

# FLAT 49,6 SIMPSON LOAN

QUARTERMILE, EDINBURGH, EH3 9GT



*BRIGHT, SPACIOUS AND IMMACULATELY PRESENTED  
TWO-BEDROOM 6<sup>TH</sup>-FLOOR PENTHOUSE*



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CHAIN FREE - McEwan Fraser Legal is delighted to present this magnificent two-bedroom 6th-floor penthouse to the market. The property is bright, spacious, immaculately presented and enjoys access to a huge private terrace overlooking the Meadows. Viewing is absolutely essential to fully appreciate this magnificent apartment.

Internal accommodation is focused on a stunning dual aspect open plan kitchen/living room. There are floor to ceiling windows to the south and west that generate immense natural light well into the evening. The living area is immaculately presented and there is ample floor space for a variety of different furniture configurations. This inherent flexibility will give an incoming purchase plenty of scope to create their ideal entertaining space. A patio door from the living area is open straight onto an extensive and south-facing private terrace that enjoys panoramic views over the Meadows, Marchmont and the south side of Edinburgh. This is a magnificent entertaining space.





**Open Plan Area**



It quickly becomes apparent that the property has been finished to an exacting standard. Quality fixtures and fittings abound and this nowhere more apparent than in the kitchen.

The kitchen has been formed of both wall and island units finished in gloss white with contrasting stone work surfaces. There is a full range of Siemens integrated appliances that offer a quality finishing to touch to a chic and contemporary space.





# Open Plan Area



## Bedroom 2

There are two well proportioned double bedrooms with both include integrated wardrobes and provide plenty of space for a complete range of supporting bedroom furniture. The obvious master bedroom also benefits from access to a stylish en-suite shower room which is partially tiled and includes a white suite and walk-in shower.

The accommodation is completed by the central hallway and master bathroom which is also partially tiled and includes a three-piece white suite with shower over bath.





## Master & En-Suite



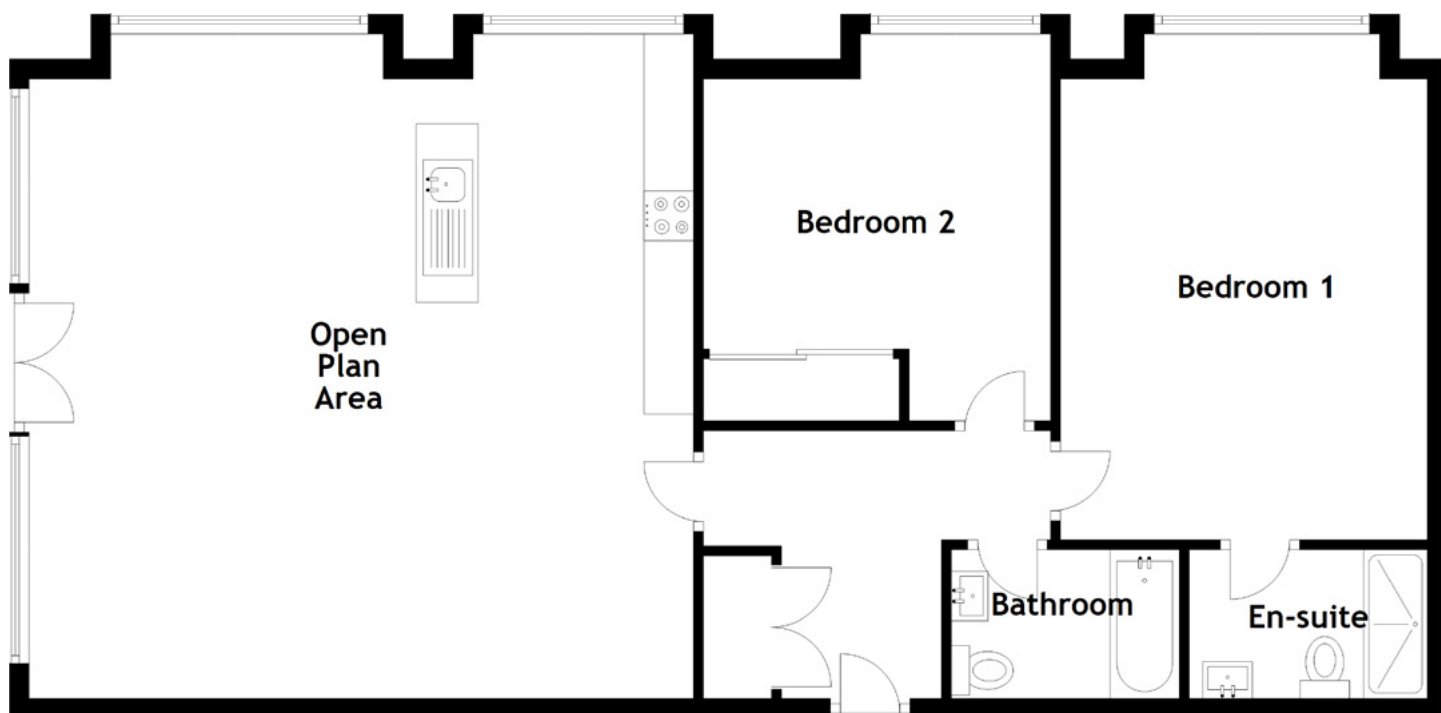




**Bathroom**



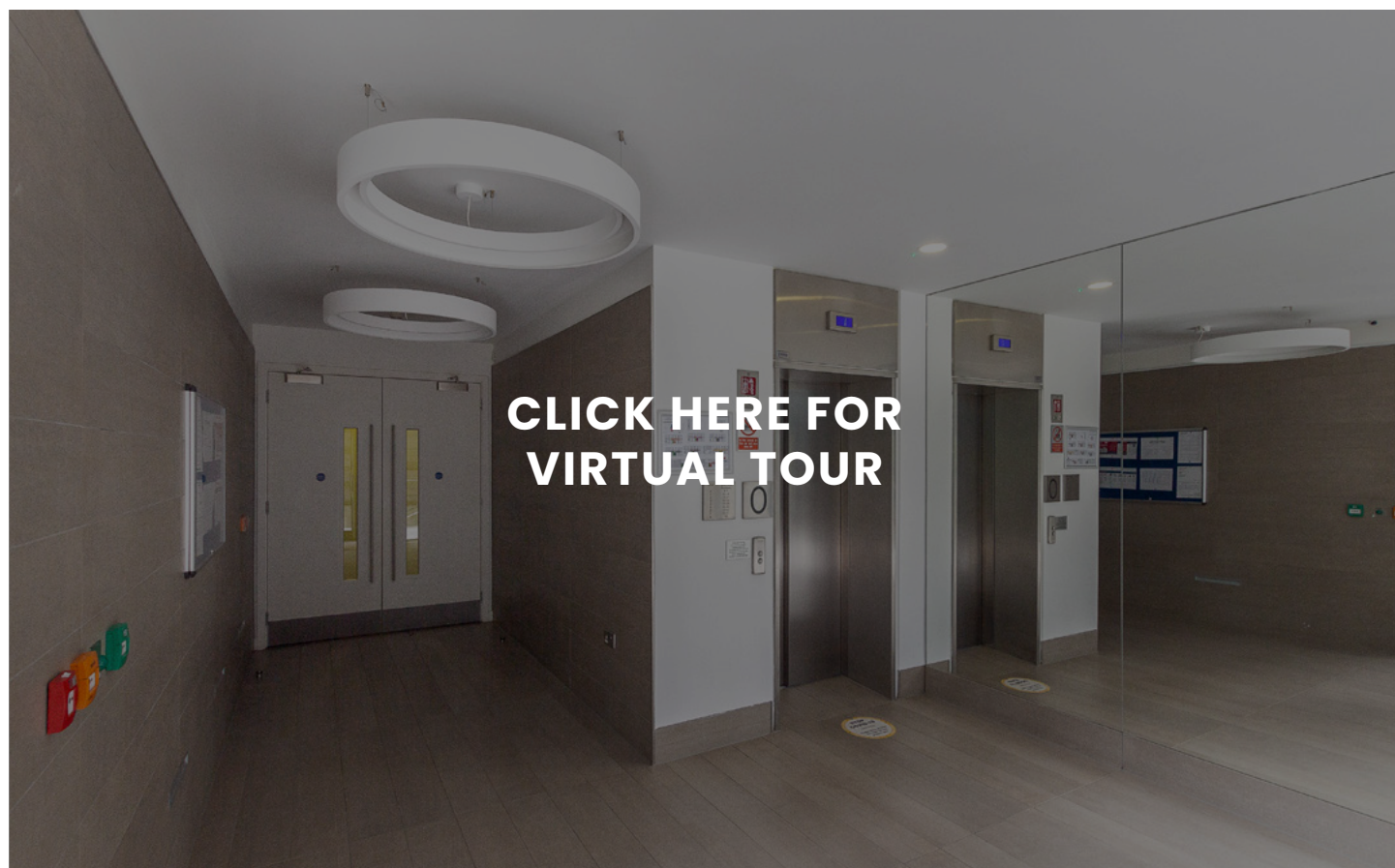




### Approximate Dimensions

(Taken from the widest point)

Open Plan Area	6.70m (22') x 6.50m (21'4")	Gross internal floor area (m <sup>2</sup> ): 94m <sup>2</sup>
Bedroom 1	5.10m (16'9") x 3.70m (12'2")	EPC Rating: B
En-suite	2.40m (7'10") x 1.50m (4'11")	
Bedroom 2	3.90m (12'10") x 3.50m (11'6")	Extras (Included in the sale): Washing machine
Bathroom	2.30m (7'7") x 1.60m (5'3")	& tumble dryer.



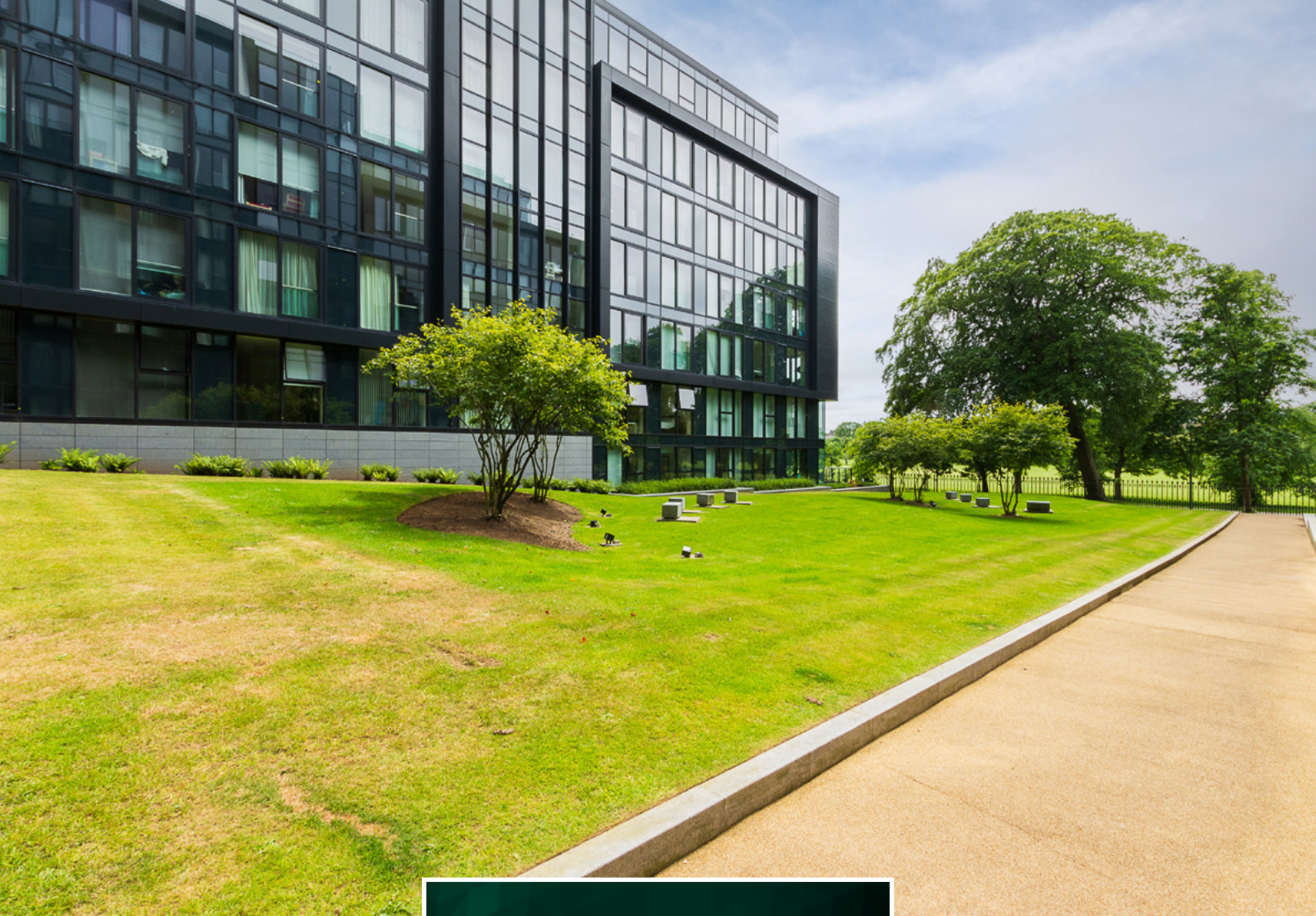




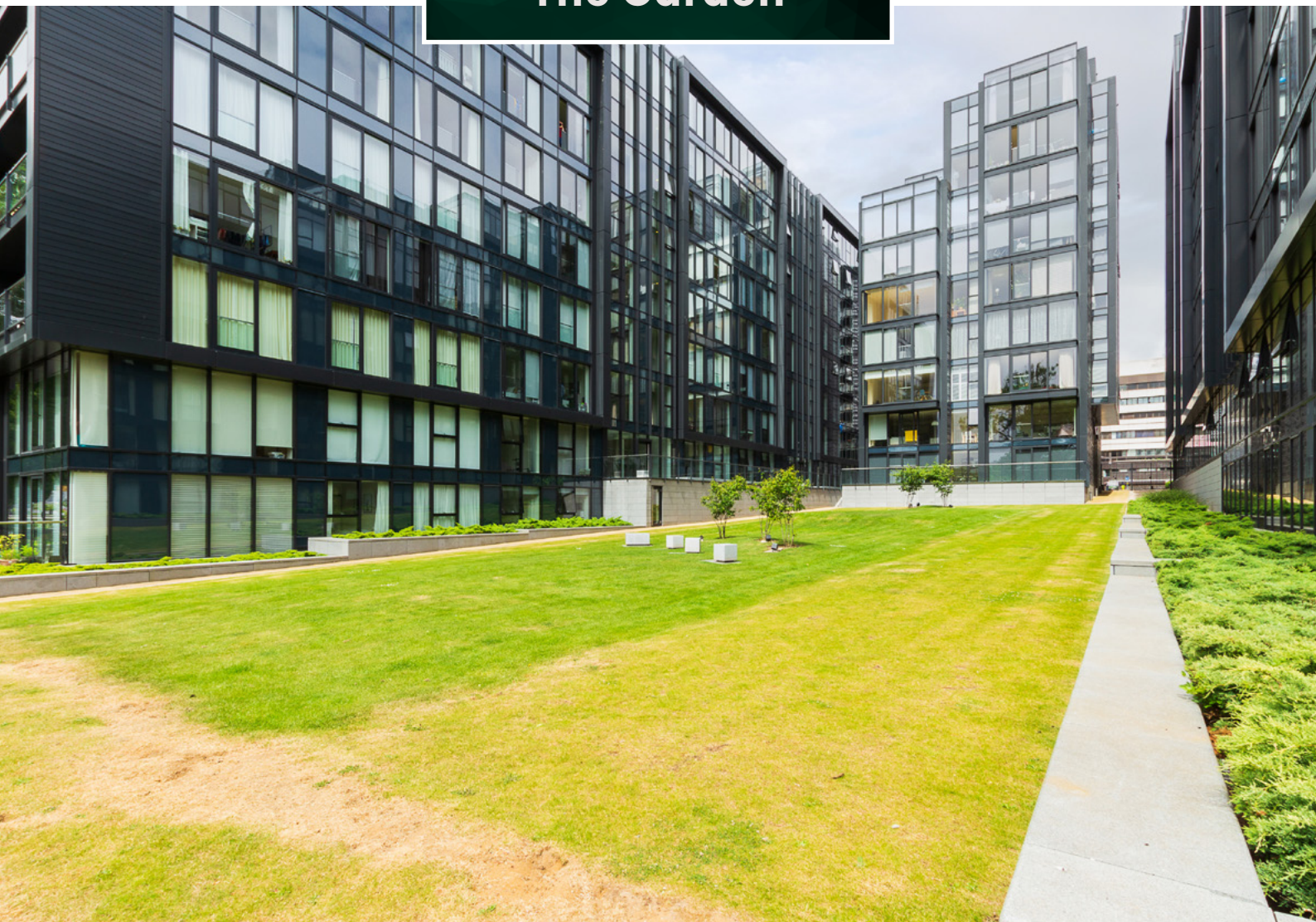
**Private Terrace**







## The Garden







VIEW FROM PRIVATE TERRACE

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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', 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. Edinburgh's business districts, courts, universities and several of the city's best schools are all close by. Buses pass along its perimeter and both Haymarket and Waverley stations are a short walk away making any area of City within easy reach, including Edinburgh Airport. The 'Quartermile' development itself offers numerous facilities including a Pure 24-hour gym, a Starbucks coffee shop and a Sainsbury's supermarket.

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## The Location





## The Location





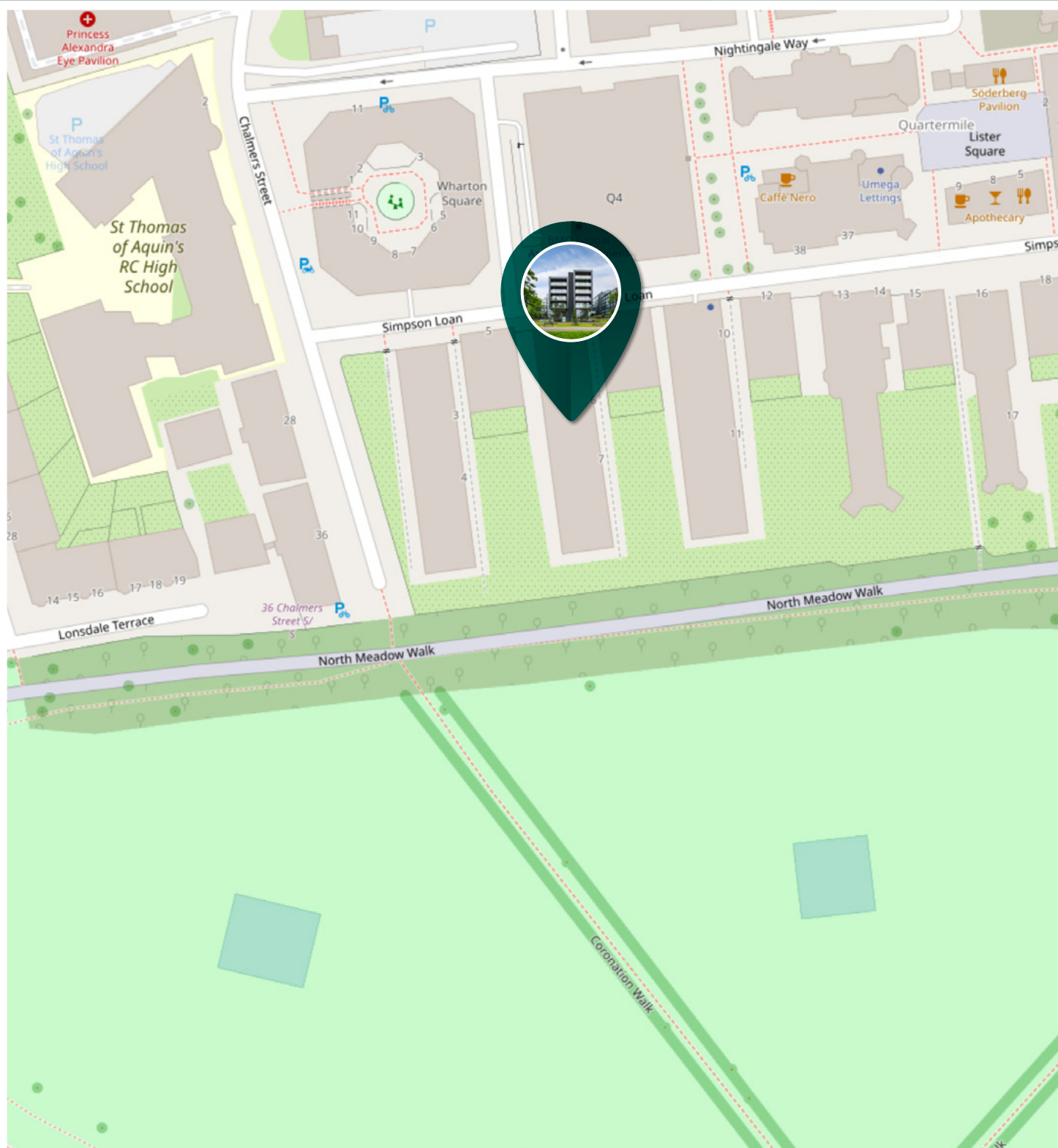


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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