



# Flat 17

22 SIMPSON LOAN, QUARTERMILE, EDINBURGH, EH3 9GB



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents

# Quartermile

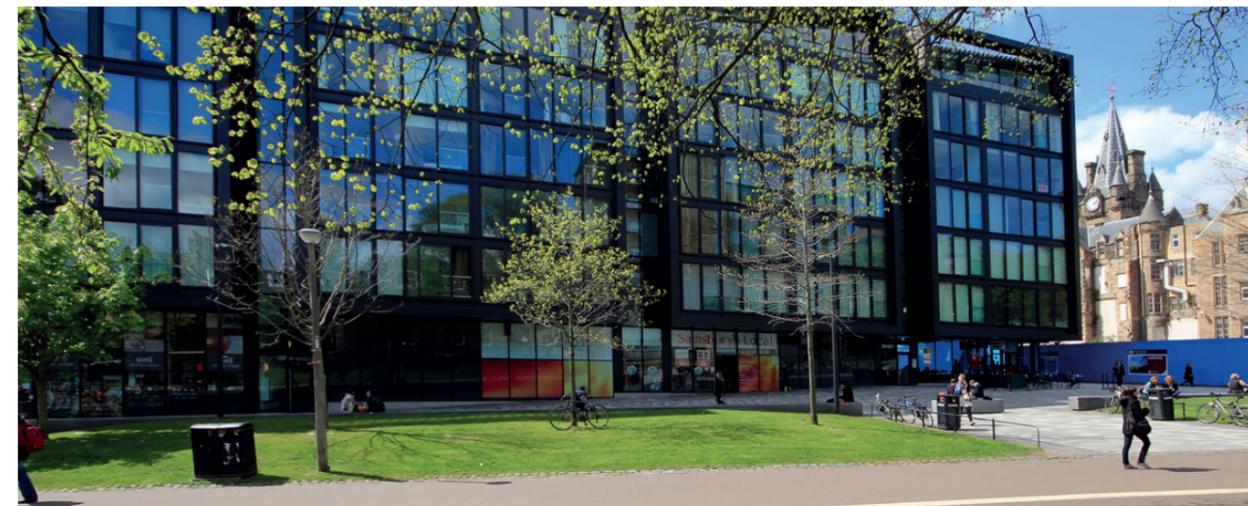
EDINBURGH, EH3 9GB



## *The Location*

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. The 'Quartermile' development itself offers numerous facilities including a Pure 24-hour



gym, a Starbucks coffee shop and a Sainsbury's supermarket. 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.

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.



# Flat 17

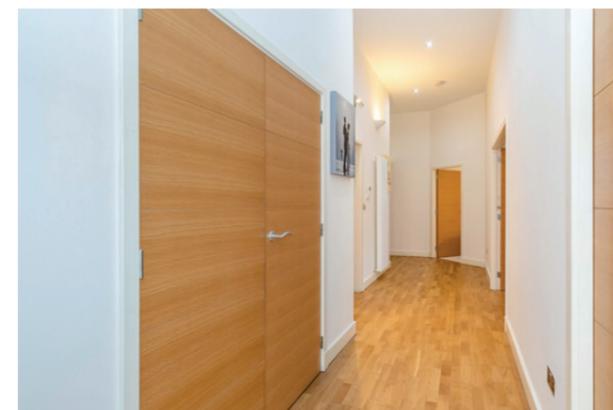
22 SIMPSON LOAN



## *The Property*

An excellent opportunity has arisen to acquire this rarely available three-bedroom penthouse apartment, making for an ideal city centre residence or rental investment while being well situated within Edinburgh's prestigious Quatermile development. Viewing of this property is highly recommended.

Internally, this accommodation is in excellent decorative order, while initially consisting of an entrance hallway with a large double storage



cupboard and a utility cupboard which also houses the boiler and an open plan lounge/kitchen/diner which benefits from an integrated 5 gas hob, double oven, large fridge/freezer, dishwasher, microwave, a breakfast island and under-unit lighting. From this room, not only do you have a picturesque view of the beautiful Quatermile clock tower but the roof terrace can be accessed through sliding patio doors. This is only one of four properties with an exceptionally large private roof terrace.

OPEN PLAN LIVING



*“...an open plan lounge/kitchen/diner which benefits from an integrated 5 gas hob, double oven, large fridge/freezer, dishwasher, microwave, a breakfast island and under-unit lighting*”





The spacious master bedroom has a double built-in wardrobe and optional access to the roof terrace as well as a four-piece, partially tiled en-suite bathroom with a double walk-in shower area, a large stand-alone bathtub, heated towel rail, built-in storage and an extractor fan. There are two further double bedrooms, with some built-in wardrobe space, and a separate three-piece, partially tiled bathroom with an over-head shower and built-in storage.

This property also benefits from high ceilings with professional quality recessed lighting, gas central heating, original single glazed sash & case windows

with fully fitted secondary glazing and feature vertical radiators, a secure door entry system and lift, with communal garden grounds surrounding the property, including bin and bike stores.

To ensure that the property is as energy efficient as possible, additional insulation has been installed above the bedrooms and hallways for heat resistance during the winter months. There is an allocated underground parking space, with fob entry, as well as more than adequate on-street meter parking for visitors.



### The Details

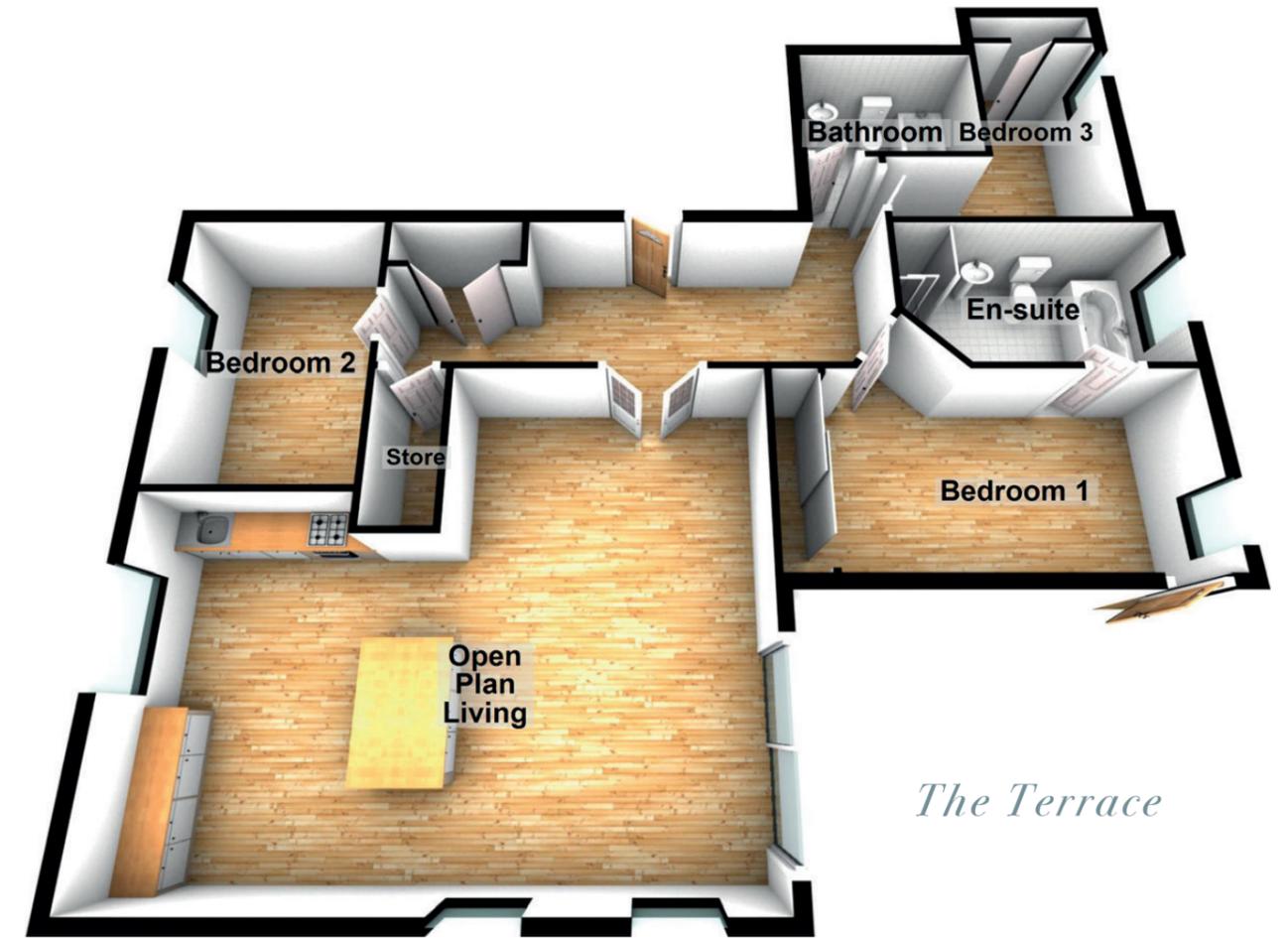
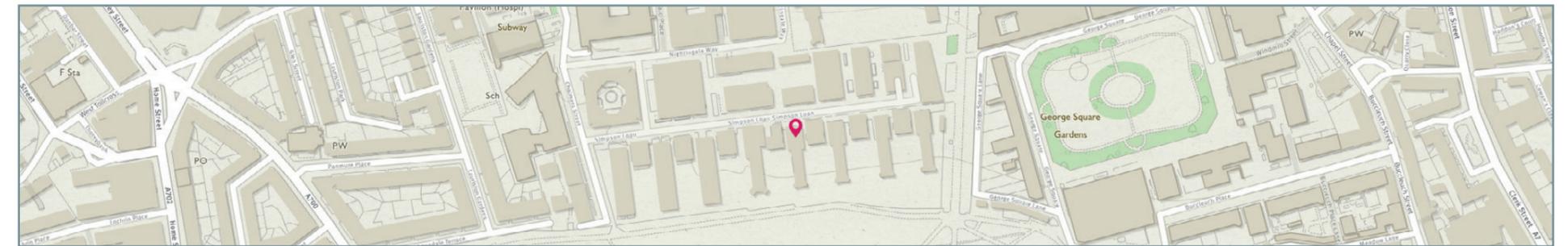
Approximate Dimensions  
(Taken from the widest point)

Open Plan Living	7.70m (25'3") x 6.30m (20'8")
Bedroom 1	5.23m (17'2") x 2.67m (8'9")
En-suite	3.70m (12'2") x 2.13m (7')
Bedroom 2	3.80m (12'6") x 2.61m (8'7")
Bedroom 3	3.60m (11'10") x 3.18m (10'5")
Bathroom	2.53m (8'4") x 1.76m (5'9")

Gross internal floor area (m<sup>2</sup>): 106m<sup>2</sup>

EPC Rating: C

Extras: All fixtures and fittings, including blinds, curtains, light fittings, carpets, fitted floor coverings and furniture available subject to negotiation.



The Terrace

## Communal Grounds



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents

Tel. 0131 524 9797  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description  
**SEAN NICOL**  
Surveyor



Professional photography  
**ROSS MCBRIDE**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer