



8 Ramslack Street
BALERNO | EH14 5FE


warners
solicitors & estate agents



8 Ramslack Street

BALERNO | EH14 5FE

Nestled within an exclusive CALA development surrounded by manicured grounds and within easy reach of the Pentland Hills and Water of Leith is this immaculately presented five bedroom detached home with front and rear gardens, driveway and garage yet located only eight miles from Edinburgh's city centre.

The accommodation is located on a quiet street and comprises a welcoming entrance hallway with under stair storage, a spacious living room with focal limestone fireplace, downstairs wc, and an open plan kitchen dining room at the rear of the property with bi-fold doors into the garden. The stylish kitchen includes a social island with breakfast bar, silestone worksurfaces, and a range of high-spec integrated appliances including induction hob, double oven and fan, microwave, fridge/freezer and dishwasher. There is also a separate utility room with internal access into the garage, as well as out to the garden. Upstairs, there are four well proportioned bedrooms with built in wardrobes, two with modern ensuite shower rooms and a fifth bedroom / study which is perfect for working from home. Completing the accommodation upstairs is the family bathroom with bath, and separate shower and the accommodation benefits from a partially floored attic for additional storage. The rear garden comprises lawn, soft landscaping, patio, oak pergola over additional seating area, and a wooden shed. Also at the front is a driveway and a garage. Early viewing is highly recommended to avoid missing out.

- Five bedroom Detached Home
- Sought after CALA development
- Surrounded by manicured grounds and within close proximity of the Pentlands
- Driveway and Garage
- Attractive open plan living with bi-fold doors
- Three Bathrooms
- Spacious living room
- Ample storage including Attic
- Front and rear gardens

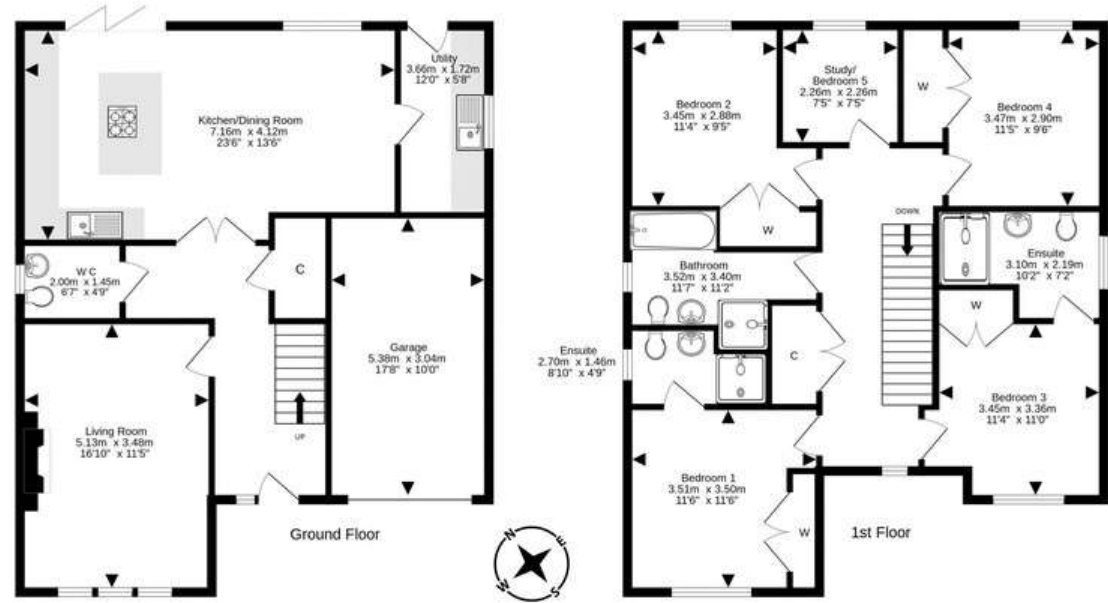
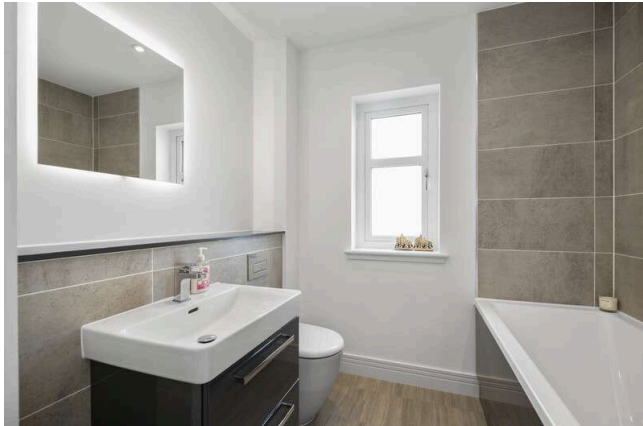
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All blinds, integrated kitchen appliances and garden shed will be included in the sale. EPC rating C.

The popular conservation village of Balerno is set approximately eight miles west of Edinburgh. The village offers an excellent selection of convenience shopping and further supermarket facilities are available at The Gyle Centre which is only a short distance away. Schooling is well represented from nursery through to senior level at the highly regarded Balerno High School. Heriot Watt University's Riccarton Campus is also located nearby. For the commuter, regular bus and rail services run to the City Centre and surrounding areas. In addition, Edinburgh City Bypass gives access to the M8/M9, M90 and Forth Road Bridge. Edinburgh International Airport is also a short drive away.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
 Made with Metropix ©2024