


McEwan Fraser Legal
Solicitors & Estate Agents
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EDINBURGH, EH3 9GQ



THE LOCATION



This strikingly modern, luxury apartment 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. On the doorstep, the Meadows provide wide green open spaces perfect for joggers, cyclists and dog walkers alike.

Edinburgh Castle and Princes Street can also be found within a fifth teen-minute walk, whilst a wide variety of local shops and supermarkets in the immediate vicinity provide excellent amenities for everyday living.

The 'Quatermile' development itself offers numerous facilities including a Pure 24-hour gym, a Starbucks coffee shop and a Sainsbury's supermarket.

THE PROPERTY



McEwan Fraser is delighted to bring to the open market this highly desirable two-bedroom ground-floor apartment.

The property is in true walk-in condition, the current owner's fine eye for detail allow the modern interiors to merge with this prestigious

development perfectly and would, therefore, be an ideal property for any city professional or premium Buy-To-Let investor. Viewing of this property is highly recommended.

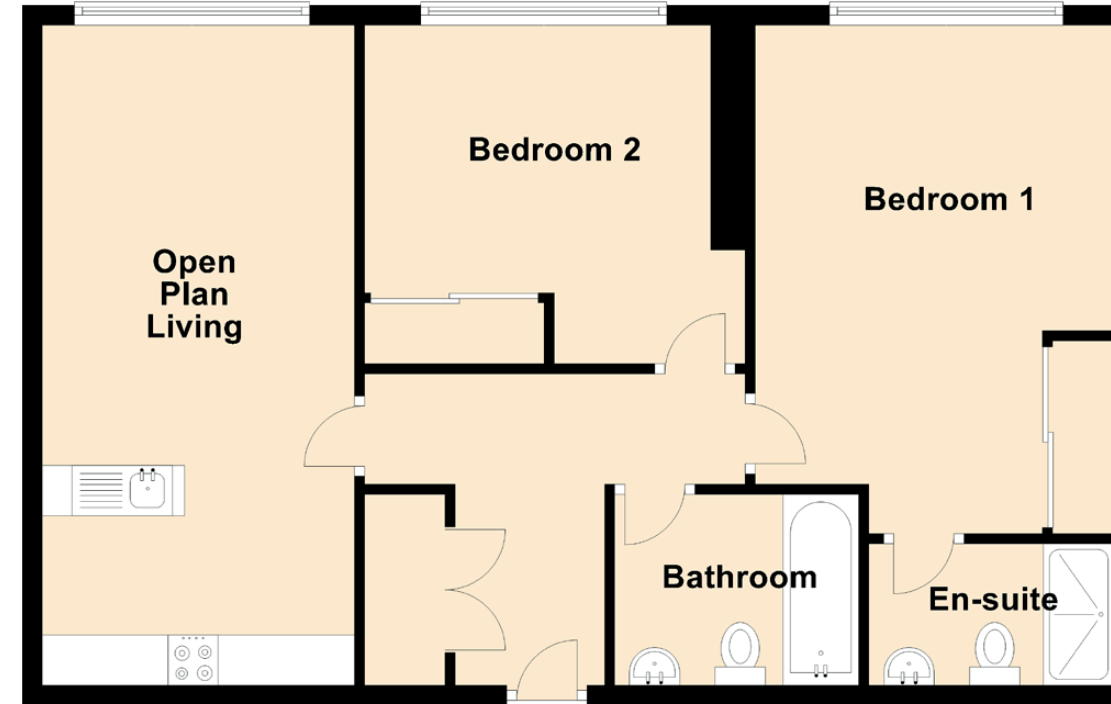
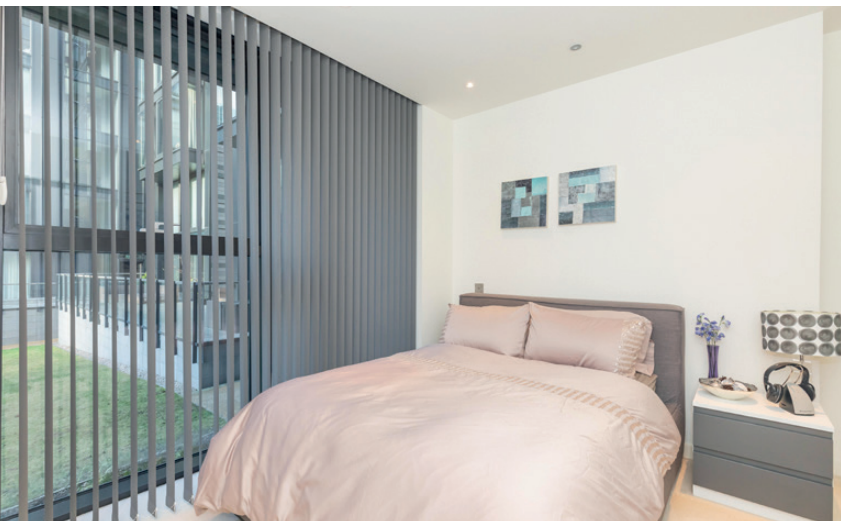
Internally this accommodation briefly comprises of an entrance hallway with a large storage/

utility cupboard which houses a washing machine. The open plan lounge/kitchen provides a white gloss kitchen with a Seimans integrated hob, a double oven, fridge freezer, dishwasher, splash-back panelling and solid worktop as well as floor-to-ceiling windows that floods the room with natural light. There

are two double bedrooms with large built-in wardrobes, the master bedroom boasts a while three-piece en-suite that benefits from a large walk-in shower cubicle, a heated towel rail, a vanity unit and extractor fan. A crisp, partially tiled bathroom completes the rooms with a mirrored vanity unit, towel radiator and a mains

shower over the bath as a welcomed addition., This property further benefits from a secure door entry system, gas central heating, full double glazing and communal landscaped grounds. There is also more than adequate on-street metered parking with residents permits

available at a small annual fee from Q Park. Early viewing is recommended as this luxury apartment with a highly sought after location will appeal to a variety of buyers.



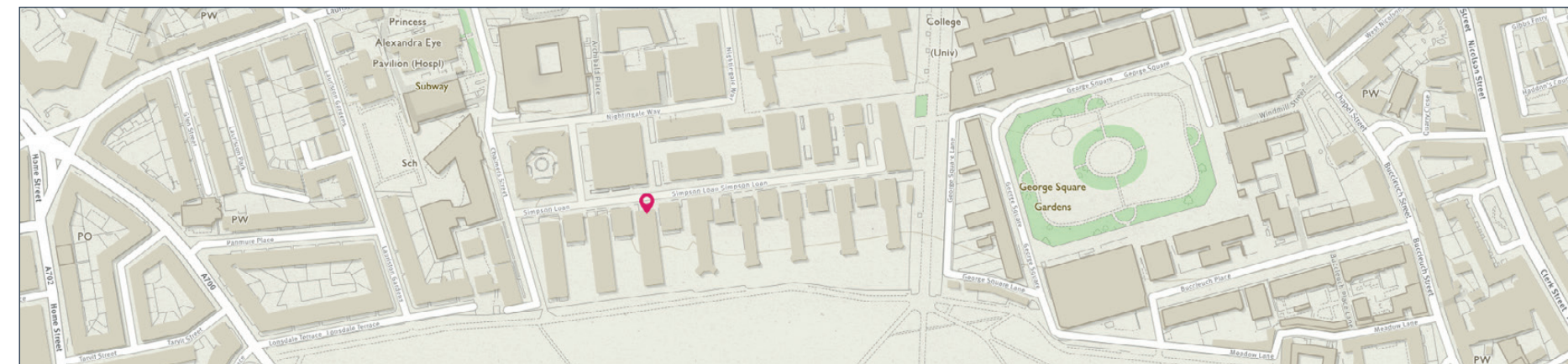
THE DETAILS

Approximate Dimensions
(Taken from the widest point)

Open Plan Living	7.10m (23'4") x 3.11m (10'2")
Bedroom 1	5.06m (16'7") x 3.57m (11'9")
Bedroom 2	3.79m (12'5") x 3.37m (11'1")
En-suite	2.44m (8') x 1.41m (4'8")
Bathroom	2.43m (8') x 1.90m (6'3")

Gross internal floor area (m²): 72m²

EPC Rating: C





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