



8 Granton Mill Place, Edinburgh, EH4 4UP

Beautifully Presented, Two-Bedroom, Mid-Terrace Home with Gardens and Driveway

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Property Description

Beautifully presented, two-bedroom, mid-terrace home, with gardens and driveway. Located in a quiet cul-de-sac in the established residential area of Granton, north of Edinburgh city centre.

Comprises an entrance hall, living room, dining/kitchen, two double bedrooms, a family bathroom, and a ground-floor WC.

Tastefully finished throughout, features include a modern kitchen, a stylish bathroom, and contemporary flooring. In addition, there is gas central heating, double glazing and good storage provision including a floored loft.

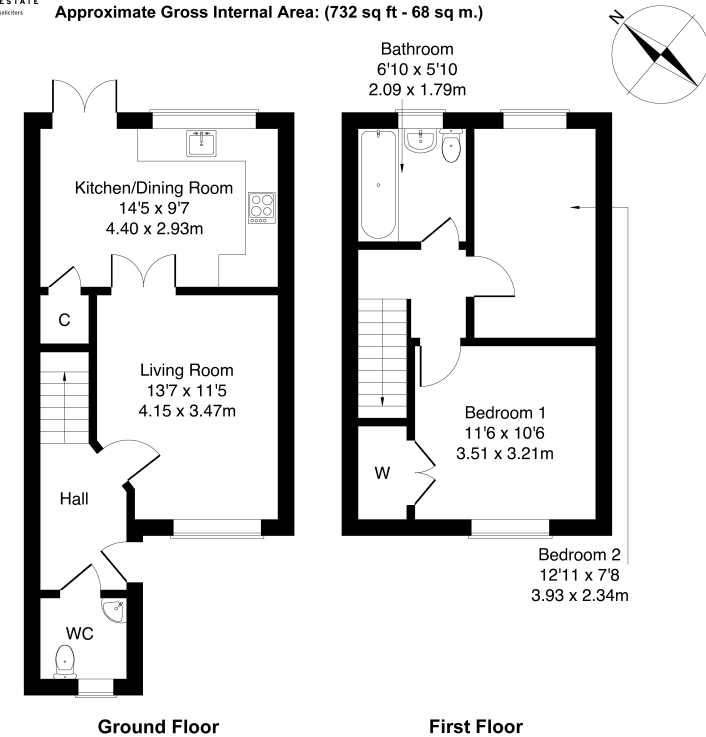
Externally, the property benefits from a paved driveway to the front; and an enclosed rear garden including a synthetic turf lawn with wood and paved patios.

A welcoming entrance hall features herringbone style flooring and affords access to the carpeted stairs leading to the upper hall, a convenient WC, and opens into a front-facing living room, enjoying a southerly-west facing aspect allowing plentiful natural light. Set off the lounge, via twin doors, the kitchen has a built-in storage cupboard, ample space for a dining area, and twin doors leading to the rear garden. Modern fitted units include stone effect worktops, a tiled surround, a sink with a drainer and space for freestanding appliances.

On the upper floor, bedroom one is tastefully finished with light decor, wood effect flooring and a built-in wardrobe; whilst a further generous double bedroom is set to the rear, similarly finished with wood effect flooring and light decor. Completing the accommodation, a stylish bathroom is fitted with a modern three-piece suite including a rainfall shower over the bath, marble-effect tiled splash walls and flooring, a ladder-style radiator, a fitted mirror with custom lighting, and spotlighting.

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CHIEF AGENTS AND VALUERS

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Approximate Gross Internal Area: (732 sq ft - 68 sq m.)



Legal Disclaimer: Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Granton lies approximately three miles north of the city centre, within easy reach of the fashionable Shore district and the Ocean Terminal shopping centre which includes a cinema and a range of popular restaurants. Within a couple of miles, there are several supermarkets, with Craighleith Retail Park offering additional shopping facilities. There are frequent public transport links from West Granton Road and Waterfront Avenue, to and from the city centre, with a direct Airlink service to the

Airport. Granton is undergoing significant development, including works at the Granton Marina which will include a new hotel, spa, and residences. With several gyms and leisure centres nearby, the area also lies close to the charming waterfront path and causeway, leading towards Cramond Island, offering an ideal route for joggers, dog walkers, and families. The area is home to the new Edinburgh College and also offers well-regarded local schooling.





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