



4/4 Granton Mill Place  
GRANTON | EDINBURGH | EH4 4UP

  
**warners**  
solicitors & estate agents



## 4/4 Granton Mill Place

GRANTON | EDINBURGH | EH4 4UP

Well presented first floor flat located in a quiet modern development, located in the Granton area of Edinburgh, which lies approximately 4 miles to the north of the city centre, close to excellent local amenities, and within close proximity to Stockbridge and Leith alike. This bright and well-proportioned property offers comfortable and well-planned accommodation in good condition with great storage throughout. The spacious living room is particularly attractive and complemented by the double aspect windows that fills the property with natural light. The fitted kitchen currently has a gas hob, oven and fan, washing machine, fridge/freezer and homes the boiler. There are two well-proportioned bedrooms both with built in wardrobes and completing the accommodation is the bathroom with shower over the bath and a heated towel rail. The property also benefits from secure entry, gas central heating, a shared garden and residents car park. This superb property located in an excellent, sought-after location will appeal to a range of buyers, so early viewing is highly recommended.

- Bright double aspect windowed living room
- Fitted Kitchen
- Two well-proportioned bedrooms
- Excellent storage
- Bathroom
- Shared garden
- Allocated parking space and residential parking
- Gas central heating and double glazing
- Large storage space in landing

All integrated kitchen appliances, light fixtures and blinds are included in the sale.

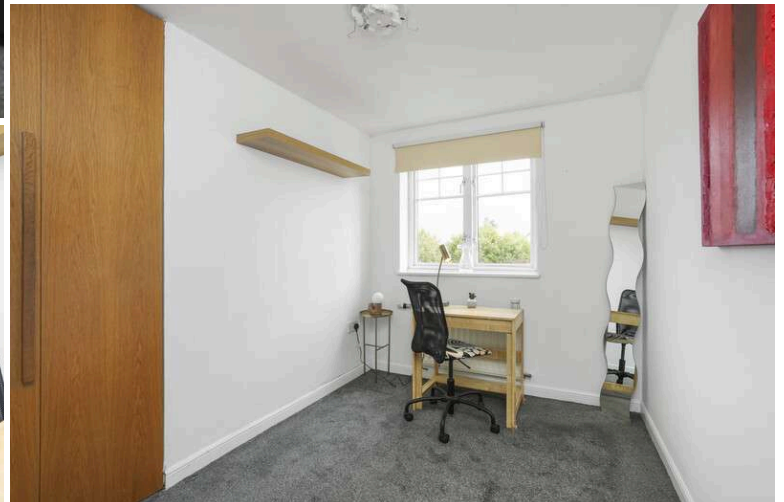
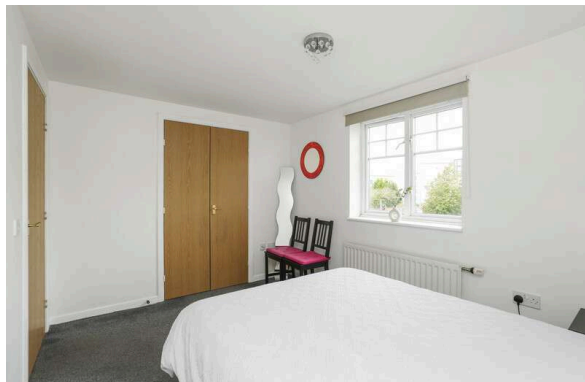
Other items of furniture available upon request

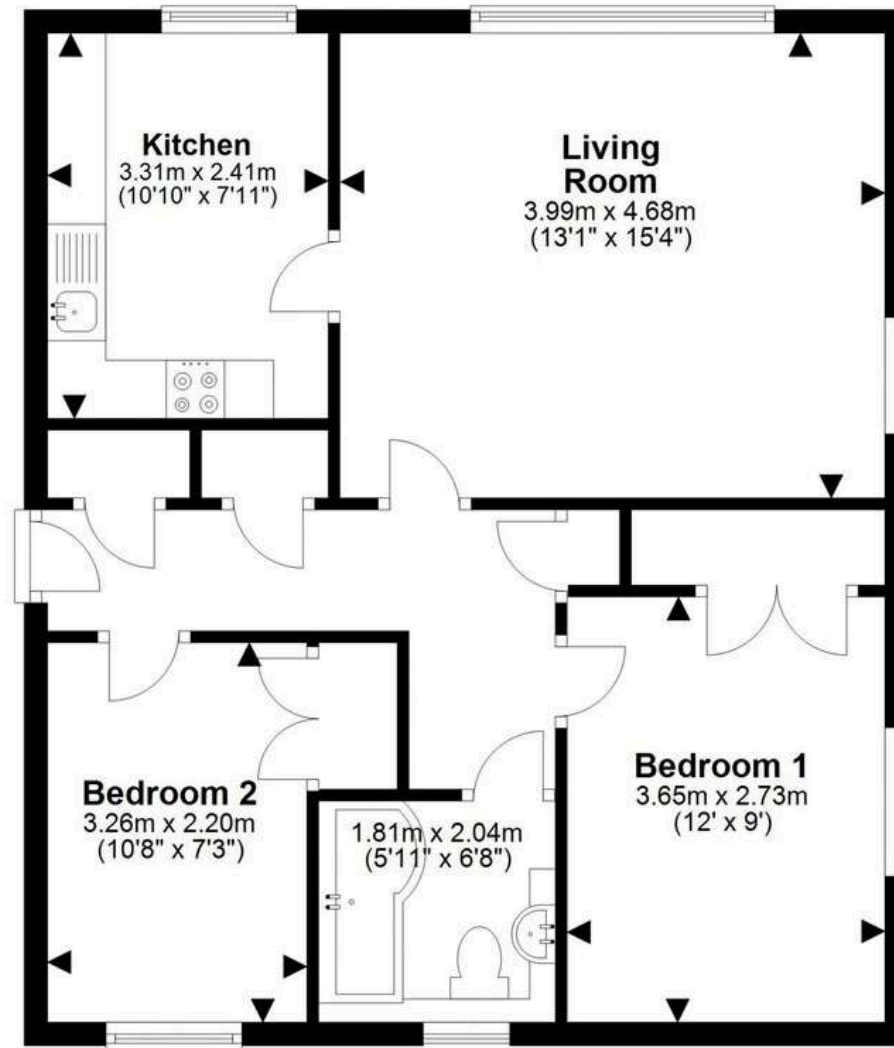
EPC Rating C

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The subjects are located in the Granton area of Edinburgh, which lies approximately 4 miles 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 Scotmid on Granton Road, Morrison's supermarket on West Granton Road, Craighleith Retail Park (where a Boots and Marks & Spencer's are located) and Ocean Terminal shopping complex. Leisure facilities include Edinburgh Leisure Ainslie Park Centre, sailing at Granton Harbour, the open spaces of Inverleith Park and the Royal Botanical Gardens 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 and the property is also ideally located for Telford College. The Western General is also situated nearby. 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.





For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.

