



4/1 Papermill Wynd, Bellevue
Edinburgh EH7 4GJ



A striking contemporary ground floor apartment enviably located in the heart of the city. Superb, landscaped development with landscaped grounds and private parking

 2 Bed  2 Bath  1 Reception

Forming part of a contemporary development in the grounds of a former Paper Mill just off McDonald Road, this ground floor apartment is both stylish and spacious and extends to around 769 square feet. The superb sitting room has a corner floor to ceiling window flooding the room with light and offering delightful views to the landscaped grounds of the development and beyond to parkland. The kitchen has an excellent range of wall and base units and comes complete with integrated appliances. The principal bedroom has fitted wardrobes and an en-suite shower room, there is a further generous double bedroom currently a home office and an extensively tiled bathroom with shower. Further benefits include excellent storage, gas central heating, double glazing, a secure door entry system and an allocated parking space.

The development is factored by Trinity. A quarterly payment of around £300 covers the general maintenance of the communal areas and buildings insurance.e.

Features

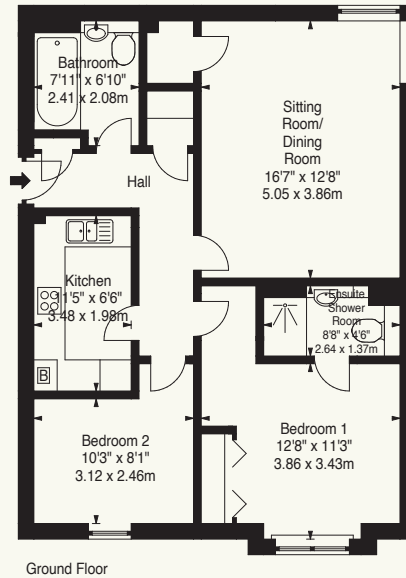
- Hall with storage off
- Spacious sitting room/dining room with leafy views
- Stylish kitchen with integrated appliances
- Principal bedroom with fitted wardrobes and en-suite shower room
- Second generous double bedroom
- Extensively tiled bathroom with shower
- Gas central heating
- Double glazing
- Secure door entry system
- Lift
- EPC Rating B

Fixed Price £285,000

Papermill Wynd,
Edinburgh,
Midlothian, EH7 4GJ



Approx. Gross Internal Area
769 Sq Ft - 71.44 Sq M
For identification only. Not to scale.
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Bellevue is situated just beyond the celebrated New Town in the heart of the city. Whilst Princes Street, John Lewis, Harvey Nichols, the St James Quarter and the designer shops on George Street are all easily within walking distance, locally there is an excellent range of small speciality shops, banking and post office services, as well as a number of restaurants and bars. The area is vibrant and popular, perhaps because of its proximity to the city's financial sector and cultural heart. The Castle, galleries,

museums, as well as theatres, cinemas and restaurants are all immediately on hand and the fitness conscious need look no further than a Nuffield Health Club at the Omni Centre or several local access points to the city's cycle path network. The McDonald Road tram stop is just around the corner, as are a number of bus services. Waverley Rail Station is within walking distance.

FOR VIEWING:

Sunday, 2:00pm - 4:00pm or by appointment

Contact Lindsay on:

☎ 0131 229 4040

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🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.