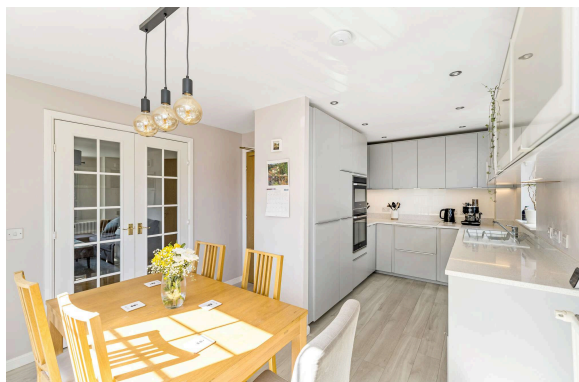




9 Granton Mill Park
GRANTON | EDINBURGH | EH4 4UU


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9 Granton Mill Park

Granton Mill Park | Edinburgh | EH4 4UU

Beautifully presented, four-bedroom townhouse boasting front and rear garden grounds, and forming part of an established development in the popular Granton district of Edinburgh, north-west of the city centre.

This exceptional home offers well planned and flexible accommodation over three levels and is offered to the market in move in condition. The ground floor comprises of two double bedrooms, a shower room with WC, and a utility room from which access is provided to the private rear garden. Either of the bedrooms could be alternatively employed as a playroom, or as an ideal home office or gym giving the property a great degree of flexibility.

On the first floor, the living room is of an excellent size, and from here French doors lead through to the open plan kitchen/dining room which is flooded with an abundance of natural light. The principal bedroom on the top floor boasts a stylish ensuite shower room in addition to built-in wardrobe storage. The second bedroom on this level similarly benefits from integral wardrobe storage, and a family bathroom completes the internal accommodation.

Offering immense appeal to those looking for a spacious family home within reach of Edinburgh's city centre, early viewing is essential to appreciate everything this stunning home has to offer.

- Four-bedroom family home
- Living room
- Kitchen/dining room
- Shower room and bathroom
- Principal bedroom with ensuite
- Three further double bedrooms
- Ample storage throughout
- Gas central heating and double glazing
- Front and rear gardens
- Driveway

Council tax E, energy rating C

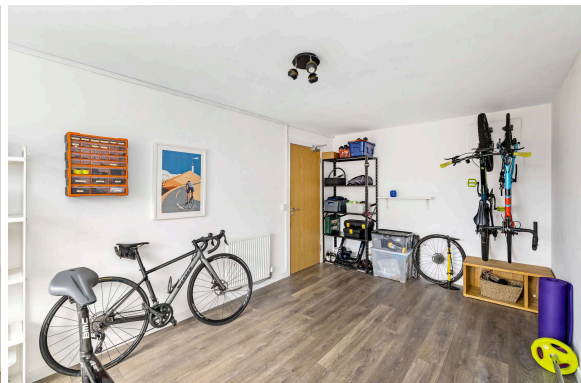
There is no factor fee associated with this property.

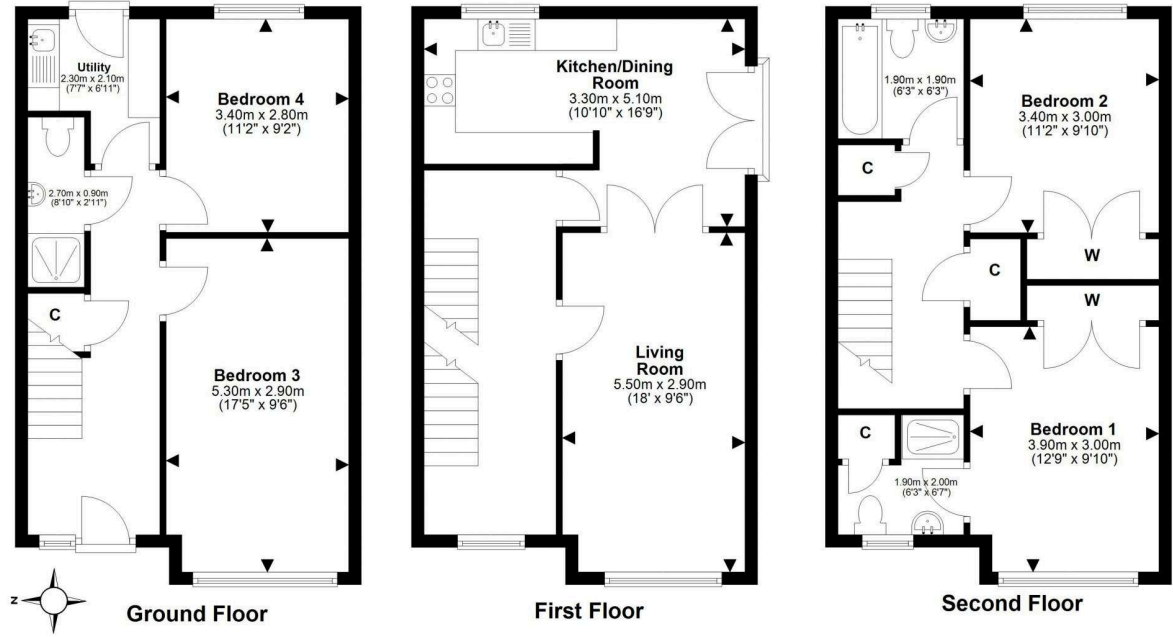
All blinds, curtains, light fittings and integrated kitchen appliances will be included in the sale of this property.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Granton, in the north of Edinburgh, forms part of the Capital's waterfront along the Firth of Forth and has its own picturesque harbour. Shopping is well catered for locally and there is a 24-hour ASDA at Newhaven, a Sainsbury at Craigleith and Morrisons off the Ferry Road. More extensive facilities can be found at Ocean Terminal or Davidsons Mains. Leisure facilities nearby include a choice of golf courses, the David Lloyd Health Club and Ainslie Park Leisure Centre. There is also cycle path access to most of Edinburgh including a waterfront cycle to Cramond, where there is a lovely beach. Both Inverleith Park and the Royal Botanical Gardens are both within easy reach. Schooling is available from nursery to senior level and Edinburgh College is close by. A regular bus service operates to the City Centre and surrounding areas and there is quick access to the Forth Road Bridge and City Bypass.





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