



Flat 17

22 SIMPSON LOAN, QUARTERMILE, EDINBURGH, EH3 9GB




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.



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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

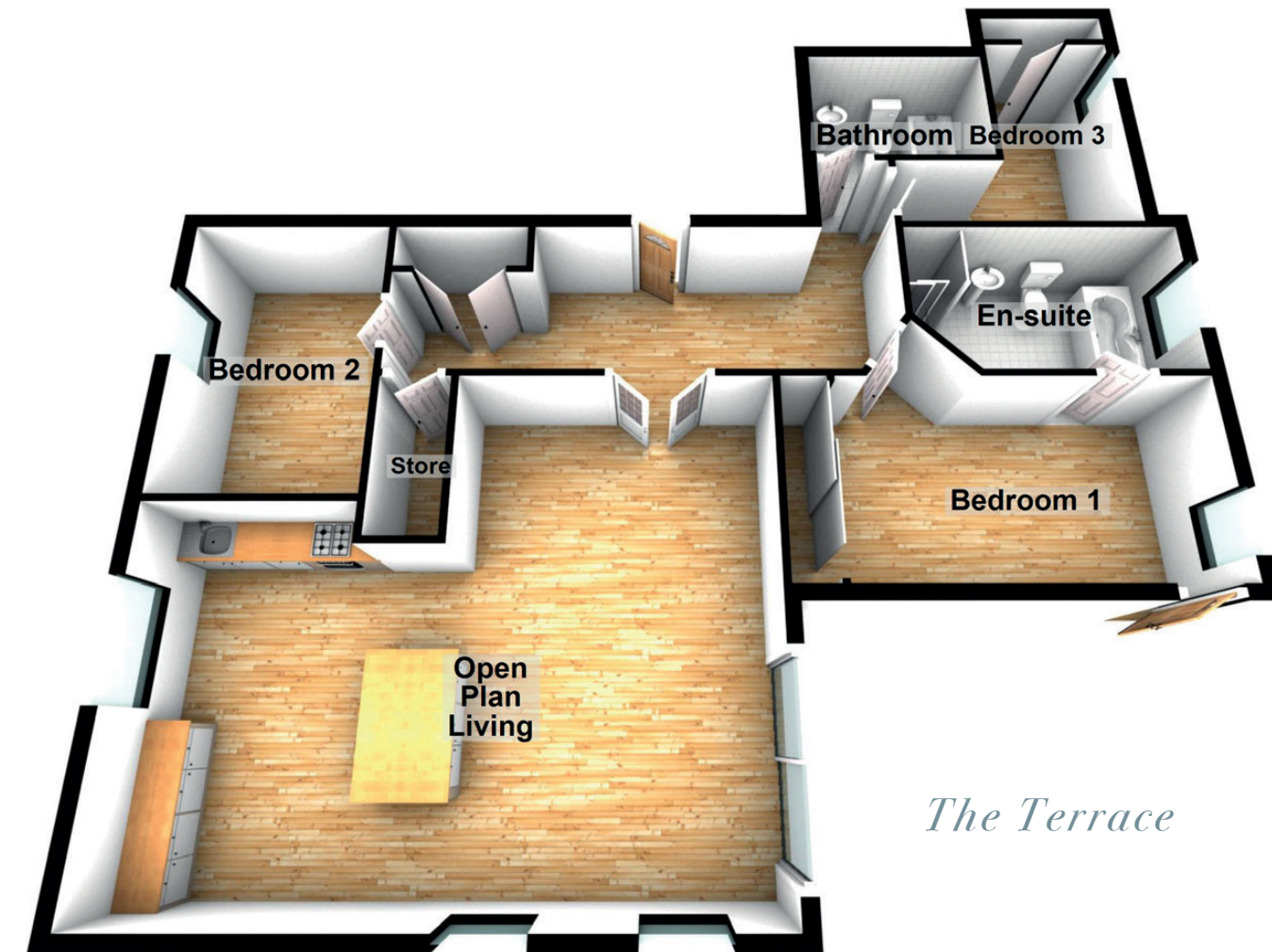
Approximate Dimensions
(Taken from the widest point)

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")

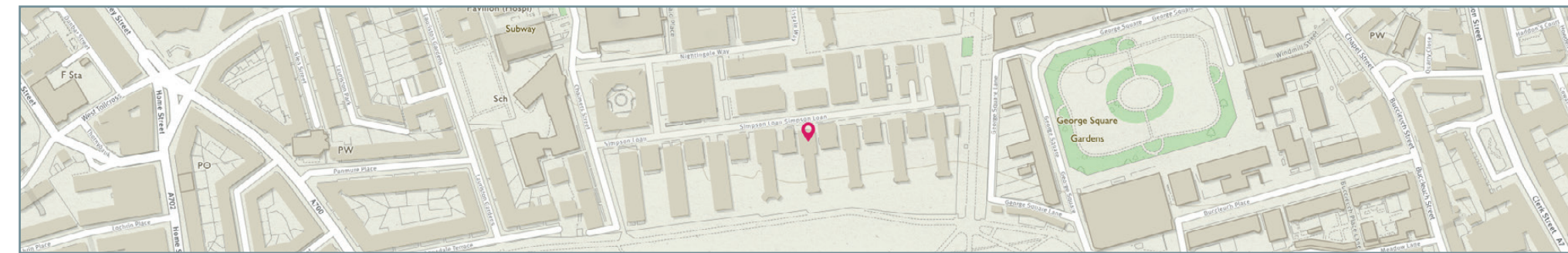
Gross internal floor area (m²): 106m²

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




Solicitors & Estate Agents

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Part
Exchange
Available

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