



Simpson Loan

Edinburgh

EH3 9GZ

A fantastic opportunity to acquire a beautifully positioned one-bedroom apartment on the 7th floor at Simpson Loan, offering an enviable outlook across Edinburgh's green spaces and historic skyline.

- Prime city-centre location
- Prestigious Quartermile development
- Stunning elevated views
- Floor-to-ceiling windows
- Laminate Flooring Throughout
- Lift Access
- Freehold
- Includes White Goods
- Council Tax Band E
- EPC C
- Gas CH
- Approx Size 46 sq.m

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Set within the sought-after Simpson Loan development, this impressive seventh-floor one-bedroom apartment combines a prime central location with far-reaching views across Edinburgh.

The elevated position provides far-reaching views towards the city, with the spire of St Mary's Cathedral and the surrounding rooftops creating a truly impressive backdrop. The outlook is a particular highlight of this home, offering a wonderful perspective of Edinburgh and its architectural character.

Inside, the apartment offers a comfortable and contemporary setting, ideal for a single professional, couple or investor seeking a well-located Edinburgh property. The surrounding development is complemented by landscaped communal grounds, while the apartment's position allows residents to enjoy the city from a different perspective.



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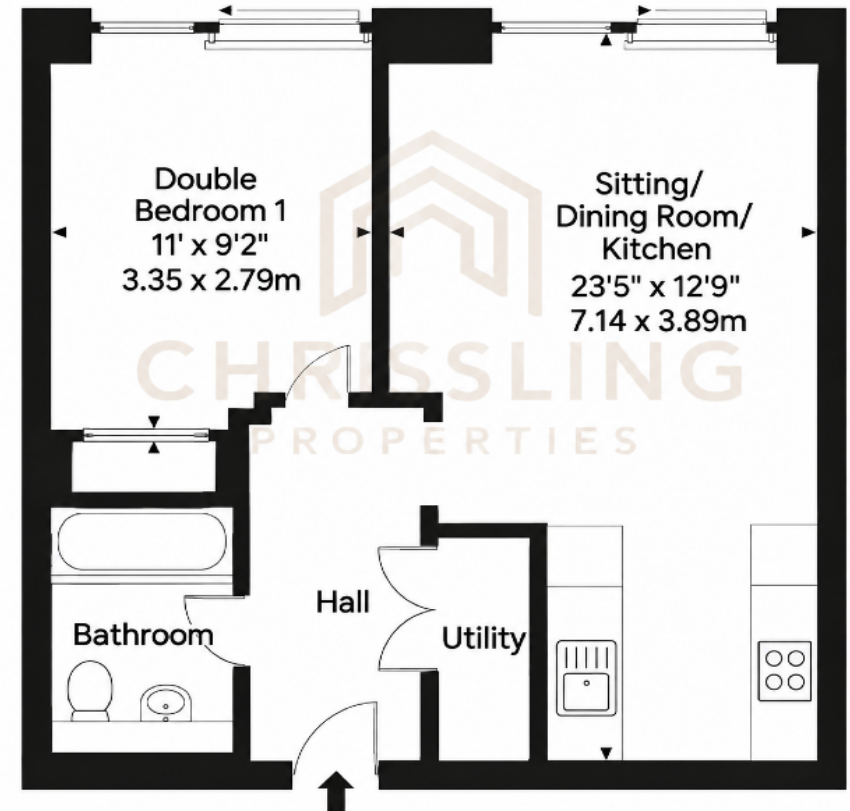
Set within the prestigious Quartermile development, it enjoys an enviable position in the heart of Edinburgh, combining the convenience of city-centre living with the tranquillity of the neighbouring The Meadows. The apartment is ideally placed for The University of Edinburgh, making it particularly appealing to students, university staff and professionals. The university's central campus is within easy walking distance, while the Meadows provides a wonderful setting for walks, exercise and enjoying the outdoors. An exceptional city-centre location, with Edinburgh's green spaces, university, historic attractions and transport links all close at hand.

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DISCLAIMER

These particulars are intended to give a fair description of the property but the accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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