



Flat 1, 17 Simpson Loan, Edinburgh, EH3 9BF

A unique, luxury flat forming part of the prestigious, award winning 'Quartermile' development

URQUHARTS
EDINBURGH



A unique, luxury flat forming part of the prestigious, award winning 'Quartermile' development, designed by the world renowned Foster and Partners. The architects have successfully merged the historic features of an attractive listed building, the former Royal Infirmary, with state of the art, high specification, modern living.

The apartment is exceptionally well placed and has a paved terrace providing a sitting area set within landscaped gardens adjacent to the Meadows. This South East facing apartment is flooded with natural light and is finished to an exacting standard, synonymous with a development of this calibre.

A key feature is the well-proportioned sitting room which has direct access to a large terrace which provides plentiful space for a table and chairs. It has two interesting circular spaces (former turret rooms) either side of an open plan living space. These areas provide flexible living suggestions include a library or dining room. The kitchen has been well designed with an abundance of quality wall and base units together with integrated appliances and granite work surfaces. The master bedroom is of a good size and has generous fitted storage and an en-suite shower room. Two further bedrooms, one with fitted wardrobes, offer restful spaces, quietly situated to the side with views over private garden ground.

Externally the property is set within attractive and well-maintained landscaped gardens. It has a secure door entry system and lift together with bin and bike stores.

ACCOMMODATION

Entrance Hall, Open plan Sitting room/Living areas, Kitchen, Master Bedroom with En-Suite Shower room, Two further Double Bedrooms, Bathroom and Utility room

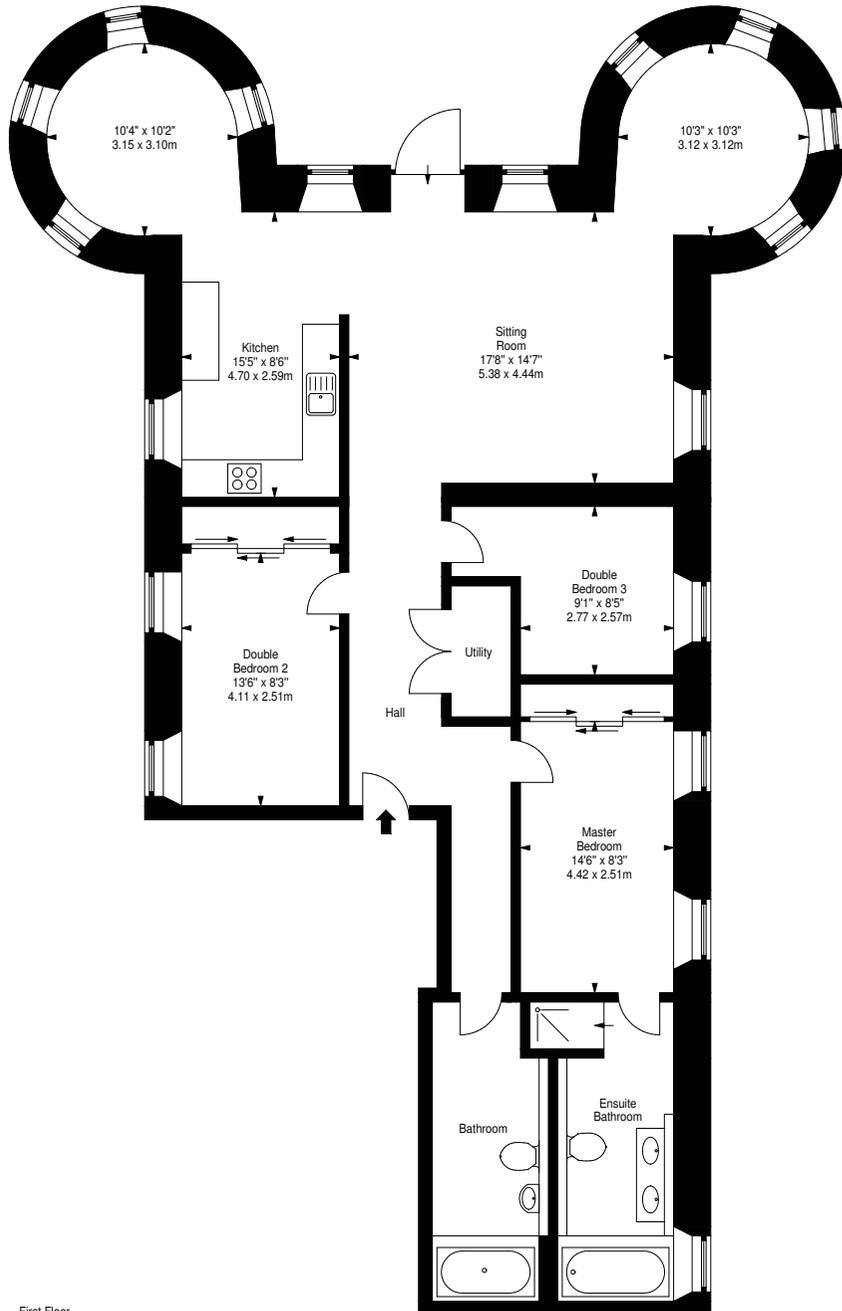
Double glazing and Gas central heating system



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Approx. Gross Internal Area
1353 Sq Ft - 125.69 Sq M
For identification only. Not to scale.
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LOCATION

Quartermile is superbly positioned within the Lauriston area, which falls within the City Centre boundary, close to the Capital's business districts and universities. Residents can enjoy the neighbouring facilities in the development including Sainsbury's, Starbucks, Café Nero, Malaysian restaurant Nanyang, stylish gastropub Apothecary, Swedish bakery and cafe Soderberg. For fitness, Pure Gym and Tribe Yoga are also located within the development. The green expanse of the tree-lined Meadows is on the doorstep. The wider area includes a good range of shops, supported by banking and postal services, theatres and cinemas. Regular public transport operates to most parts of the city and surrounding areas. Edinburgh City Bypass and main motorway networks are also within easy reach.

FACTORS

The development is factored by Quartermile Estates Ltd, annual charges approx £1128.75 per quarter. It includes a sinking fund, buildings insurance and maintenance of the common parts.

CAR PARKING.

There is a choice of car parking available which includes permit, pay and display and Q-Park who can provide annual parking passes and short term parking if available on payment of a fee.

INCLUDED IN THE SALE

All fitted flooring and fitted carpets, curtains and blinds, light fixtures and fittings together with kitchen appliances. No warranties or guarantees shall be given as to the working condition of the appliances.

PRICE AND VIEWING

For price and viewing arrangements please telephone Urquharts Property on 0131 556 2896

HOME REPORT

The Home Report is available at www.escp.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has an Energy Rating Category C



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.

