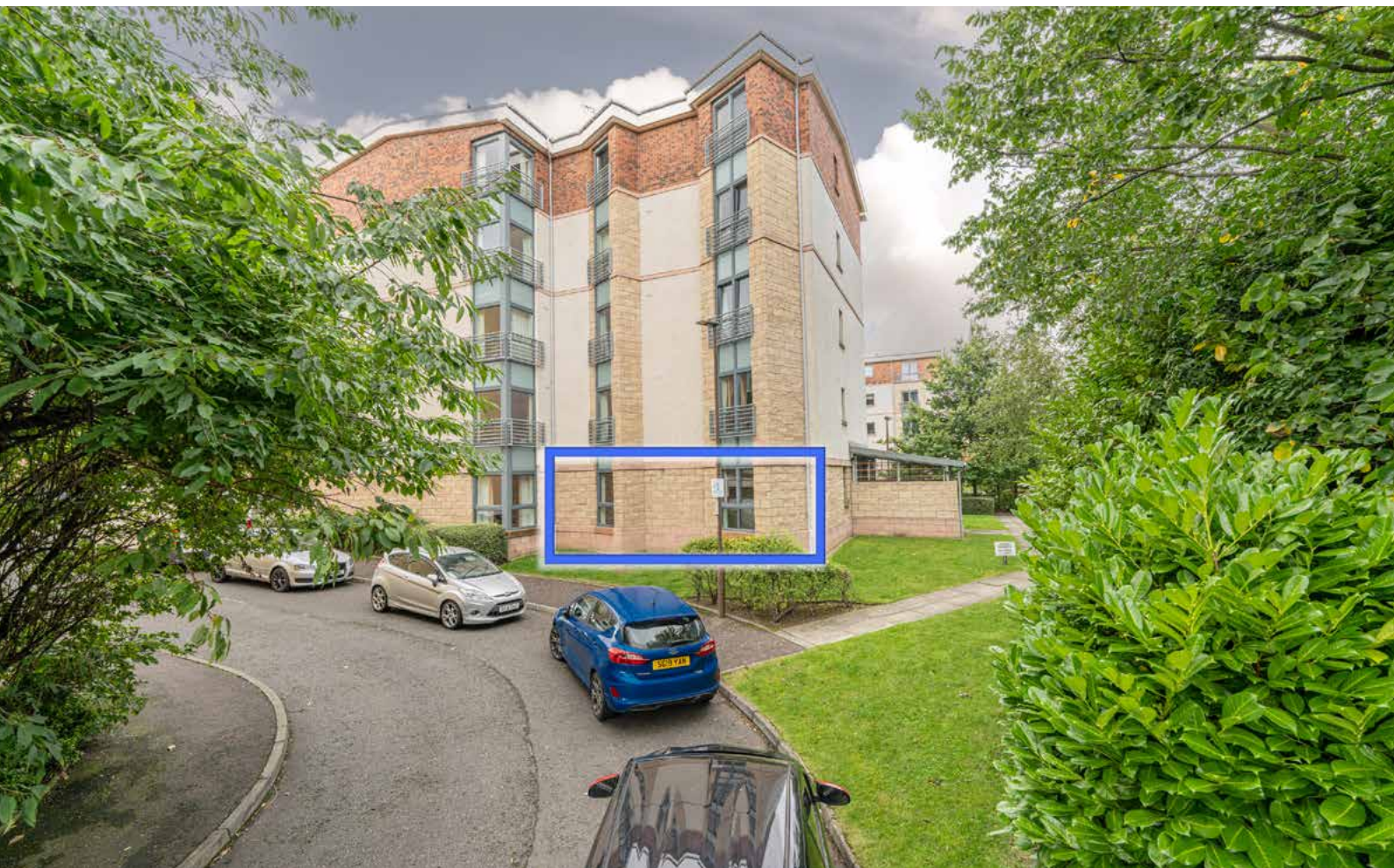




4/2 Papermill Wynd,
Edinburgh, EH7 4GJ



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Forming part of a modern development in the sought after Bellevue area of Edinburgh is this well presented ground floor flat. With gas central heating and double glazed windows the building is managed by a property factor with secure entry system and well maintained gardens. The flat has been newly decorated with new carpets and benefits from an exclusive parking space.

The accommodation includes an entrance hallway with walk-in cupboard housing the boiler and a second shelved cupboard. The good-sized lounge enjoys a quiet position to the rear and overlooks the shared grounds. The kitchen has a window to the side and is fitted with modern base and wall units with oven, hob, hood, fridge/freezer, dishwasher and washing machine to remain (no warranty given on working order). There are two well-proportioned double bedrooms, both with fitted wardrobes and the main bedroom has an en suite shower room. Completing the accommodation is the bathroom with three piece white suite with shower over the bath and window to rear.

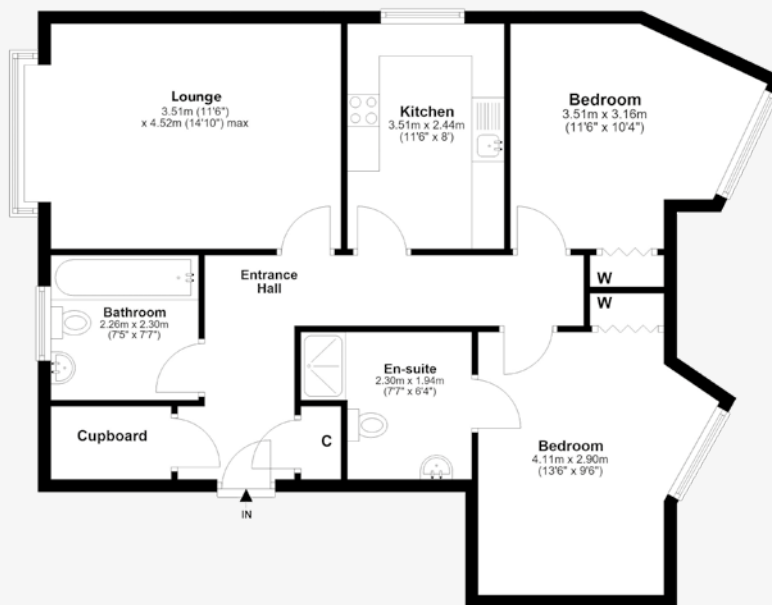
To the front of the building is an exclusive parking space and there is a shared bike store and shared grounds to the rear.

Early viewing of this lovely property is essential.

There is a factoring arrangement in place for the upkeep of common areas including the maintenance of any common buildings, outdoor areas, stair cleaning, and buildings insurance. The current factor is Trinity Factors with a monthly payment of approximately £75.

The popular Bellevue area of Edinburgh offers a superb range of local shopping options including a Co-op and Tesco Express and is within walking distance of the City Centre. The nearby Omni Centre features a multi-screen cinema as well as restaurants, bars and a health club. The mile-long Leith Walk links the area to the City Centre, and has a truly impressive range of independent shops and outlets. The recently opened St James Quarter boasts a range of shops, restaurants, cinema and leisure activities and is a short walk away. The area boasts some of the best bus routes for Edinburgh allowing quick and regular travel to the City Centre and beyond with the Edinburgh Tram line extension's McDonald Road stop a short walk from the property connecting Newhaven via the City Centre to Edinburgh Airport. The open green spaces of Pilrig Park, Calton Hill, Holyrood Park and Arthur's Seat are all within easy reach.





Accommodation

Lounge:	4.52m x 3.5m	(14'10" x 11'6")
Kitchen:	3.5m x 2.44m	(11'6" x 8')
Bedroom 1:	4.11m x 2.9m	(13'6" x 9'6")
En suite shower room:	2.3m x 1.93m	(7'7" x 6'4")
Bedroom 2:	3.5m x 3.15m	(11'6" x 10'4")
Bathroom:	2.3m x 2.26m	(7'7" x 7'5")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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Agent's Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. **Any services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

Fixtures & fittings. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.



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