



Solicitors & Estate Agents



Offers Over

£265,000

6/4 Papermill Wynd

Bellevue | Edinburgh | EH7 4GJ

A superb opportunity has arisen to acquire this impressive and immaculately presented two bedroom first floor flat situated within a quiet and sought-after residential pocket of Bellevue. Within a short walk from the city centre and excellent transport links, this property will undoubtedly appeal to a variety of buyers including professionals. Early viewing is highly suggested.

-  2 beds
-  1 public
-  2 bathrooms
-  Communal garden
-  Allocated parking space
-  Lift in the building
-  EPC Band - B
-  Council Tax Band - E



Description

Internally, the property is presented in true walk-in condition while briefly comprising of; welcoming entrance hallway with storage provisions, bright and spacious lounge/diner with a double Juliet balcony and a large storage cupboard, fully-fitted kitchen with a range of integrated white goods, tiling in splash areas and under-unit lighting while being styled with dark wooden units and a black marble-like worktop, sizable principal double bedroom with a double Juliet balcony and integrated wardrobes, partially-tiled en-suite shower room with a double cubicle and heated towel rail, second good sized double bedroom with space for freestanding furniture, and a partially-tiled main bathroom suite with an over-bath shower and heated towel rail.

Further benefits include a lift in the building for ease of access, secure door entry system, gas central heating and double glazing throughout.

Factor fees are payable of £80 per calendar month.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge-freezer, washer dryer and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

There is a well-kept communal green space to the rear of the building for residents to enjoy and for the car owner, there is an allocated parking space. There is also a communal bike store.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

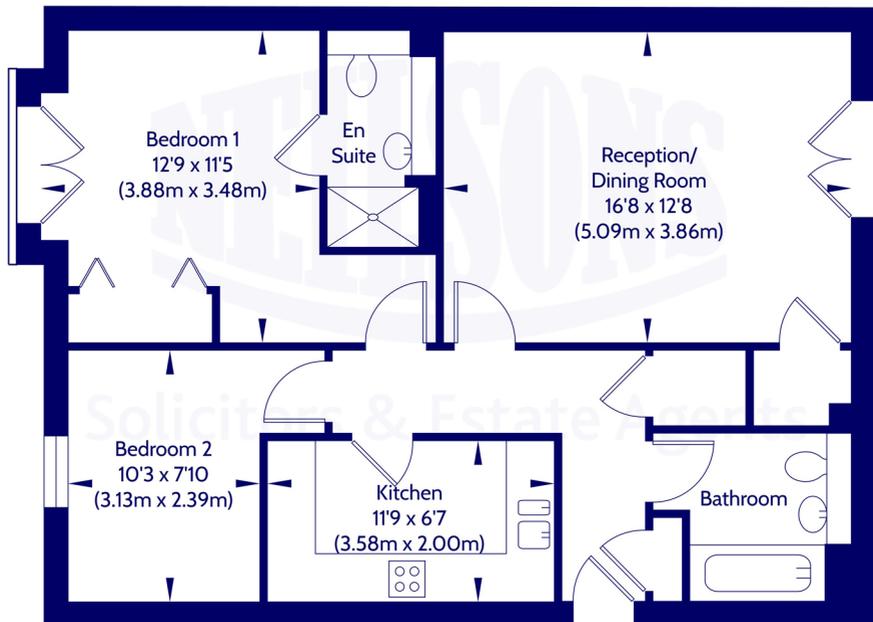
Papermill Wynd forms part of the sought-after residential area of Bellevue providing many local shops and services for everyday provisions. A Tesco superstore is conveniently located on Broughton Road, just a short walk away with further amenities available in the nearby Canonmills. Leisure facilities 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.

First Floor

Approx. Internal Area 69.89 Sq M / 752 Sq Ft.

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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

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Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

