



**4 Ravelrig Drive, Balerno, Edinburgh, EH14 7NQ**



**RE/MAX<sup>®</sup> PROPERTY**

## **\*\* VERY IMPRESSIVE EXECUTIVE END TERRACED VILLA \*\***

### **\*\*INCREDIBLE LOCATION \*\***

Carol Lawton and RE/MAX Property are thrilled to offer to the market this wonderful executive end terraced villa in a highly sought after location. The property comprises of entrance vestibule, grand hall, very generous lounge, amazing dining kitchen, handy utility room and a downstairs wet room. The 1st floor has a spacious master bedroom with a stylish en-suite, another bedroom and the family bathroom and the top level has 2 huge bedrooms and a modern shower room. Further benefits include a driveway for off street parking and splendid, landscaped gardens to the front and rear. The property has GCH & DG. The property would make an ideal family home and is a credit to the current owners.

The property is located in a highly desirable, conservation area of Balerno which is steeped in local history. Balerno is a residential district lying south west of Edinburgh City Centre and this property is situated in a quiet locale. It is close to excellent local amenities and the highly esteemed local schools, such as Balerno High School, Dean Park Primary and nearby Heriot Watt University. With the Edinburgh City Bypass and the Park & Ride both within close proximity, this property is ideal for the commuter allowing easy routes to and from Edinburgh and Glasgow. The main motorway network can be easily accessed providing road links throughout Central Scotland and also within easy reach of Edinburgh International Airport. The area is well served by public transport, both by bus and with Curriehill railway station within easy reach, access to Edinburgh City Centre can be easily achieved. Leisure pursuits in the vicinity include leisure centres, bowling clubs and a number of golf courses. Many pleasant walks may be enjoyed along the banks of the Water of Leith and in the Pentland Hills only a short distance away.

You can access the home report from our website.

Freehold  
Council Tax Band G  
Factor Fee Approx £35 - £40 Per Month





### **Front -**

The front is mainly laid to lawn with a path leading to the front door and an outside light. There is a monobloc driveway offering parking.

### **Entrance Hallway - 20' 5" x 3' 8" (6.227m x 1.127m)**

Stunning room with high ceilings giving a spacious feel. Downlighters, hardwood flooring, 2 very large storage cupboards and a radiator. Access to the lounge, dining kitchen, utility room, downstairs wet room and stairs to the upper level.

### **Lounge - 19' 7" x 15' 11" (5.966m x 4.863m)**

Bright and light room with 2 windows to the front and another to the side of the property. Downlighters, feature gas fire with feature surround and slate hearth, hardwood flooring and a radiator. French doors lead into the dining kitchen.

### **Dining Kitchen - 19' 1" x 17' 3" (5.829m x 5.254m)**

Gorgeous room 3 windows to the rear of the property. Comprising of high spec base and wall units with complimentary work tops, splash back tiling and a 1 and ½ stainless steel sink with a chrome mixer hose tap. Integrated induction hob, double electric oven, extractor fan, fridge/freezer and microwave. Space for a free-standing dishwasher. There is a fabulous breakfast bar that accommodates 4-6 people. Downlighters, hardwood flooring and a radiator.

### **Utility Room - 4' 1" x 3' 10" (1.233m x 1.156m)**

Excellent room with a wooden door and a window above, leading out to the rear of the property. Built-in storage cupboards, worktops, space for a washing machine and a tumble dryer. Central light fitting, tiled flooring and an extractor fan.

### **Wet Room - 7' 5" x 5' 1" (2.27m x 1.55m)**

Very attractive room comprising of a white WC, sink with a chrome mixer tap and a mains operated shower. Downlighters, fully tiled walls and flooring, wall mirror, shaver point and a chrome towel radiator.

### **First Floor Landing -**

Rise the carpeted stairs to the 1st floor where access can be gained to 2 bedrooms, the family bathroom and stairs to the top level. There is a window to the front of the property allowing plenty of light to flow in. Downlighters, carpet flooring, large storage cupboards and a radiator.

### **Executive Master Bedroom - 20' 2" x 17' 5" (6.136m x 5.309m)**

Very generous room with 3 windows overlooking the rear garden. 2 ceiling light fittings, carpet flooring, double fitted wardrobes offering excellent hanging and storage space, feature fireplace with a fantastic surround and a radiator. Access to the en-suite.

### **En-Suite - 6' 6" x 4' 8" (1.99m x 1.43m)**

Beautiful room with an opaque window to the side of the property. Comprising of a white WC, sink with a chrome mixer tap and a double shower cubicle with a mains operated

### **Bedroom 2 - 18' 4" x 14' 5" (5.5869m x 4.406m)**

Another great sized room with 3 windows to the front of the property. 2 ceiling light fittings, carpet flooring, double fitted wardrobes and a radiator.

### **Family Bathroom - 11' 1" x 6' 7" (3.3687m x 2.010m)**

Stylish room with an opaque window to the rear of the property. Comprising of white WC, sink with a chrome mixer tap, bath with a chrome mixer tap and an overhead mains operated shower with a glass screen. Downlighters, tiled walls and flooring, shaving points, extractor fan and a chrome heated towel radiator.

### **Second Floor Landing -**

Rise the carpeted stairs to the top floor where access can be gained to 2 bedrooms and a shower room. There is a window to the front of the property and a Velux window allowing plenty of daylight to flood in. Downlighters, carpet flooring, large storage cupboards and a radiator.

### **Bedroom 3 - 19' 8" x 16' 1" (5.996m x 4.902m)**

Lovely room with a bay window to the side of the property. 2 ceiling light fittings, carpet flooring and a radiator.

### **Bedroom 4 - 18' 10" x 13' 5" (5.740m x 4.081m)**

Amazing room with a window to the rear of the property offering views over the garden and towards the Pentland Hills. 2 ceiling light fittings, carpet flooring and a radiator. This room is currently used as a home office.

### **Shower Room - 6' 5" x 5' 10" (1.957m x 1.784m)**

Modern room comprising of white WC, sink with a chrome mixer tap, double shower cubicle with a mains operated shower. Downlighters, fully tiled walls and flooring, feature wall mirror, shaving point and a chrome heated towel radiator.

### **Rear Garden -**

There is a fabulous rear garden that is private and fully enclosed with a gate for access. There is a huge lawn area, great sized patio area and another 2 patio areas further down. There are bordering shrubs, feature wall and a garden shed, which will be left as a gift. A wonderful area to sit and relax.

### **Vestibule - 6' 6" x 4' 5" (1.977m x 1.338m)**

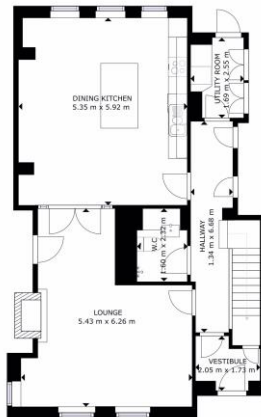
Access via a large wooden door with a window above, which then leads into the grand entrance hall. Ceiling light fitting, tiled floor, storage cupboard and a radiator.

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*“Nobody in the world sells more property than RE/MAX”*



GROSS INTERNAL AREA  
GROUND FLOOR: 87.05 m<sup>2</sup>; SECOND FLOOR: 86.34 m<sup>2</sup>; THIRD FLOOR: 60.09 m<sup>2</sup>  
REDUCED HEADROOM BELOW 2.04: 5.07 m<sup>2</sup>  
TOTAL: 233.48 m<sup>2</sup>  
SMALL AND DIMENSIONAL INFORMATION: ACTUAL AREA VARY



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Energy Efficiency Rating	Current		Potential	
	Current	Potential	Current	Potential
Very energy efficient - lower running costs				
(92-100) A				
(81-91) B				
(69-80) C				
(55-68) D				
(39-54) E				
(21-38) F				
(1-10) G				
Not energy efficient - higher running costs				
<b>Scotland</b>	EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating	Current		Potential	
	Current	Potential	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions				
(192-1000) A				
(181-191) B				
(169-180) C				
(155-167) D				
(139-154) E				
(21-38) F				
(1-20) G				
Not environmentally friendly - higher CO <sub>2</sub> emissions				
<b>Scotland</b>	EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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