



8 Granton Mill Park

Granton, Edinburgh, EH4 4UU

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Welcome to a beautiful two-bedroom semi-detached house in Granton, which is presented in excellent decorative order, pairing attractive interior design with quality fixtures and fittings. This lovely home further boasts two reception areas and two washrooms, as well as an ultra-modern dining kitchen that forms a wonderful centrepiece for sociable dinner parties. This southeast-facing residence also comes with private parking and a fully-enclosed rear garden, designed for summer dining. Sure to be in high demand, this home will certainly appeal to a wide demographic.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances (oven, ceramic hob, concealed extractor, fridge/freezer, dishwasher, and washing machine) to be included in the sale.

Property Summary

- A semi-detached house in move-in condition
- Convenient location in popular Granton
- Near schools, amenities, and transport links
- Modern interior design and spacious rooms
- Naturally-lit hall with a convenient WC
- Living room with southeast-facing aspect
- Statement dining kitchen with Corian worktops
- Versatile conservatory with rear garden access
- Two double bedrooms with built-in wardrobes
- Modern bathroom with three-piece suite
- Well-kept gardens to the front and rear
- Two garden sheds for external storage
- Private driveway for off-street parking
- Gas central heating and double glazing
- EPC Rating C | Council Tax Band C
- Home Report Value £260,000







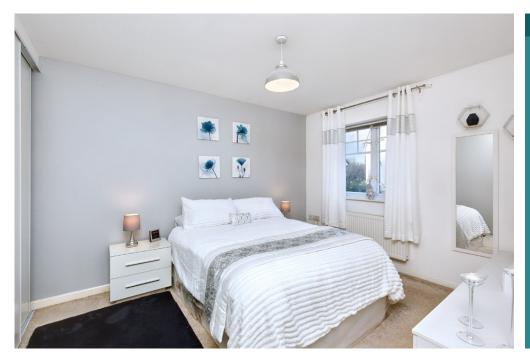


Living room with southeast-facing aspect, a statement dining kitchen and a versatile conservatory with rear garden access









Two double bedrooms with built-in wardrobes, a modern bathroom with three-piece suite and well-kept gardens to the front and rear







Let us help you find your next dream property!



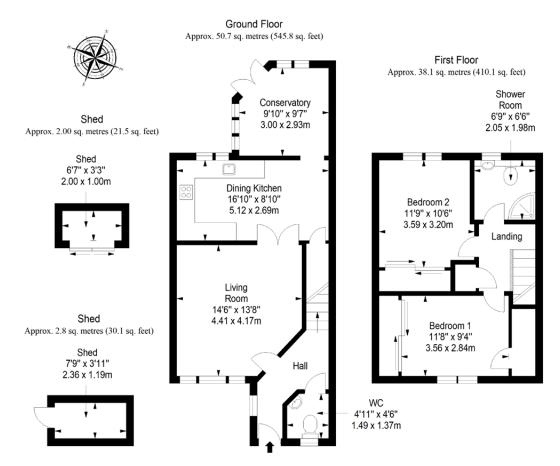
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Total area: approx. 93.6 sq. metres (1007.5 sq. feet)