



2 Granton Mill March

Granton, Edinburgh, EH4 4US



VMH ESTATE AGENTS



2 bedroom semi-detached house situated on a no-through road in the popular Granton area.

- Sitting room
- Kitchen/dining room
- 2 double bedrooms
- Bathroom with 3 piece suite
- Separate WC
- Floored attic with a Ramsay ladder
- Front & rear garden
- Driveway
- Ideal starter home
- Gas central heating & double glazing



Fixed Price: £245,000

EPC Rating: C

Council Tax: D

Tenure: Freehold

Further information can be found in the home report.

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About the Property

Situated on a no-through road this well presented 2 bedroomed semi-detached house offers an excellent starter home ideal for a small family. Internally the property offers bright and well-proportioned accommodation throughout. Externally there is a sunny garden to the rear with decking and a low maintenance garden and driveway to the front.

Extras

All fitted floor coverings, curtains (with the exception on those within the sitting room and bedroom 1), curtain poles, blinds, light fittings, hob, oven, extractor hood, fridge/ freezer, washing machine and garden shed are included in the sale price.

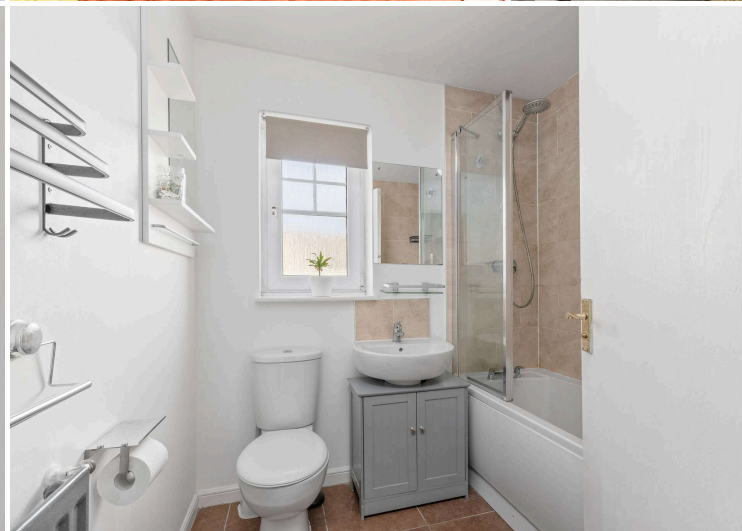




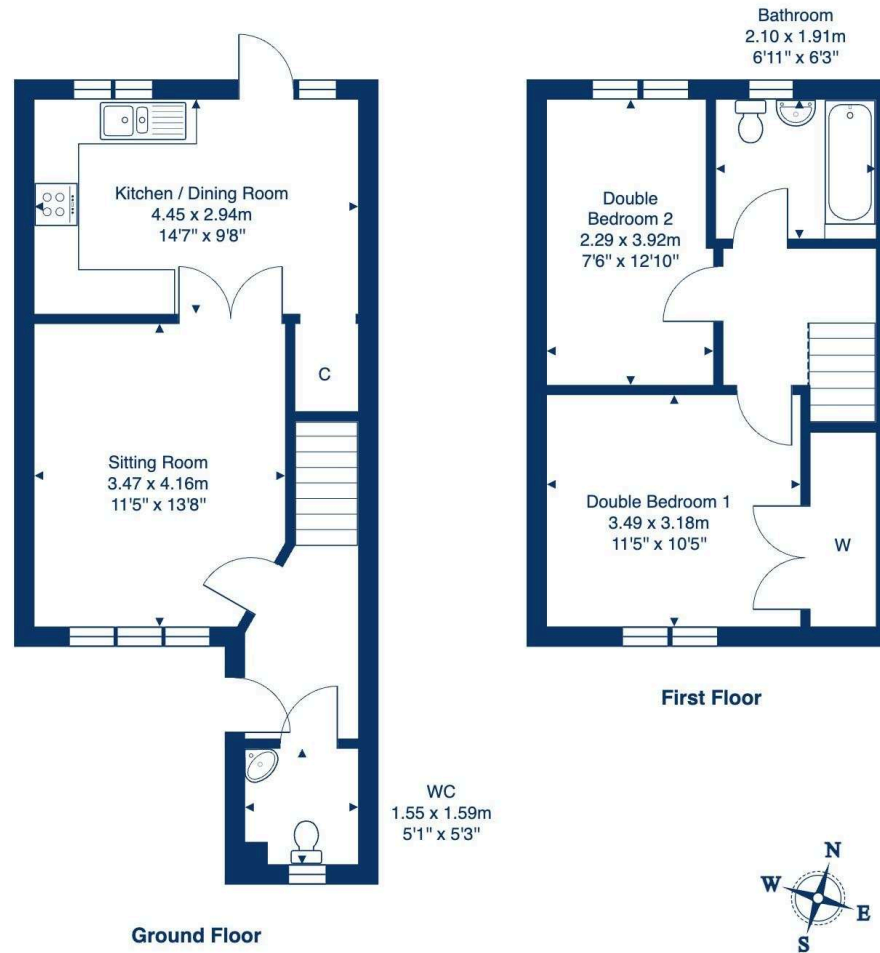
Location

The property is situated with the Granton district, which lies to the north of the city centre, and is well positioned to take advantage of an excellent range of shopping outlets including a Morrisons, Lidl and B&M Home Store on West Granton Road, Scotmid on Crewe Road, Craighleith Retail Park (where a Boots and Marks & Spencers are located), and Ocean Terminal. 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.

Schooling is well represented from nursery to senior level with Edinburgh College (Granton Campus) within walking distance. The Western General Hospital is also within easy reach. An efficient public transport network operates to most parts of the city and surrounding areas, and the city by-pass and main motorway networks are easily accessible.



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Total Area: 70.1 m² ... 755 ft²

All measurements are approximate and for display purposes only.



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