



### 34 Flat 5 Simpson Loan, Edinburgh, EH3 9GF, Edinburgh, EH3 9GF, Lauriston, Edinburgh City Centre

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Boyd Property are delighted to present to the market this exquisite 1-bedroom second floor apartment, forming part of the prestigious, award-winning Quatermile Development.&nbsp;The stunning apartment is offered to the market in true move-in condition and will make a superb home.&nbsp;The accommodation briefly comprises a welcoming entrance hallway with laundry cupboard off, the creative architectural design subtly zones the space into dedicated living areas: the comfortable lounge area features floor to ceiling windows which floods the room with a plentiful supply of natural light, there is ample space for a dining table and chairs for entertaining guests and the sleek kitchen area is fitted with an abundance of high quality base and wall mounted units affording exceptional storage spaces, with complimentary worktop surfaces and is fitted with integrated appliances that include an oven, hob, microwave, fridge, freezer, and a dishwasher. The large bright and airy double bedroom also features floor to ceiling windows and comes complete with adequate fitted wardrobes. The luxurious shower room is fitted with a contemporary white suite with glass shower enclosure with mains operated shower.&nbsp;The apartment benefits from entry phone security system, a lift accessing all floors, gas central heating and double-glazed window units.&nbsp;This property truly showcases the perfect example of modern, functional, open plan living and viewing is highly recommended to see the standard and exceptional quality of accommodation on offer.

**Location**  
Set in the heart of this stunning development, which borders the wide-open parkland of The Meadows, Quatermile is ideally located for access to the entertainments of the historic Old Town, and to Edinburgh University. There are coffee shops, bakeries, a gym, restaurants and convenience stores located just moments away within the development, whilst a short walk brings you to the Grassmarket, The Royal Mile, and then Princes Street beyond. Many of Edinburgh's renowned museums and galleries are located within the area, and there is excellent access to many festival venues during The Fringe in August. The Cameo and Filmhouse cinemas, the Lyceum, Usher Hall and King's Theatre are all cultural venues in the vicinity. For those looking to travel beyond the city there are a selection of road routes to the city bypass, and Waverley Station provides regular links to Glasgow, London and many destinations in between.

**Factoring**  
The development is managed by Speirs Gumley, please refer to the home report for more information.

**Extras**  
All fitted floor covering and integrated kitchen appliances. It should be noted that all the furniture, except for the small white stool in the lounge is to be included in the sale.

#### BASE INFORMATION:

Rooms	: 1
Bed	: 1