



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.



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



Offers around £150,000

This is a modern two bedroom semi-detached house with south facing garden and double drive which is part of a development by Wimpey built in 2001. It is attractively decorated and the glass panelled back door and interior doors make clever use of the south facing light coming into the property, making it particularly pleasant and bright. The property consists of a hallway, sitting room, dining kitchen, downstairs wc, two bedrooms, bathroom, south facing garden and double drive. It is double glazed and gas centrally heated.

Viewing:

By appointment only 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 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 which continues into the sitting room and dining kitchen. There is a downstairs cloakroom off the hall.

Downstairs Cloakroom

Approximately 1.64m x 1.51m. This has a cream coloured close coupled wc and matching vanity sink. There are built-in cupboards and shelves which are both decorative and practical. The flooring has a tiled pattern and the circuit breaker board is wall mounted in here to give it easy access.

Sitting Room

Approximately 4.29m x 3.51m. There is a window facing to the front of the property and double doors which have glass panes leading into the dining kitchen. The room has the same laminate flooring as throughout the downstairs and there is plain coving to the ceiling.

Dining Kitchen



Approximately 4.43m x 2.95m. This room is fitted with wall units, base units and drawers in a blue colour with complimentary chrome handles and beech colour laminated worktops. One of the wall units houses the boiler for the central heating. There are tiled splash backs and again the



continuing laminate flooring. There is plumbing for a washer/dryer, plumbing for a dishwasher and space for a fridge freezer. The cooker is a gas cooker with four rings and a double oven, one of which also has a grill. The cooker is included in the sale. There is a stainless steel sink and drainer incorporated into the worktop. The kitchen also has a storage cupboard/pantry which currently has an extension lead into it in order to provide an extra freezer.

Double doors with glass panes lead from the kitchen into the garden.

Garden.

This south facing garden enjoys a certain amount of privacy due to the mature trees and shrubs planted here. There is both a lawned area and a paved seating area. The shed and seating bench are included in the sale as is the water feature.

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

.Master Bedroom

Approximately 3.51m x 3.25m. This carpeted room has a window to the front of the property

and has built-in wardrobes giving storage space the length of the room.

Bedroom Two.

Approximately 3.92m x 2.34m. This room is also carpeted and has a window to the rear overlooking the garden.

Bathroom

Approximately 2.09m x 1.91m. The bathroom is located to the rear of the property with a window to the rear. The white suite consists of a bath with shower over and a curtain, a close coupled wc and a pedestal and wash hand basin. The laminate floor is of the same pattern as that in the downstairs wc but in a colour suited to the bathroom decor. There are tiles around the splash back areas of the sink and bath.

Extras.

The cooker is included in the sale as are the carpets and blinds.