



Offers Over  
**£240,000**

## 11 Granton Mill Road

Granton | Edinburgh | EH4 4UR

Attractive two-bedroom semi-detached villa pleasantly positioned within a quiet, established development in the popular Granton area. Close to fantastic local amenities and excellent transport links, the property will undoubtedly appeal to professionals and growing families alike.

- 2 bedrooms
- 1 public room
- 1 bathroom
- Private gardens
- Driveway
- EPC Band - C
- Council Tax Band - C



## Description

A welcoming entrance hallway leads into the bright and airy front-facing lounge, providing a comfortable space for everyday living. To the rear, the modern kitchen/diner is well equipped with a range of integrated and freestanding white goods, under-unit lighting, and a useful understairs storage cupboard. French doors open directly to the rear garden, creating an ideal setting for indoor-outdoor living and entertaining. Completing the ground floor is a convenient two-piece WC.

The upper landing benefits from a shelved linen cupboard and access to the partially floored attic, offering valuable additional storage. The principal bedroom is a generously proportioned double featuring a large walk-in closet. The second bedroom is another well-sized double with a rear-facing aspect and two integrated double wardrobes, providing superb storage. The contemporary shower room is finished with a walk-in double cubicle, partial tiling and panelling, heated towel rail, and the added comfort of underfloor heating.

Further benefits include gas central heating and double glazing throughout.



## Gardens & Parking

Externally, the safe rear garden is laid with low-maintenance monoblocking and includes raised beds, a large shed, outdoor tap, and side access with dedicated bin storage. The front garden incorporates a driveway providing off-street parking for two vehicles.



## Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and extractor hood, freestanding fridge-freezer, and washer-dryer, light fittings and fitted floor coverings.

## Viewing

By appointment through Neilsons 0131 625 2222.



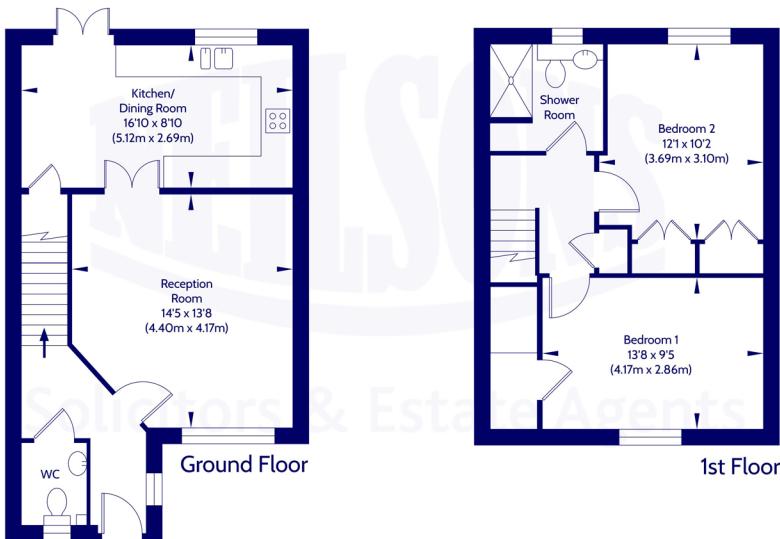


## Location

The property is in the popular Granton district of Edinburgh, which lies to the North of the City Centre close to the banks of the Forth Estuary. There is an abundance of beautiful outdoor spaces within proximity with scenic walks along the waterfront. There are some local shops within Granton itself, with more extensive amenities found in neighboring Leith, Inverleith, Newhaven and The Shore. Ocean Terminal Shopping Centre is only a short distance away and houses a good range of high street stores as well as a multi-screen cinema. Granton is well served by a frequent bus service and the City Bypass is within comfortable driving distance, with links to central Scotland's main arterial roads.



Approx. Gross Internal Floor Area 79 Sq M / 850 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.



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