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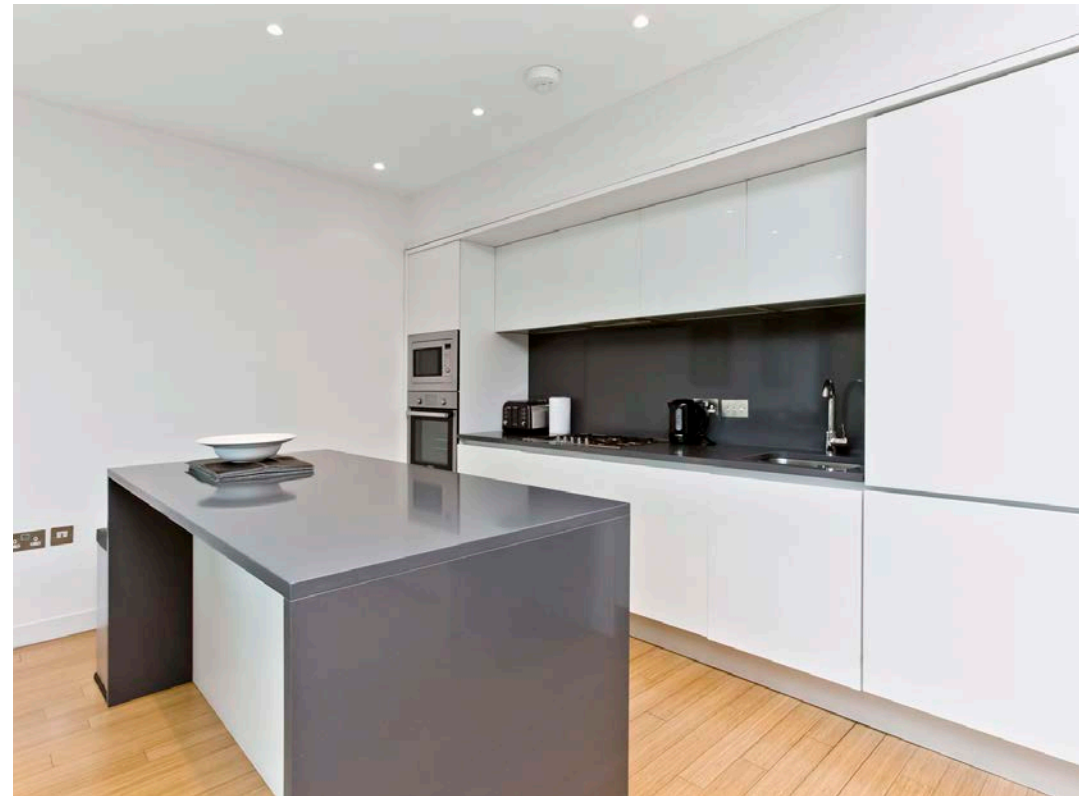
**28/7 SIMPSON LOAN
LAURISTON
EDINBURGH
EH3 9GG**

This stylish and contemporary second floor apartment forms part of the exclusive Quatermile development within Edinburgh's City Centre.

Secure entrance with videophone entry and passenger lift, reception hallway, stunning sitting room / dining room, quality open plan fitted kitchen, utility cupboard, double bedroom one with dressing area, en-suite bathroom, double bedroom two with dressing area and principal bathroom.

Private designated underground parking space, 24 hour concierge service and well-maintained communal gardens.

Russel+Aitken
Edinburgh



GENERAL DESCRIPTION

This stylish and contemporary second floor apartment forms part of the exclusive Quatermile development within Edinburgh's City Centre. The property's accommodation comprises – reception hall with doors to most rooms and utility cupboard off; stunning sitting room / dining room having front facing wall of glass with door opening onto a Juliet balcony; open plan quality fully fitted kitchen with integrated appliances; double bedroom one having front facing wall of glass with door opening onto a Juliet balcony and wardrobe/dressing area; stylish internal en-suite bathroom; double bedroom two having side facing full height window and wardrobe/dressing area; stylish internal principal bathroom. The property's specification includes modern gas central heating and is fully double glazed. Externally there are well-maintained communal garden grounds, access to private designated underground parking space and a 24 hour concierge service.

SITUATION

Simpson Loan is situated in the heart of Edinburgh, just 1/4 mile from Edinburgh Castle, The Royal Mile, National Museum of Scotland and within Edinburgh's world famous Old Town Conservation Area & UNESCO World Heritage Site. The property is ideally located to make the most of City Centre living whilst benefitting from being on the edge of the tranquil and wide-open spaces of The Meadows. The immediate locale provides an excellent range of amenities, from restaurants, bars, coffee shops, takeaways, and convenience stores, to historical places of interest and culture. Edinburgh University is right on the doorstep with some Napier University campuses only a short distance away. Regular bus services operate to and from the city centre and to surrounding areas. The city bypass, Haymarket & Waverly Train Station and main motorway networks are also within easy reach, giving further access to the major motorway networks of the M8, M9 and M90, as well as Edinburgh International Airport (which can also be reached by tram), and the Queensferry Crossing / Forth Road Bridge heading North.

ACCOMMODATION

(All sizes approximate and at widest point)

LIVING SPACE

22'10" x 18'9" 6.97m x 5.73m

BEDROOM ONE

12'9" x 12'7" 3.89m x 3.85m

EN-SUITE

8'0" x 6'4" 2.44m x 1.93m

BEDROOM TWO

10'10" x 10'9" 3.32m x 3.28m

BATHROOM

8'0" x 6'4" 2.44m x 1.93m



ENTRY

By Arrangement

PRICE & VIEWING

For asking price and viewing arrangements please telephone Russel + Aitken on 0131 202 0600 or www.espc.com

ENERGY EFFICIENCY RATING: B

NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.



28-7 Simpson Loan

Schematic Diagram only - Not to scale

Modern thinking for



Russel+Aitken
Edinburgh

Property Department
27 Rutland Square
Edinburgh, EH1 2BU
T : 0131 202 0600
F : 0131 460 7333
E : property@russelaitken-edinburgh.com