



RALPH SAYER
SOLICITORS & ESTATE AGENTS

41 Granton Mill Park

Granton, Edinburgh, EH4 4UU

41 Granton Mill Park

Set at the end of a cul-de-sac in Granton, within driving distance of central Edinburgh, this two-bedroom semi-detached house is sure to appeal to a wide range of buyers, including young families, couples and city professionals. The home comprises two double bedrooms with wardrobes, a sunny and spacious living room, a dining kitchen, a double-aspect conservatory, a family bathroom, and a separate WC. Externally, 41 Granton Mill Park boasts a private, paved driveway parking area and an enclosed rear garden featuring a garden shed, a well-maintained lawn, and ample outdoor seating space.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.



Property Summary

- Semi-detached house in Granton
- Quiet cul-de-sac setting
- Entrance hall with WC
- Southeast-facing living room
- Dining kitchen with under-stair storage
- Sun-filled dual-aspect conservatory
- Landing with storage
- Main bedroom with wardrobes
- Versatile second double bedroom
- Bathroom with overhead shower
- Private gardens with outdoor seating space
- Garden shed for storage
- Private driveway parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - C
- Home Report Value - £265,000





Southeast-facing living room, a dining kitchen, a sun-filled dual-aspect conservatory and two bedrooms



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dream property!



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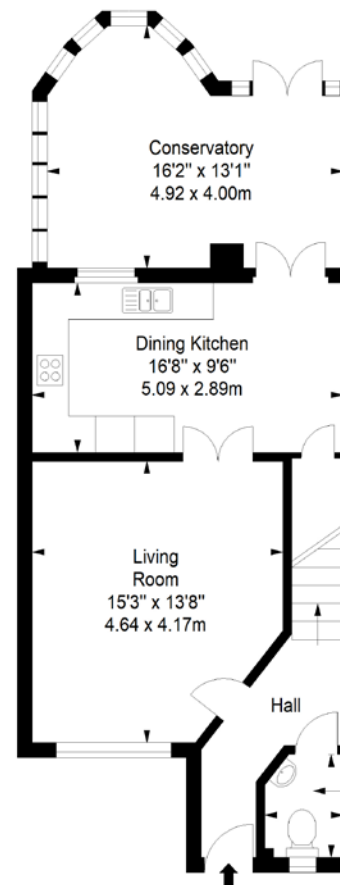
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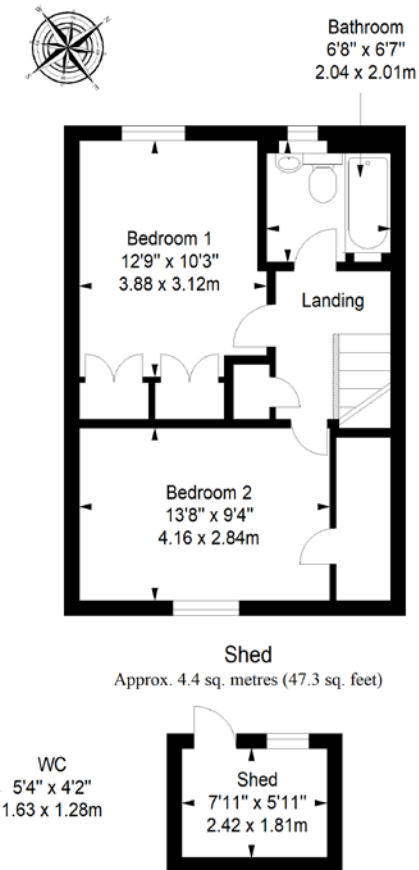
DISCLAIMER

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.

Ground Floor
Approx. 60.9 sq. metres (655.5 sq. feet)



First Floor
Approx. 39.1 sq. metres (420.9 sq. feet)



Total area: approx. 100.0 sq. metres (1076.4 sq. feet)