



Simpson Loan

, Quartermile, Edinburgh, EH3 9GE

Rental £2,695 pcm

2 bedroom Flat / Apartment available 08 April 2026

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
- * Good Storage
- * Fridge Freezer
- * Secure Entry Phone

- * Shower

Situation

An impressive two-bedroom duplex apartment situated within an outstanding Victorian conversion in the popular Quatermile Development in Edinburgh's City Centre. The apartment has an enviable balance of modern and traditional features offering great accommodation for 21st Century living. Spread over two floors, the open plan double height sitting room means the flat feels bright, airy and spacious with the added benefit of three floor to ceiling sash and case windows flooding the room with light. Two double bedrooms, main bedroom with en-suite shower room. A good sized family bathroom and good storage. Simpson Loan is situated in the prestigious 'Quatermile' development off Lauriston Place in the heart of Edinburgh's historic Old Town. The property is extremely well placed for those working in the central business district or for those at the University of Edinburgh, both of which are a stone's throw away. Sat on the edge of the enviable open spaces of the Meadows, the property is in a really attractive position with so much open space right on its doorstep, however historic tourist attractions such as the Grassmarket and the Old Town are only a few minutes' walk away as is the fashionable West End and George Street, with their cosmopolitan bars, restaurants and bespoke shops. Also within walking distance is the city's cultural quarter: the Traverse Theatre, Lyceum, Usher Hall, Cameo and Filmhouse independent cinemas as well as all the trendy cafes and boutiques of Bruntsfield and Morningside. The 'Quatermile' development itself offers numerous facilities including Peter's Yard Coffee House, a Pure Property Ref: inst-10715

All measurements are approximate.

Further Information

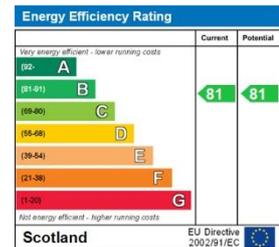
The deposit required is £2,695

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

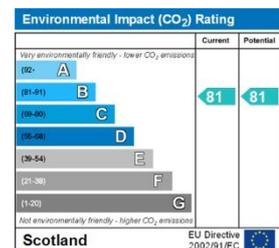
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

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.

Creation Date: 27/03/2026

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, 2026. Murray & Currie Ltd Registered in Scotland No. SC 342 656