

35/3 Simpson Loan

QUARTER MILE, EDINBURGH, EH3 9GH



*STYLISH ONE-BEDROOM APARTMENT WITHIN
THE EXCLUSIVE QUARTERMILE DEVELOPMENT*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal are delighted to present this beautifully refurbished one-bedroom apartment, situated in the highly sought-after area of Simpson Loan, Edinburgh. This modern and functional apartment offers a bright and spacious living environment, ideal for city living.

The open-plan kitchen and living area are flooded with natural light thanks to large, floor-to-ceiling windows. The space is enhanced by stylish spotlights on the ceiling, giving the entire room a contemporary, sleek finish. The modern kitchen boasts a high-quality induction hob and cooker and cream cabinets that provide a clean, polished look. There is also ample storage space, ensuring the apartment remains organised. There is also space for a dining table, making the room perfect for both entertaining and everyday living.

The Property



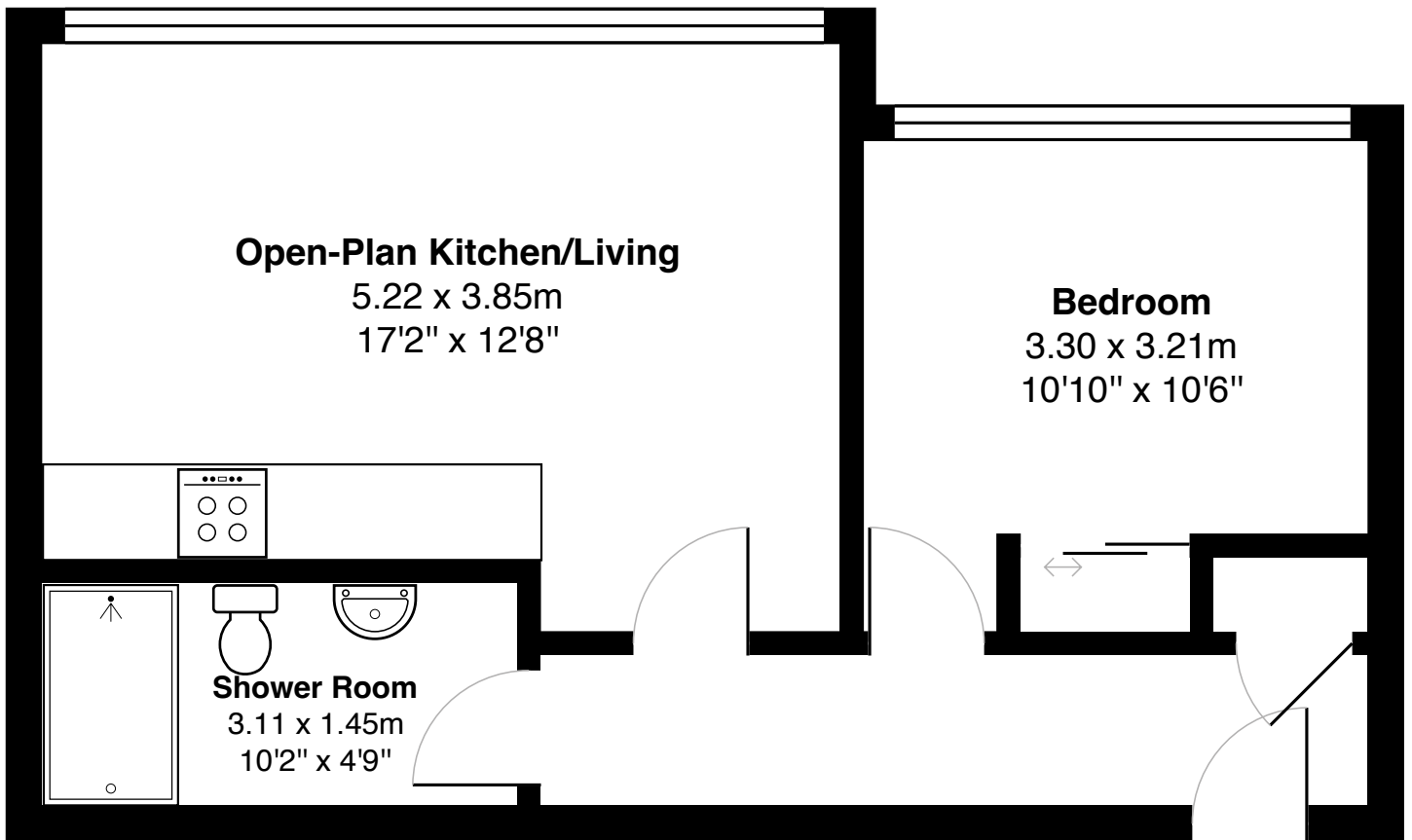
The welcoming bright white hallway leads into the bedroom, which is a spacious retreat featuring built-in storage with sleek glass doors. The large windows continue the theme of natural light, creating an airy and relaxing atmosphere. A TV mounted on the ceiling adds a modern touch to the room, providing the perfect space for relaxation.





The bathroom features a fresh, white design with a large waterfall shower, offering a luxurious feel. Newly refurbished with modern appliances, the bathroom also provides storage solutions to help maintain a neat space, with a radiator heater.





Gross internal floor area (m²): 42m²

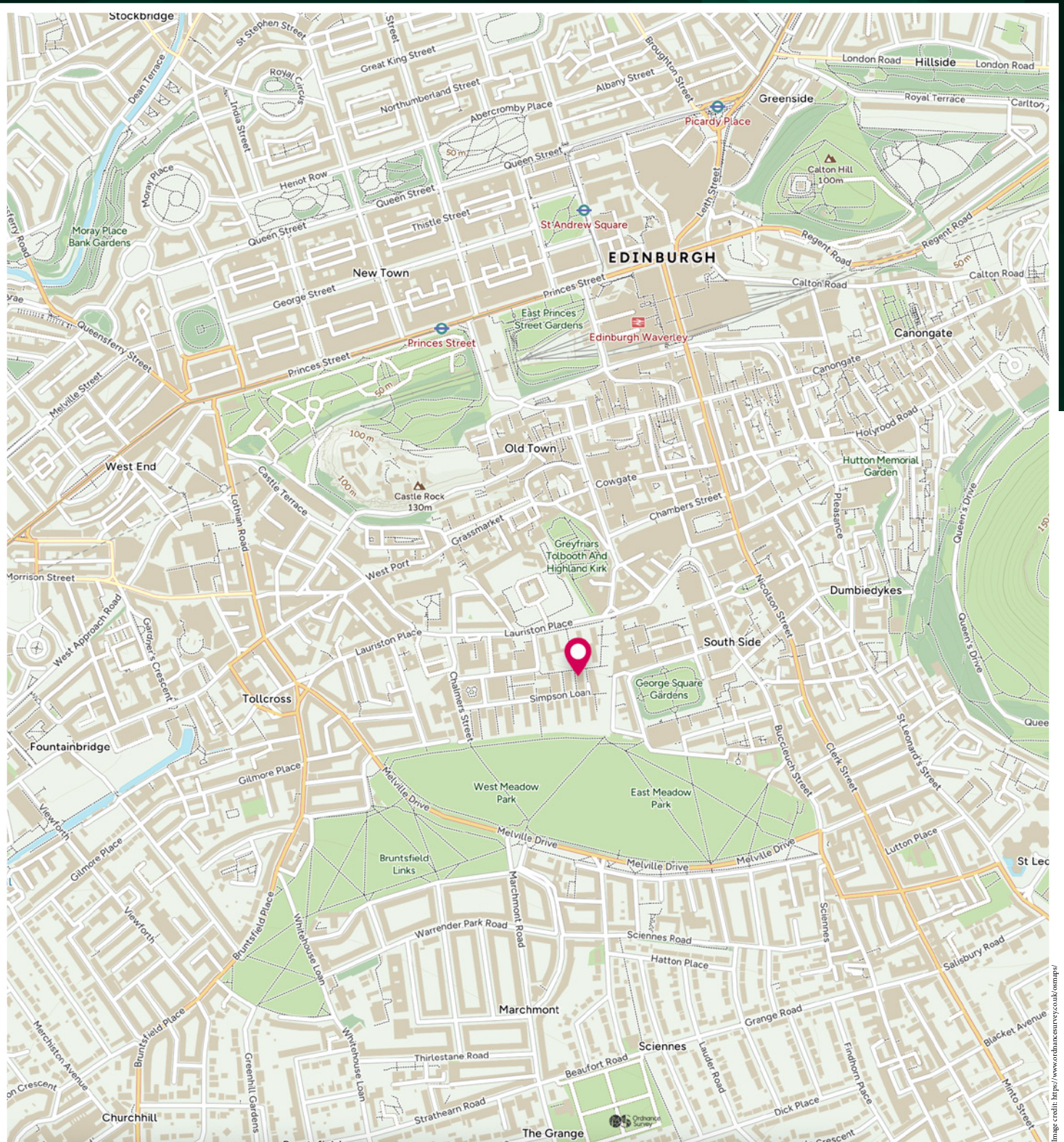
EPC Rating: C



This apartment is situated on Simpson Loan, a prime location nestled between Marchmont and the Southside, two vibrant neighbourhoods in Edinburgh. The area boasts excellent access to local amenities and transport links, making it highly convenient. Just a short stroll away, you'll find the Meadows and Bruntsfield Links, which offer a variety of recreational facilities, including playgrounds, tennis courts and a short-hole golf course. This is a highly desirable area, popular among young professionals, students, and families alike.

The neighbourhood is home to outstanding state primary and secondary schools, as well as prestigious private schools. Nature enthusiasts will appreciate the scenic walks available at nearby Blackford Hill, the Hermitage of Braid, and Holyrood Park.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
ZOE CARMICHAEL
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

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