



28/28 Simpson Loan
Lauriston, Edinburgh, EH3 9GG



VMH ESTATE AGENTS



2 bed roomed 5th floor flat in the highly sought-after Quermile development

- Sitting room/kitchen
- 2 double bedrooms
- Utility cupboard
- 4 piece Bathroom - separate shower
- Factored modern development
- Highly desirable location
- Secure entry system
- Lift service - level 5
- Immaculate move in condition
- Gas central heating & double glazing

Offers Over: £390,000

EPC Rating: B

Council Tax: F

Tenure: Freehold

Further information can be found in the home report.

About the Property

Part of the highly sought-after Quartermile development, this fifth-floor apartment is an exceptional city residence with a prime location in the capital. Situated next to The Meadows, the development is perfectly positioned to take full advantage of the city centre's world-class amenities. The stylish residence further boasts high-quality accommodation complete with 2 generous double bedrooms, crisp neutral décor and premium finishings, including a high-specification kitchen and bathroom.

Extras

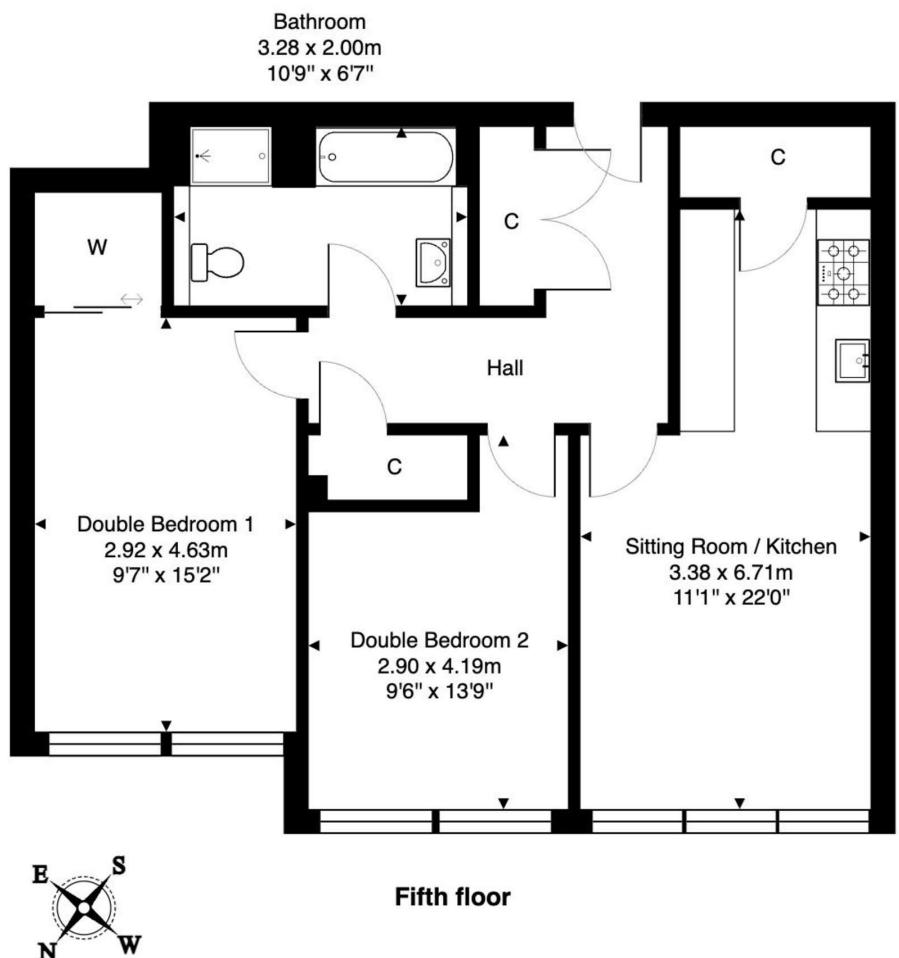
To include all fitted floor coverings, light fittings, blinds and integrated oven, hob, washing machine, fridge/freezer and dishwasher.

Management

The development is factored by Spiers Gumley at a current cost of £340 per month. This cost includes cleaning & maintenance of the communal areas & block buildings insurance.



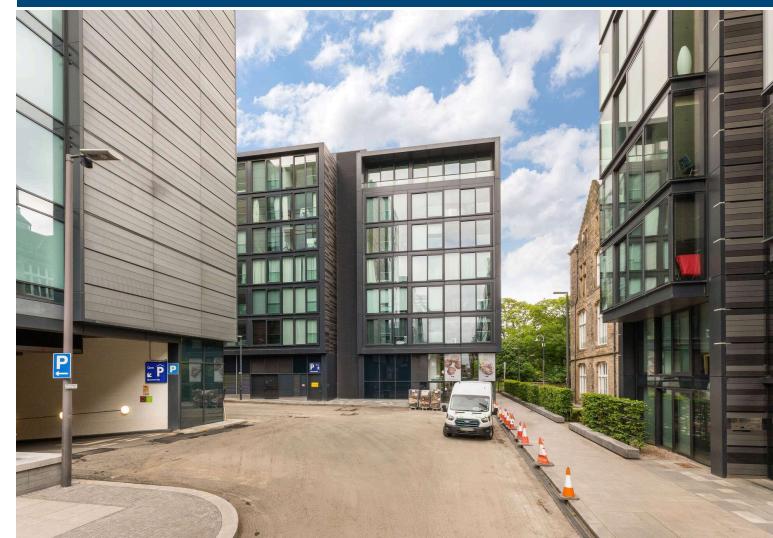
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Location

The Quartermile development offers luxurious accommodation in the heart of the city centre. The exclusive, award-winning development enjoys an unrivalled location within walking distance of the capital's commercial, financial and cultural hotspots. A cherished conservation area and UNESCO World Heritage site, the 17th century Old Town is home not only to the historic Royal Mile and iconic Edinburgh Castle, but also a vibrant selection of independent shops, traditional pubs and trendy bars and eateries.

The property is conveniently located for the University of Edinburgh and, thanks to its central location, the area enjoys outstanding public transport links throughout the city and beyond. The City Bypass, Edinburgh Airport, Forth Road Bridge and the M8/M9 networks are also within easy reach. Edinburgh Waverley railway station is just a 15-20 minute walk away.





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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.