

20 Granton Mill March

GRANTON, EDINBURGH, EH4 4US



Extended, two- bedroom, semi-detached house situated in popular Granton



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this extended, two-bedroom, semi-detached house to the market which is presented to the market chain free. The property is situated in popular Granton and, although freshly decorated and presented in good order, has plenty of scope for an incoming purchaser to really make their mark and create the home of their dreams. The property enjoys excellent proportions in comparison to a lot of modern builds making this an ideal starter home.

THE LOUNGE



Inside, the property comprises of:

- Spacious reception room with ample natural light and plenty of space for a variety of different furniture configurations
- Dining kitchen with a range of base and wall mounted units that include space for free standing appliances
- Large conservatory, with central heating, that opens onto the rear garden;

THE KITCHEN/DINER



THE CONSERVATORY





- Partially tiled bathroom with shower over bath on the first floor and a ground floor WC.
- Two well proportioned double bedrooms, the larger of which includes integrated wardrobes

THE BATHROOM



BEDROOM 1



BEDROOM 2



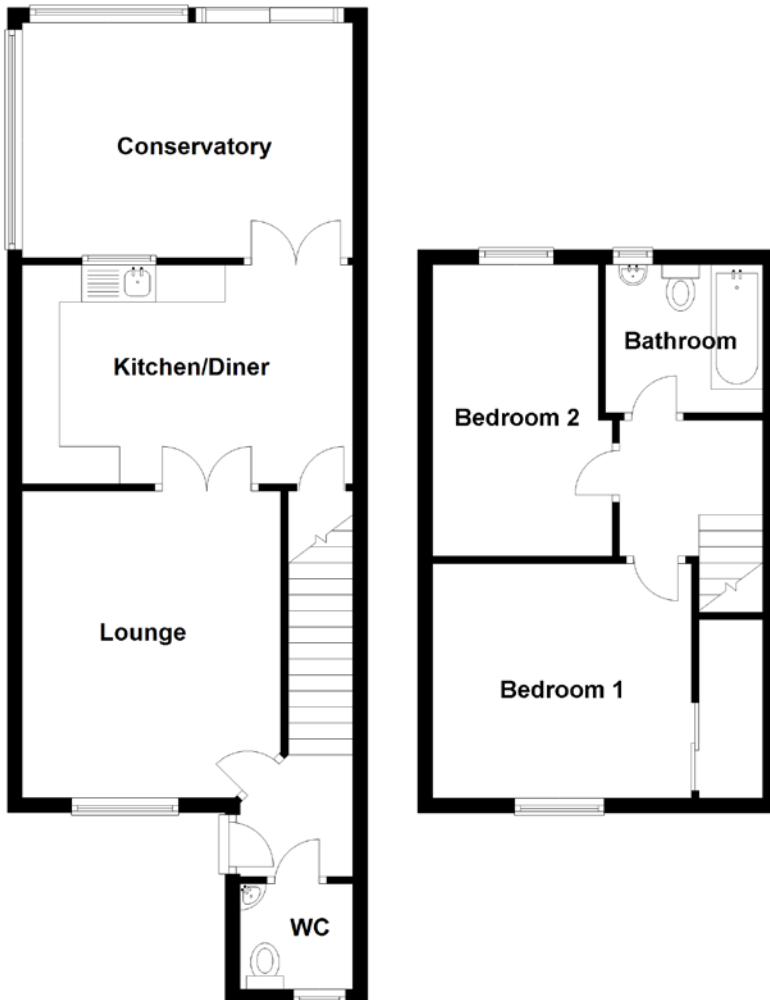
In addition, the property boasts gas central heating and double glazing, off-street parking, small front garden and large rear garden. The rear garden is well landscaped with a large mature lawn and a large deck for entertaining.

Internal viewing is highly recommended.

THE GARDENS



FLOOR PLAN, DIMENSIONS & MAP

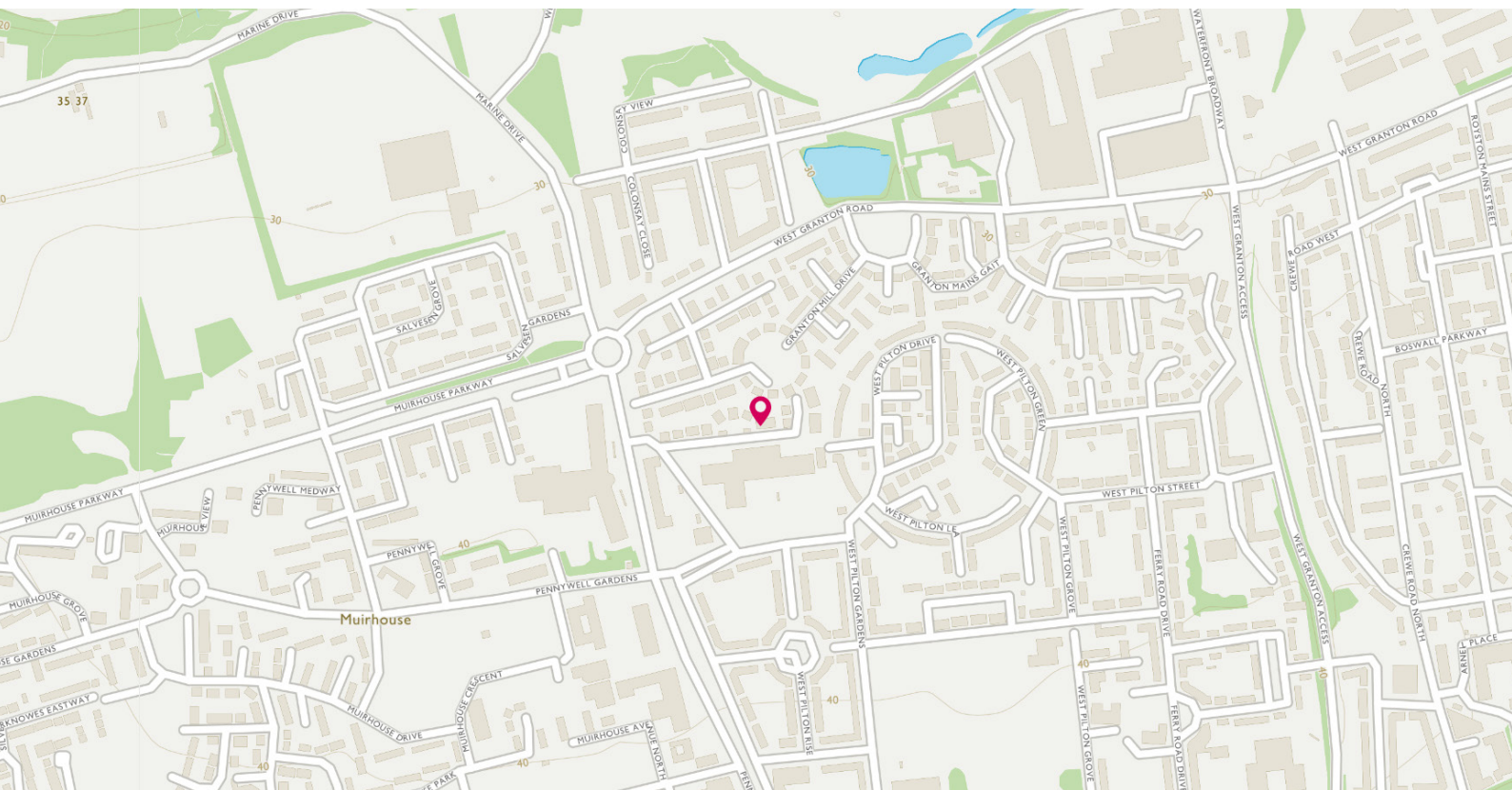


Approximate Dimensions
(Taken from the widest point)

Lounge	4.14m (13'7") x 3.35m (11')
Kitchen/Diner	4.45m (14'7") x 2.95m (9'8")
Conservatory	4.30m (14'1") x 3.17m (10'5")
WC	1.52m (5') x 1.48m (4'10")
Bedroom 1	3.57m (11'9") x 3.21m (10'6")
Bedroom 2	3.93m (12'11") x 2.42m (7'11")
Bathroom	2.12m (6'11") x 2.00m (6'7")

Gross internal floor area (m²): 74m²

EPC Rating: C



THE LOCATION

Granton lies approximately three miles north of the City centre, and lies within easy reach of the fashionable Shore area and Ocean Terminal, providing facilities including a cinema, high-street shops, and a range of popular restaurants.





Within a couple of miles there are a number of supermarkets, with Craigmile Retail Park offering additional shopping facilities. There are frequent public transport links from West Granton Road and Waterfront Avenue to and from the City centre, and the property lies close to the charming waterfront path and causeway leading towards Cramond Island, an ideal route for joggers, dog walkers, and families alike. The area is home to the new Edinburgh College, and also offers well regarded local schooling.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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