



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**8 Granton Mill Park**

Granton, Edinburgh, EH4 4UU

# 8 Granton Mill Park

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





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**dream property!**



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**espc** CHARTERED FIRM

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

