31/8 Simpson Loan

Simpson Loan is a part of the iconic Quartermile development that is the inspiration of award-winning architect, Sir Norman Foster, and incorporates marvellous examples of the Victorian Royal Infirmary buildings that were designed by the renowned Edinburgh architect David Bryce. Quartermile is set in the heart of historic Edinburgh and offers a vibrant blend of apartments, cafes, restaurants and office space in a compelling setting.

Apartment 8 is located on the second level, of a seven storey end-terraced building and is immaculately presented, incorporating all the expected ‘Foster’ design features.

- Entrance hall
- Living room with west facing full wall window, incorporating a full length sliding door with glazed internal safety panel
- Kitchen offers modern wall and base storage units with work surfaces and stainless steel sink and integrated appliances
- Utility cupboard housing the gas boiler and washing machine
- Double bedroom with built-in wardrobe
- Bathroom with three piece white suite with shower over the bath and signature bathroom cabinet
- Central heating - a mixture of under floor radiators and wall mounted radiators throughout
- There is an allocated underground car parking space included within the sale

The development is managed by Quartermile Estates who maintain and upkeep the communal areas, car park and outdoor areas. In addition, there is a 24-7 concierge service.

EPC Band C
Council Tax Band E

Extras: The property is being sold with fitted flooring and integrated appliances. Contents may be available by separate negotiation.
Location

The Meadows and Bruntsfield Links, offering a pitch and putt golf course, tennis courts and bowling green, are adjacent to Quartermile. Sainsbury’s supermarket, Pure Gym, Starbucks Coffee Shop and the Soderberg Pavilion all have a presence in Quartermile. There is also an eclectic selection of restaurants, bars, cafés and shops in local Bruntsfield and the Grassmarket and the Royal Mile and Princes Street are within walking distance.

The Usher Hall, the Kings, Lyceum and Traverse Theatres, and the central city cinemas are all readily accessible.

There is regular bus service across the city and Waverley Station is also nearby.
Viewings
By appointment with DJ Alexander, 1 Wemyss Place, EH3 6DH
Telephone: 0131 652 7313
Email: propertysales@djalexander.co.uk

This property, and other properties offered by D.J. Alexander can be viewed at their website www.djalexander.co.uk, as well as at affiliated websites www.rightmove.co.uk, www.zoopla.co.uk.

Important Notice:
1: These particulars do not form part of an offer or a contract of sale.
2: All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
3: Any interested party should request their solicitor to note an interest with the Selling Agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest or any offer.
4: Measurements and distances are approximate and intended only as a guide. All plans are not warranted or to scale.
5: All services and appliances have not been tested for efficiency or safety and no warranty is given.