

Flat 17

22 SIMPSON LOAN, QUARTERMILE, EDINBURGH, EH3 9GB

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

