










Offers Over

£240,000

23 Granton Mill March

Granton | Edinburgh | EH4 4US

This delightful, light-filled semi-detached villa with private gardens and driveway is quietly positioned within a popular established modern development close to excellent amenities, transport links and local schools.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom & WC apartment
-  Private Gardens
-  Driveway
-  EPC Rating – C
-  Council Tax Band - C



Description

Offered to the market in move-in condition, this lovely home shall undoubtedly appeal to the professional person/ couple or young families and merits internal viewing to be fully appreciated. Enjoying a stylish, neutral interior throughout, the accommodation comprises; entrance hallway with useful two-piece WC apartment off. There is a lovely sitting room to the front, enhanced with engineered oak flooring which flows throughout the downstairs accommodation. Situated to the rear is a delightful dining kitchen with door leading to the sunny west facing back garden. Fitted with a range of renewed wall and base units with complementary worktops incorporating the built-in hob with oven below and ceramic sink unit with mixer tap and drainer. In addition, there is a large understairs storage cupboard providing handy storage provisions. Upstairs leads to the two double bedrooms, with the larger of the two benefiting from built-in wardrobe. Lastly the partially tiled family bathroom comprises of a modern white three piece suite with shower over bath. Further benefits include a gas central heating system with recently installed combi boiler with HIVE and smart meter systems and double glazed window units.



Extras

All the fitted floor coverings and blinds shall be included in the sale together with the built-in hob and oven. It should be noted that the map on the lounge wall will be excluded from the sale, unless an agreement can be negotiated prior to entry.

Gardens and driveway

The property benefits from private gardens to the front and rear with driveway to side providing valuable off-street parking. The fully enclosed rear garden, which benefits from a west-facing aspect and a high degree of privacy is laid to lawn with paved and decked patios with attractive planter and houses the garden shed and BBQ shelter.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

The property is situated with the Granton district of Edinburgh, which lies to the north of the city centre.

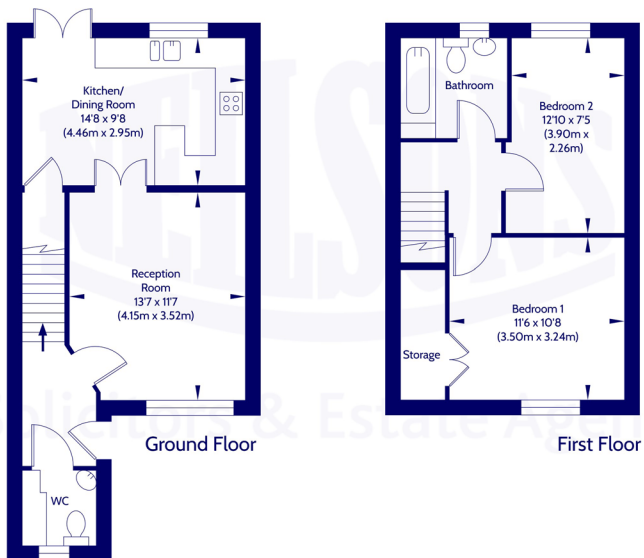
The property is well positioned to take advantage of an excellent range of shopping outlets in the vicinity including a Morrisons, Lidl and B&M Home Store on W Granton Road, Scotmid on Crewe Road, Craighleith Retail Park (where a Boots and Marks & Spencers are located), Ocean Terminal shopping complex. Leisure facilities include sailing at Granton Harbour, the open spaces of Granton waterfront

promenade with walking distance to Silverknowes and Cramond Beaches, Forthquarter Park and recently renovated Granton Gas holder and a cycle path leading to many areas of the city. The city centre is also easily accessible by car or public transport, where a wider range of amenities can be found. Schooling is well represented from nursery to senior level with Edinburgh College (Granton Campus) in a walking distance. The Western General Hospital is also situated within easy reach. An efficient public transport network operates to most parts of the town and surrounding areas and the city by-pass and main motorway networks are also within easy reach.





Approx. Gross Internal Floor Area 68.97 Sq M / 742 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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