



3/8 Papermill Wynd, Bellevue
EDINBURGH | EH7 4QL

warners
solicitors & estate agents



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Warners are delighted to present this exceptionally impressive, bright, and generously proportioned two-bedroom second-floor apartment, enjoying pleasant open views and forming part of an exclusive modern development within easy reach of Edinburgh City Centre.

Accessed via a well-maintained communal stair with lift service and secure video entry system, the property opens into a welcoming entrance hall with useful storage. The heart of the home is a spacious open-plan living and dining area, complemented by a dedicated study space, offering excellent flexibility to suit a variety of lifestyles and layouts. A contemporary, well-appointed kitchen sits just off the living area and features a range of integrated appliances.

There are two well-proportioned double bedrooms, including a principal bedroom with built-in storage and a stylish, upgraded en-suite shower room. The second bedroom is served by a modern family bathroom, complete with a shower over the bath.

Further benefits include gas central heating, double glazing, secure underground parking with a designated space, and beautifully maintained communal grounds, enhancing the appeal of this superb home.

- Bright, spacious two-bedroom second-floor apartment with pleasant open views
- Prime location within easy reach of Edinburgh City Centre
- Large open-plan living/dining area with flexible study space
- Modern kitchen with integrated appliances
- Principal bedroom with upgraded en-suite plus stylish family bathroom
- Secure underground metal parking shed - Included with the property

Council tax F, energy rating B, Factor fee - Newton property £150 per month.

Included with the sale of the property -

- curtains and track in the bedrooms, main living room and dividing curtains in the study/wardrobe
- Integrated kitchen appliances
- Fixed clothes rails and bookcases in the study/walk in wardrobe
- Fixed wall mounted storage in the hall
- Smart thermostat system with three linked radiator valves in bedrooms and main bathroom

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

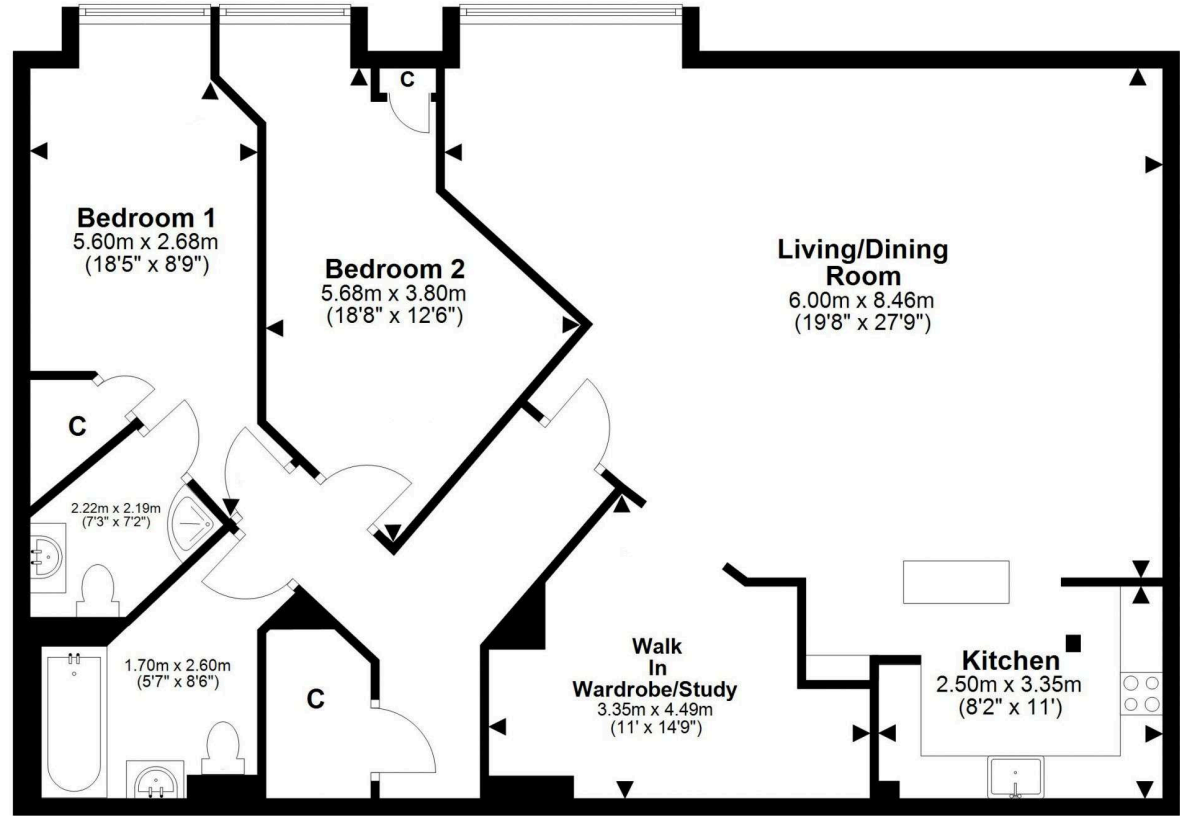


Bellevue, on the outskirts of Edinburgh's northern New Town, is an ever popular area noted for its convenience to the City Centre. Classic Georgian architecture and clusters of small specialty shops, cafes, galleries, museums and restaurants combine to create a sophisticated and convenient City Centre environment. It is a 10 minute walk to the McDonald tram stop which links to West Edinburgh, Edinburgh Park and the airport.

Areas nearby include Canonmills 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 and Omni Centre, featuring a multi-screen cinema and fitness centre are situated at Greenside Place. There are local shops in Broughton Street and a nearby Tesco. Close to St James Quarter with shops, restaurants and cinema.

A frequent local bus service provides access throughout the city and surrounding areas. In close proximity to the water of Leith path and the active travel network including Warriston path cycleway, which gives easy access to local parks and the shore area in Leith.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.