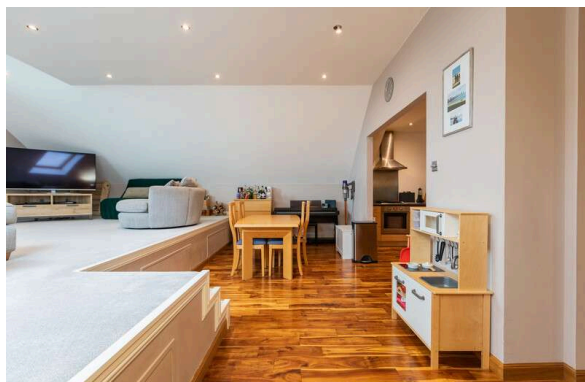




3/20 Papermill Wynd  
BELLEVUE | EDINBURGH | EH7 4QL

  
**warners**  
solicitors & estate agents



## 3/20 Papermill Wynd

BELLEVUE | EDINBURGH | EH7 4QL

Set on a quiet, cul-de-sac moments from excellent artisan cafes, bars and restaurants and within easy walking distance of the city centre is this stylish top floor three bedroom apartment. Seamlessly converted from an attractive papermill this property blends modern interiors within a historic category "B" listed building. The property boasts an allocated parking space, lift access, double glazing, gas central heating and manicured communal grounds and would make an ideal buy in a highly sought-after location. The accommodation comprises a welcoming entrance hallway with an ample sized storage cupboard, bright open plan kitchen living with generous dining space and three windows that flood the room with an abundance of natural light, a contemporary kitchen that currently comprises washing machine, fridge/freezer, dishwasher, gas hob, oven and fan and wine rack. The property has three well-proportioned bedrooms, two both with built in storage and ensuite shower rooms and completing the accommodation is the bathroom with shower over the bath.

- Stylishly converted former papermill
- Allocated and private permit parking
- Manicured communal grounds
- Welcoming hallway
- Bright dual aspect lounge
- Contemporary kitchen
- Three well proportioned bedrooms
- Three bathrooms
- Lift access
- Gas Central heating and double glazing

All integrated appliances, such as the dishwasher, fridge-freezer and washing machine- as well as all blinds will be included in the sale. The wardrobe in the middle bedroom can also be left if requested. EPC D.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Bellevue, on the outskirts of Edinburgh's New Town is a highly sought-after area noted for its convenience to the City Centre. Classic Georgian architecture and clusters of small speciality shops, cafes, galleries, museums and restaurants combine to create a sophisticated and convenient City Centre environment. Areas nearby include Canonmills, Leith and Broughton. Princes Street and the designer outlets on Multrees Walk and George Street can be reached on foot or by public transport, The Playhouse Theatre, new St James' Quarter and Omni Centre are conveniently close. There are local shops in Broughton Street and a nearby Tesco. A frequent local bus service provides access throughout the city and surrounding areas with the trams on your doorstep.

Factoring Fee is approx. £150 PCM- Hacking & Paterson Management Services

