



2 Granton Mill Road, Edinburgh EH4 4UR
Offers Over £355,000



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Welcome to 2 Granton Mill Road in Edinburgh, an attractive 4-bedroom townhouse offering spacious accommodation across three floors. The property features a contemporary exterior and a well-thought-out layout that blends style and functionality.

Upon arrival, you are greeted by a generously sized driveway, providing ample parking space for multiple cars, alongside a well-maintained back garden and modern external finish.

As you enter this delightful home, the ground floor welcomes you with two well-proportioned bedrooms, perfect for guests, a home office, or additional living space. This level also features a modern shower room and a convenient utility room for laundry and storage needs.



The first level features an inviting living room that seamlessly connects to the kitchen and dining area, creating an open and cohesive space perfect for modern living. As you move through the space, the living area flows effortlessly into the kitchen, which is well-appointed with modern appliances, ample counter space, and stylish cabinetry. The adjoining dining area provides a warm, welcoming environment.



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On the second level of this stylish townhouse, you'll find two generously sized double bedrooms, each offering ample space for relaxation and personal retreat. The rooms are filled with natural light, thanks to large windows, and provide plenty of storage space.

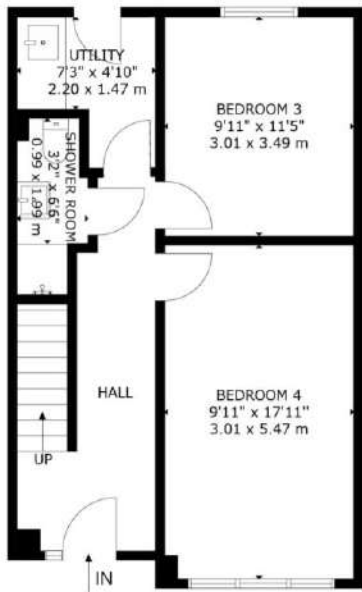
The master bedroom is complemented by a modern en-suite bathroom, featuring high-quality fixtures for added privacy and convenience. The second bedroom is just steps away from the well-appointed family bathroom, complete with a bathtub and contemporary finishes, making it perfect for family members or guests. This thoughtfully designed top floor provides both comfort and functionality, ensuring a peaceful and private living space.



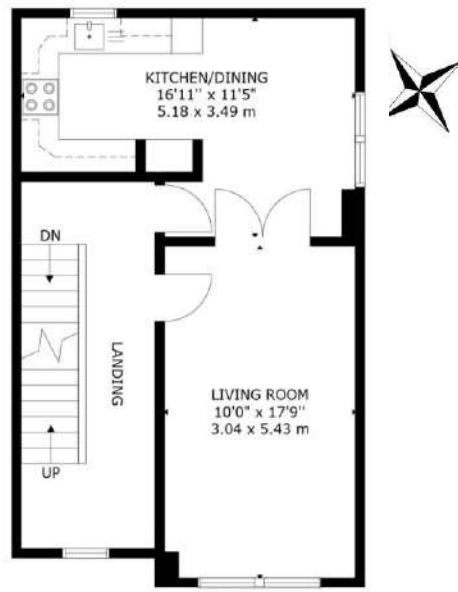
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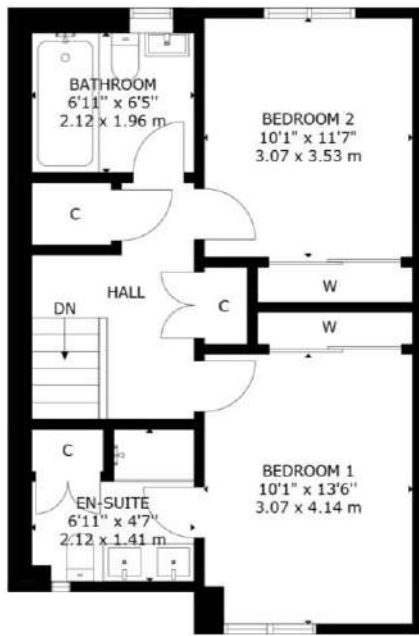




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

2 GRANTON MILL ROAD, EDINBURGH, EH4 4UR
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,549 SQ FT / 144 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.

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1549 sqft

This attractive home is in the popular residential area of Granton, northern Edinburgh. Offering a blend of modern living and historical charm.

Just a short distance from Edinburgh's city centre, this area benefits from excellent transport links, including regular bus services and easy access to major roads, making it convenient for commuting.

The area is well-served by a range of local amenities, including supermarkets, shops and cafes. There are also leisure facilities, such as gyms and parks, providing options for relaxation and recreation.

Get in touch



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Video Tour



Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.