



Offers Over
£255,000

3/15 Papermill Wynd

Bellevue | Edinburgh | EH7 4QL

A generously proportioned and well-presented third floor mill conversion, enjoying a superb high amenity location close to the city, in the capital's desirable Bellevue area.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Underground parking
-  Communal garden
-  EPC rating – C
-  Council tax band- E



Description

The property is accessed via secure entry, with lifts to all floors and briefly comprises: extensive hallway with built-in storage cupboard, spacious dual facing reception/dining room with attractive wood flooring and ample space for a dining table and chairs, well equipped kitchen which has been fitted with a variety of base and wall mounted units, complete with wipe-clean worktops, integrated appliances and a Velux type window allowing for high volumes of natural light, spacious principal bedroom with fitted wardrobes and an en-suite shower room, second good sized double bedroom also with wardrobes, and tiled bathroom with modern three piece white suite and mains shower attachment/splash screen.



Extras

All floor coverings, fixtures and integrated appliances are included. Some items, including potentially items of furniture and the white goods are available via separate discussion.

Gardens, Parking and Factor

There are well maintained communal grounds scattered throughout the development together with secure underground parking. There is a factoring agreement in place for the upkeep of the communal areas, grounds, and lift. This is currently with Hacking and Patterson and is on average £350 per quarter. The building is well maintained and additional charges may be applied when a schedule of works are being carried out periodically.

Viewing

By appointment through Neilsons (0131 625 2222).



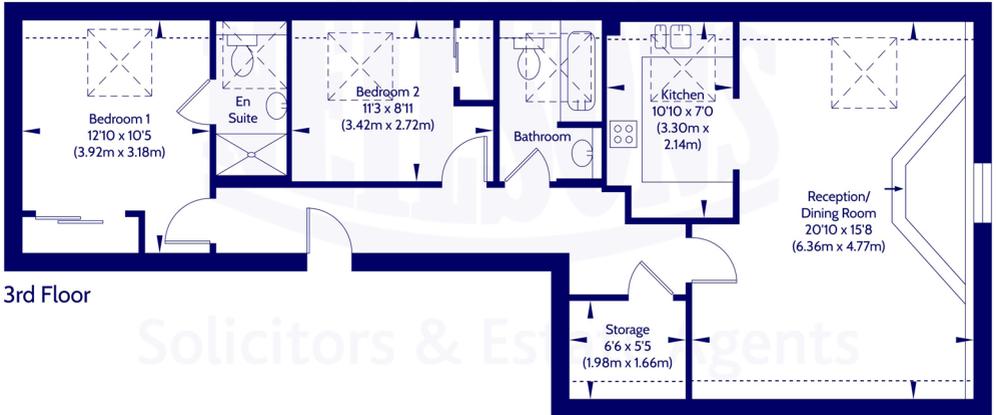


Location

Papermill Wynd forms part of the sought-after residential area of Bellevue providing many local shops and services for everyday provisions. A Tesco superstore is conveniently located on Broughton Road, just a short walk away with further amenities available in the nearby Canonmills. Leisure facilities within the vicinity include St James Quarter, the Playhouse Theatre and Omni Centre, housing a Health & Fitness Centre and multiscreen cinema together with Calton Hill, The Royal Botanic Gardens and Inverleith Park. The City Centre is within walking distance and excellent public transport provides quick and easy access to anywhere in the city. This includes the Leith Walk and York Place Tram stops within walking distance. The cosmopolitan Shore area of the city, only a short distance away, offers an array of individual bars, bistros and restaurants with the Ocean Terminal Shopping Complex providing several High Street named stores.



Approx. Gross Internal Floor Area 75 Sq M / 807 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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