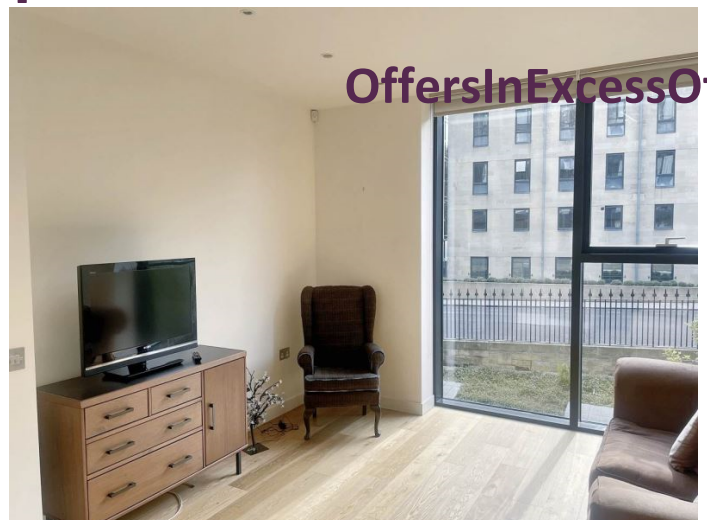


3 (Flat 5) Simpson Loan, EH3 9GZ

1 Bedroom – 1 – Council Tax: E



£310.000 OffersInExcessOf



OffersInExcessOf

MURRAY & CURRIE
PROPERTY



Accommodation...

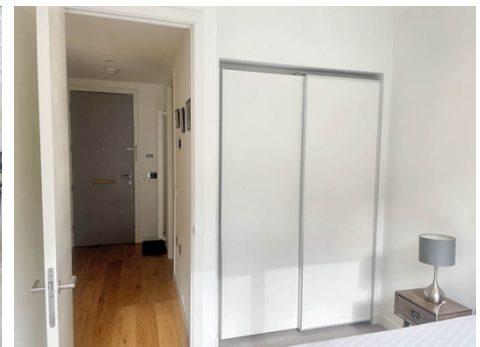
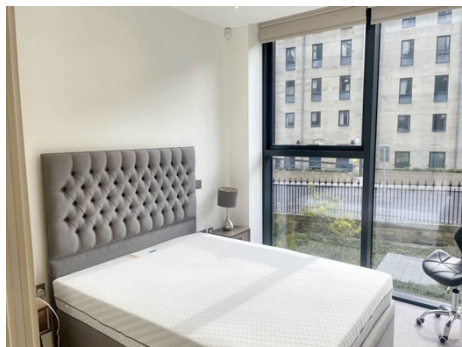
The Features...

- ⌘ Positioned by the beautiful Meadows
- ⌘ Extremely well maintained communal areas
- ⌘ Floor to ceiling South facing windows
- ⌘ Located within the prestigious QM development

The Property...

Stylish South facing one bedroom apartment with allocated underground parking, situated at upper ground floor level within Edinburgh's prestigious and keenly sought after Quartermile Development.

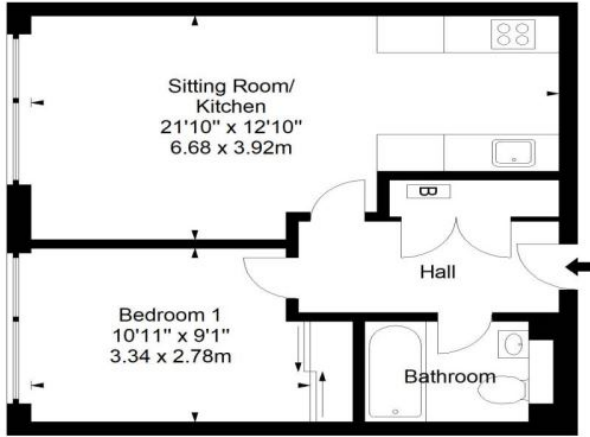
This contemporary bright and sunny one bedroom property has been finished to an extremely high standard throughout offering prime city centre accommodation. Residents can also benefit from the lovely communal landscaped gardens looking onto the Meadows. Accommodation is reached via an exceptionally well-maintained communal entrance hall providing lift or stair access. The Welcoming living space which is flooded by natural light via the South facing floor to ceiling windows and further offers ample room for dining and entertaining. This bright room opens onto the fully equipped Fosters & Partners designed kitchen complete with Siemens integrated appliances including hob and hood, fridge freezer and dishwasher. The double bedroom again takes advantage of floor to ceiling windows and conveniently fitted wardrobe and storage space. A Villeroy and Boch white bathroom suite with Grohe designed taps, and beautiful Porcelain tiled walls and tiled flooring offers a tranquil and contemporary bathroom. The hall storage cupboard housing the washer drier completes this stunning property. The apartment further boasts beautiful oak flooring throughout secure entry lift access and the added benefit of underground garaged allocated



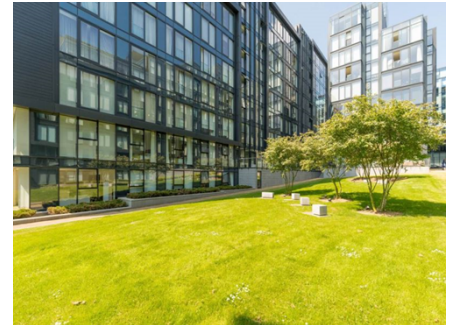
Simpson Loan,
Edinburgh, EH3 9GZ



Approx. Gross Internal Area
502 Sq Ft - 46.64 Sq M
For identification only. Not to scale.
© SquareFoot 2022



Upper Ground Floor



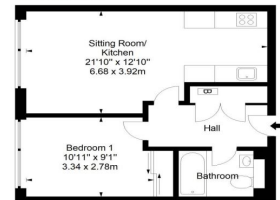
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
Scotland		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	

Simpson Loan,
Edinburgh, EH3 9GZ



Approx. Gross Internal Area
502 Sq Ft - 46.64 Sq M
For identification only. Not to scale.
© SquareFoot 2022



Upper Ground Floor

Contact Details
[[Company.DisplayName]]
[[Branch.DisplayAddress]]
[[Branch.LandPhone]]
[[Branch.EMailAddress]]

MURRAY & CURRIE
PROPERTY