


McEwan Fraser Legal

Solicitors & Estate Agents

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34/35 Simpson Loan

QUARTERMILE, EDINBURGH, EH3 9GF



EDINBURGH

LOCATED WITHIN EDINBURGH'S PRESTIGIOUS QUARTERMILE DEVELOPMENT

This strikingly modern, luxury flat forms part of the prestigious 'Quatermile' 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.

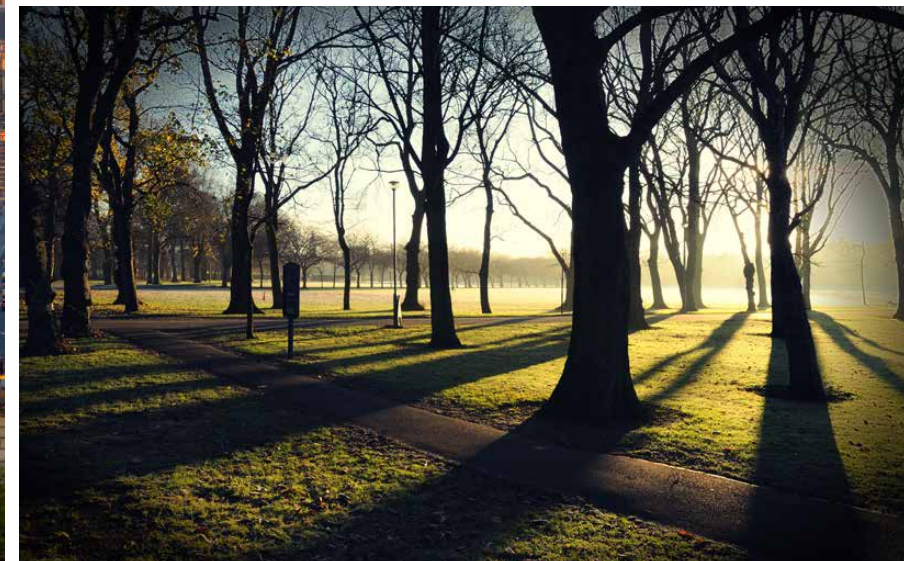
You are never more than a quarter of an hour from some of the best galleries; well-known theatres such as the Traverse Theatre, and The Lyceum; trendy bars and restaurants.

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 'Quatermile' 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 two bedroom ninth-floor apartment which is well located within Edinburgh's prestigious Quatermile development. Viewing of this property is highly recommended.

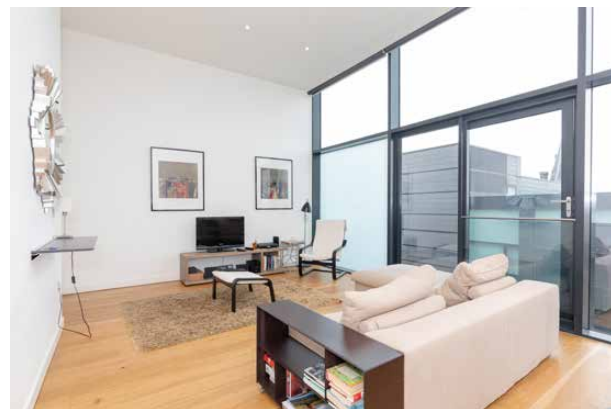
Internally this accommodation is in excellent decorative order, while briefly consisting of an entrance hallway with a utility cupboard, which also houses the boiler and meters and a bright and spacious lounge/kitchen/diner which benefits from an integrated 5 gas hob, extractor hood, oven, dishwasher and microwave.

The master bedroom has double built-in wardrobes and provides picturesque views of Arthur's Seat while also including a three-piece, partially tiled en-suite shower-room with double shower cubicle, a double mirrored medicine cabinet with built-in lighting and a chrome heated towel rail.

The further double bedroom also has double built-in wardrobes and the three-piece, partially tiled bathroom benefits from an over-head shower, a double mirrored medicine cabinet with built-in lighting and a chrome heated towel rail.

This property also benefits from; secure door entry system, a lift, gas central heating, full double glazing, floor-to-ceiling windows within the lounge/kitchen/diner as well as both bedrooms and a communal courtyard. There is also more than adequate on-street metered parking with residents permits available at a small annual fee.

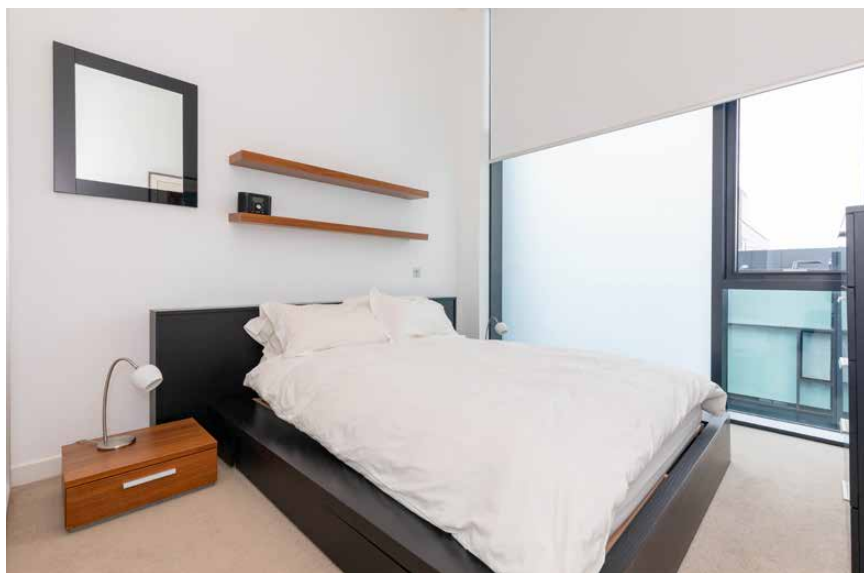
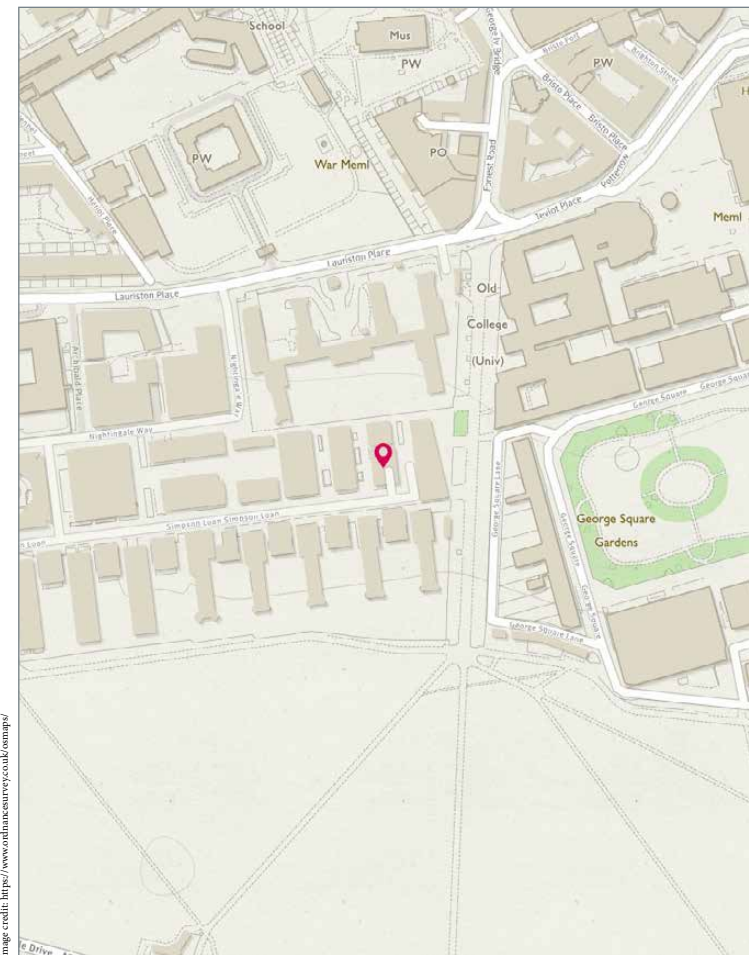
There is also scope to purchase a private parking space within the underground car park, which secure entry.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	7.12m (23'4") x 4.84m (15'11")
Bedroom 1	3.83m (12'7") x 3.68m (12'1")
En-suite	2.46m (8'1") x 1.61m (5'3")
Bedroom 2	4.04m (13'3") x 3.08m (10'1")
Bathroom	2.43m (8') x 1.94m (6'4")

Gross internal floor area (m²): 83m² | EPC Rating: C

Image credit: <https://www.ourmansurvey.co.uk/comps/>



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