

Let Agreed



Simpson Loan

, Quartermile, Edinburgh, EH3 9GN

Rental £2,350 pcm
2 bedroom Flat / Apartment available Now

60 Queen Street, Edinburgh, EH2 4NA
enquiry@murrayandcurrie.com

0131 226 5050

Opening Times

Mon 08.00 - 18.00; Tues 08.00 - 18.00
Wed 08.00 - 18.00; Thurs 08.00 - 18.00
Fri 08.00 - 17.00; Sat 10.00 - 16.00; Sun 10.00 - 13.00

- * Furnished
- * Secure entry phone
- * Heating
- * Secure Entry Phone

- * Shower
- * Permit Parking

Situation

A stunning 2 bedroom apartment in the very modern and convenient area of the Quatermile in Edinburgh. The Quatermile is perfectly positioned within easy walking distance of the very heart of the city centre and there are a number of convenient retail outlets on site including a grocery store, coffee shop, bakery and restaurants. It is only a 10 minute walk to the City Centre and Waverley station and despite its central location has an air of privacy about it. This excellent property, in a factored development, comes equipped with an AV secure entry system, lift access to all floors, gas central heating and double glazing throughout.

Accommodation

All measurements are approximate.

Further Information

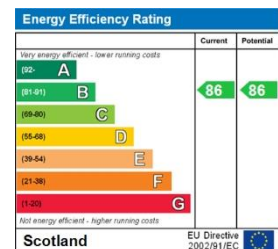
The deposit required is £2,350

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company, Council

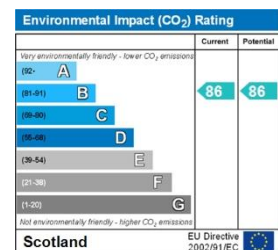
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Property Ref: inst-9934

Creation Date: 02/08/2025

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Murray & Currie Ltd, 2025. Murray & Currie Ltd Registered in Scotland No. SC 342 656