



The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.  
All measurements are approximate.



**18 Granton Mill Place  
Edinburgh  
EH4 4UP**



**Offers around £ 185,000**

This is a modern three bedroom semi-detached house with south facing garden and double drive which is part of a development by Wimpey built in 2001. It is stylishly and recently decorated, making it a family home which needs no work done to it prior to moving in. The property consists of a hallway, sitting room, dining kitchen, storage, downstairs wc, conservatory, two double bedrooms, single bedroom, bathroom, south facing garden and double drive. It is double glazed and gas centrally heated.

**Viewing:**

**Sundays 2-4 or by appointment with solicitors on 0131 225 2354**

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The property is located to the north of the city and as such is accessible to the immediate areas such as Cramond, Newhaven, Leith, the city centre, Telford College, the Western General Hospital, the Botanic, Silverknowes golf course, and Ainslie Park leisure Centre. It is ideally located, therefore, for recreation, work, restaurants and general or supermarket shopping.

***The accommodation comprises:-***

***Entrance Hall***

The property is entered by an exterior door with two decorative glass panels. The hall has laminated flooring and leads into the sitting room or to the first floor. There is a downstairs cloakroom off the hall.

***Downstairs Cloakroom***

Approximately 1.46m x 1.52m with window. This has a white close coupled wc and vanity sink, which has a tiled splashback and mirror tiles above. The flooring is vinyl and the circuit breaker board is wall mounted in here to give it easy access.

***Sitting Room***

Approximately 4.47m x 4.35m. There is a window facing

to the front of the property and double doors which have glass panes leading into the dining kitchen. There is, therefore, a bright and airy feel. This room is carpeted and there is mini duck and egg style coving to the ceiling. This sets the scene for the detail given over to the stylish presentation of this modern property.

***Dining Kitchen***

Approximately 5.34m x 4.18m. This room is fitted with wall units, base units and drawers in a birch style finish with complimentary chrome handles and black granite coloured laminated worktops. One of the wall units houses the boiler for the central heating. There are white tiled splash backs, spot lights and laminate flooring. There is a built in fridge freezer and the dishwasher is also included in the sale. There is plumbing for a washer/dryer. The built in cooker is a gas cooker with four rings and an electric oven and grill. There is an overhead extractor fan and hood. There is a stainless steel sink and drainer incorporated into the worktop with a mixer tap. The kitchen also has a good size storage cupboard/pantry.

There is a good size space to comfortably hold a 4 seater dining table creating a separate dining area within this room. The glass paned door from the kitchen leads into the conservatory.



***Conservatory***

Approximately 3.95m x 3.38m. With a laminated floor, this south facing conservatory provides a really bright comfortable additional room to the house with windows over the whole garden. The furniture within the conservatory is included in the sale.

***Garden.***

This south facing garden boasts a modern decked seating area at the bottom of the garden in addition to the lawned and paved areas. There are mature plants and shrubs offering a ready established and attractive addition to the property.

From the hallway, the carpeted stairs lead to the three bedrooms and bathroom.

***Master Bedroom***

Approximately 3.75m x 3.43m. This carpeted double bedroom has a window to the rear of the property, overlooking the garden. There is space for fitted bedroom furniture.

***Bedroom Two.***

Approximately 3.42m x 3.38m. This double bedroom has laminate flooring and has a window to the front of the property.

***Bedroom Three***

Approximately 3.12m X 2.39m. This is a single bedroom with a front aspect, and laminate flooring. It is currently used as an office.

***Bathroom***

Approximately 2.09m x 1.91m. The bathroom is located to the rear of the property with a window to the rear. It has recently been updated in a most contemporary style including a decorative lighting scheme and natural coloured tiling decor. The white suite consists of a bath with a contemporary shower over, a back to wall wc and a vanity basin set into a vanity storage unit of dark wood effect with marble style top with chrome accessories. There is vinyl flooring.

***Extras.***

Dishwasher and conservatory furniture. Louvre blinds to sitting room and bedroom windows.