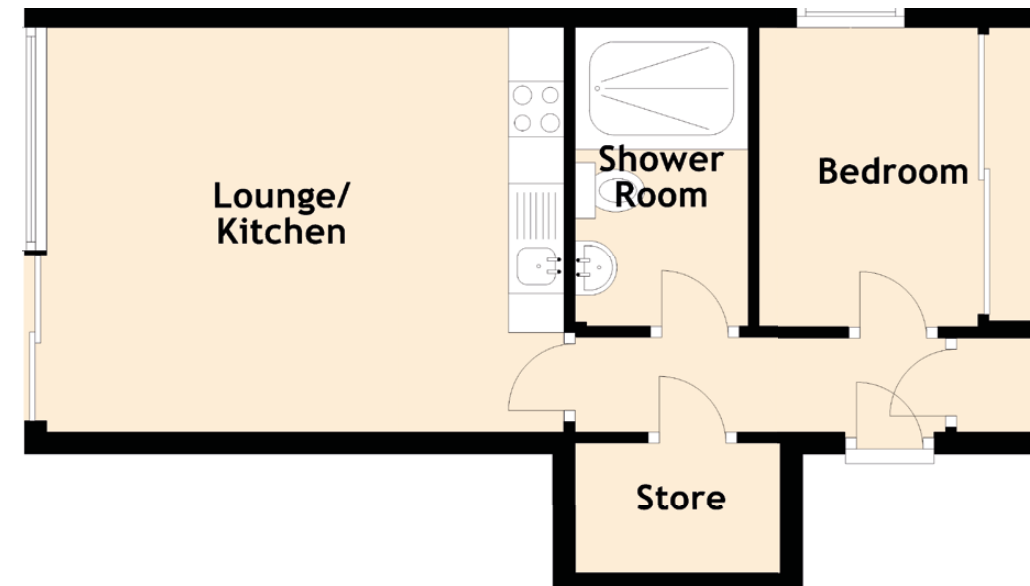
This property also benefits from; secure door entry system, gas central heating, full double glazing and a private garden to the front of the property as well as a south facing rear courtyard. There is also more than adequate on-street metered parking with residents permits available at a small annual fee.



"... WELL LOCATED WITHIN THE PRESTIGIOUS QUARTERMILE DEVELOPMENT IN THE HEART OF THE LAURISTON AREA OF EDINBURGH..."



DETAILS



Approximate Dimensions (Taken from the widest point)

Lounge/ Kitchen	4.67m (15'4") x 3.65m (12')
Bedroom	2.70m (8'10") x 2.47m (8'1")
Shower Room	2.70m (8'10") x 1.56m (5'1")

Gross internal floor area (m²): 38m²

EPC Rating: C

Extras (Included in the sale): All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

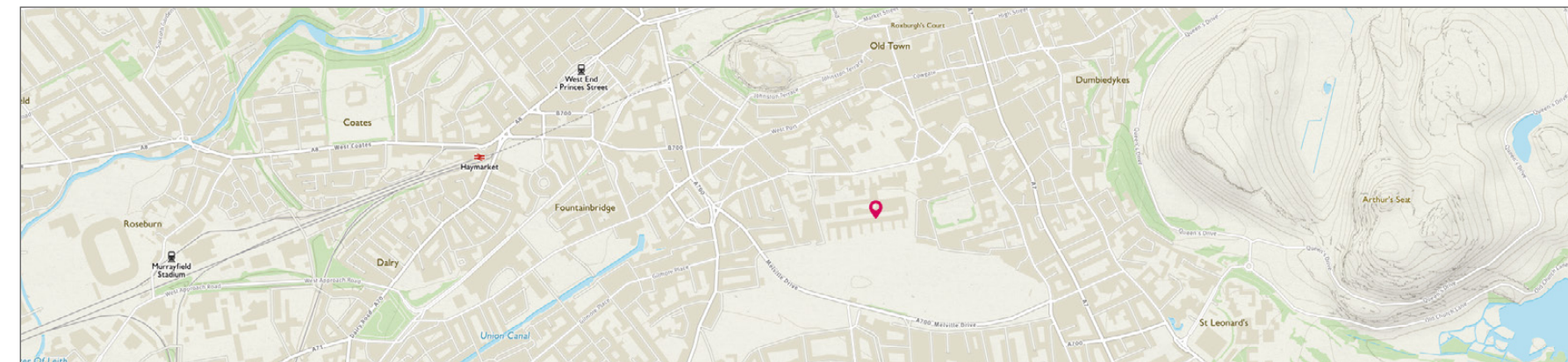


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