



RESIDENCE

3 Simpson Loan, Southside, EH3 9GZ

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Viewing by appointment with Residence Uddingston

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## 1 Bedrooms | 1 Public Rooms | 1 Bathrooms



Set within the highly regarded Quatermile development, Flat 39, 3 Simpson Loan is a beautifully presented modern apartment offering stylish city living in one of Edinburgh's most desirable central locations. A standout feature of the property is its impressive elevated outlook across the city, giving the apartment a bright, open feel and a real sense of place within central Edinburgh.

The property is presented in excellent condition throughout and offers bright, well-proportioned accommodation with a clean contemporary finish. The impressive open-plan lounge, dining and kitchen area forms the heart of the home, creating a superb space for relaxing, entertaining or working from home. Full-height windows allow for excellent natural light and provide an attractive outlook across the surrounding development.

The sleek modern kitchen is fitted with a range of white handleless units, contrasting worktops and integrated appliances, giving the space a smart and streamlined feel. The double bedroom is generously sized and benefits from a bright outlook, neutral décor and fitted storage, while the bathroom is finished in a contemporary style with a bath, overhead shower, wash hand basin, WC and chrome towel radiator.

Further benefits include secure entry, lift access, excellent internal storage and the convenience of a well-maintained modern development. An EWS1 form has also been provided, offering additional reassurance for prospective purchasers and lenders.

Quatermile is one of Edinburgh's most recognisable and sought-after addresses, ideally positioned beside The Meadows and within easy reach of the University of Edinburgh, George Square, the Old Town, the Royal Mile, Princes Street and the city's financial district. The development itself offers a superb range of amenities, making this an ideal home for professionals, students, investors or those seeking a stylish city base.

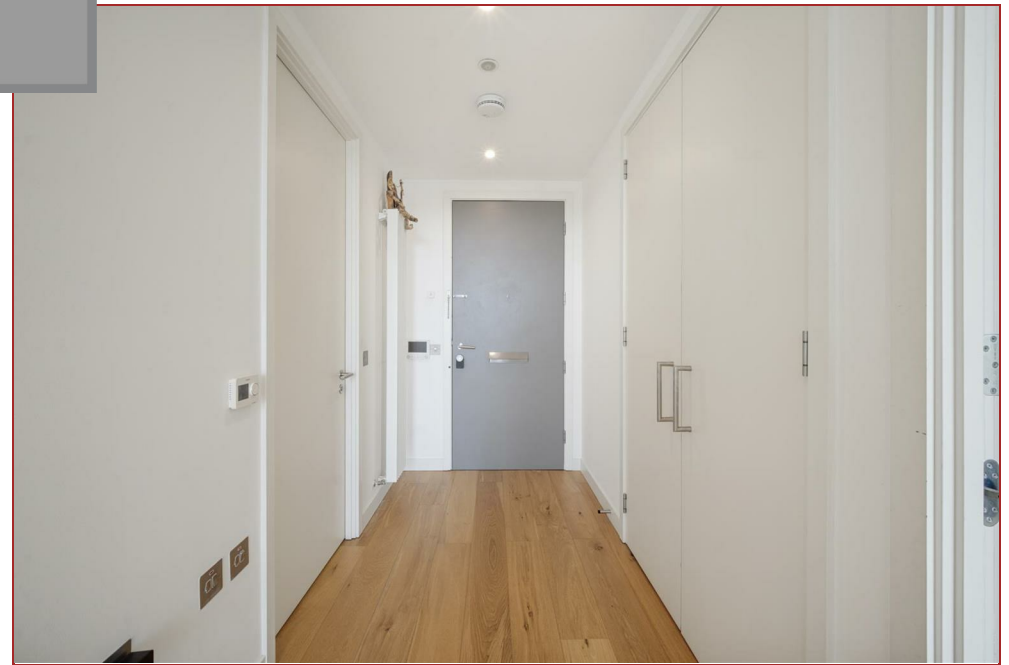
Please note this vendor is a connected person to an employee of Residence.



516.67 sq ft | EER = C



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All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.