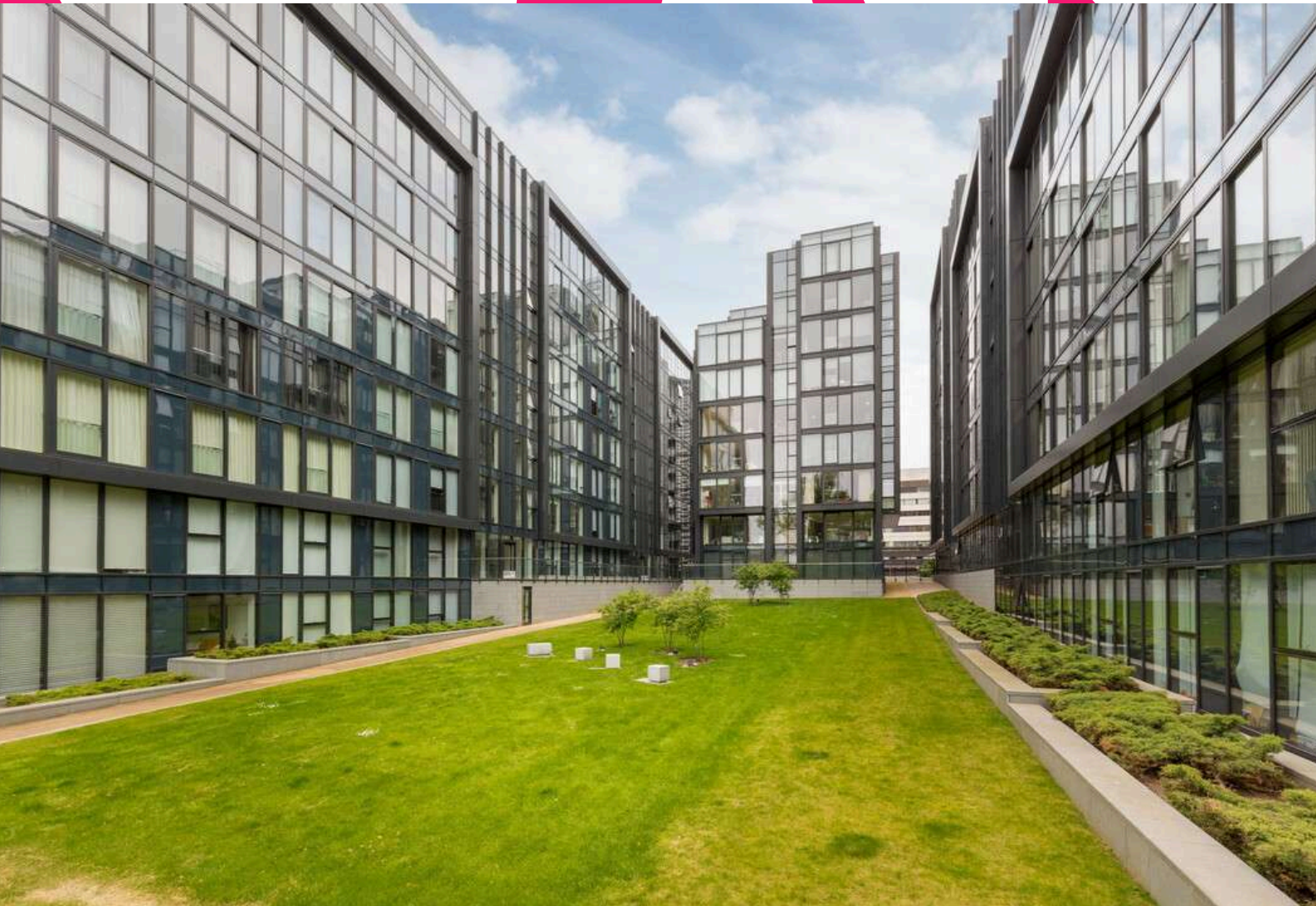


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3/49 Simpson Loan,
Quartermile,
Edinburgh,
EH3 9GZ

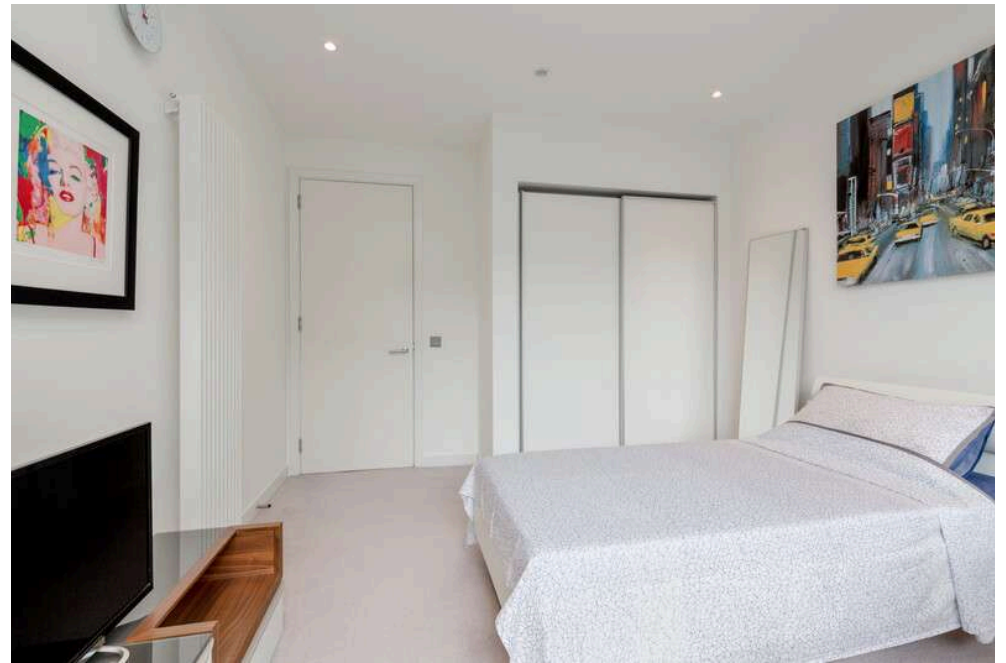
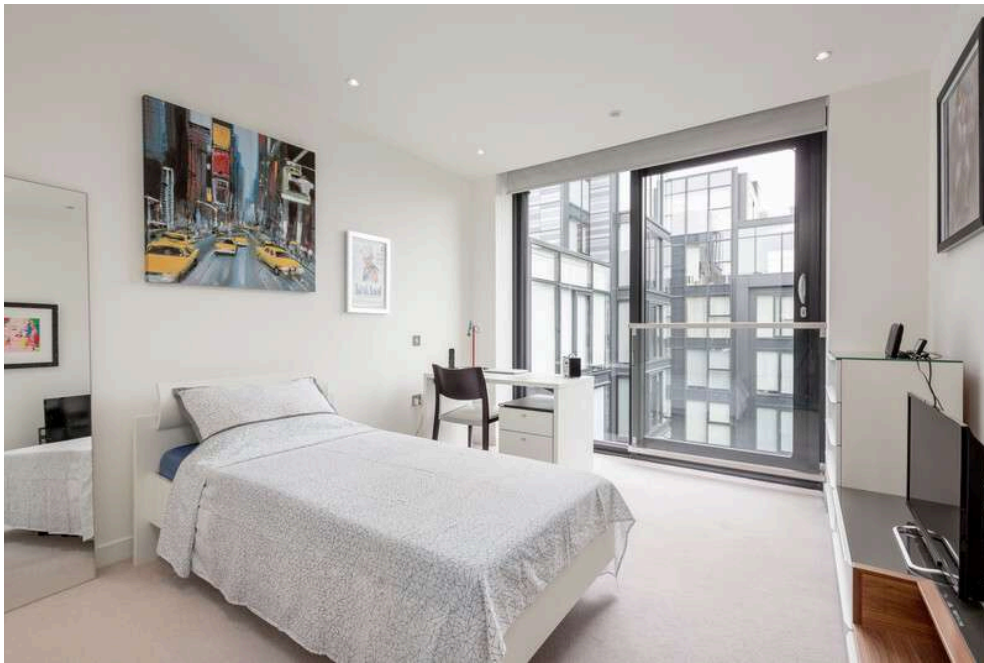


- Fabulous sixth floor apartment in move in condition
- Private, allocated secure underground parking space
- Part of landmark Quartermile development
- Central location
- East facing with a southerly aspect over the Meadows
- Factored building with lift & communal landscaped gardens
- Video entry system
- Glass walled sitting room
- Fully fitted designer kitchen
- Double bedroom with glass wall & built in wardrobe
- Stylish shower room with under floor heating
- GCH/DG
- Quality contemporary style furniture available by separate negotiation









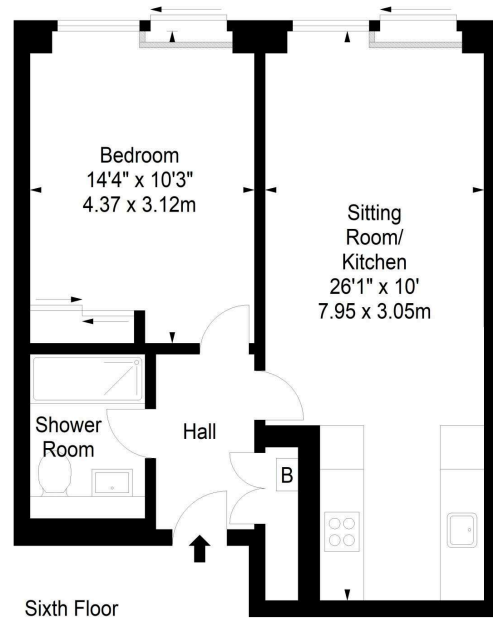
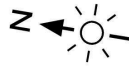




**Simpson Loan,
Edinburgh,
Midlothian, EH3 9GZ**



Approx. Gross Internal Area
497 Sq Ft - 46.17 Sq M
For identification only. Not to scale.
© SquareFoot 2023



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21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999


Fax: 0131 555 5450

camsmith.co.uk

+ Extras
Quality contemporary style furniture available by separate negotiation

 Buses
Lauriston Place - 23, 27, 35, 45, 47, 47B

 Shops
Sainsbury's Local onsite with many other shops within walking distance

 Schools
James Gillespie's PS, St Peter's RC PS, James Gillespie's HS, St Thomas of Aquin's RC HS and George Heriot's School

 Parking
Secure underground allocated private parking space

 Council Tax Band - E

 EPC - C

 Factor
Speirs Gumley. Approx. £600 per quarter covers maintenance of communal & green spaces, lift, block buildings insurance and contingency fund

 Pricing & Viewing
For current price and viewing please telephone Campbell Smith on 0131 555 2999

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.