



29 Ramslack Street
BALERNO | EH14 5FE


warners
solicitors & estate agents



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Warners are delighted to present this beautifully presented two-bedroom lower villa, located within a highly sought-after and impeccably maintained residential estate in the charming suburb of Balerno, to the west of Edinburgh. Offering the perfect blend of modern comfort and tasteful design, this delightful home is ideal for a variety of buyers.

Step inside via a welcoming entrance hallway, which boasts no fewer than four spacious storage cupboards – a practical feature that sets the tone for the well-considered layout throughout. To the left, you'll find a bright and generously proportioned lounge/dining room, tastefully decorated in neutral tones with plush carpeting. Patio doors open directly onto a charming patio and front garden, complete with attractive storm shutters and elegant spot-line downlighting, creating a seamless connection between indoor and outdoor living.

The modern kitchen features sleek white gloss units with contrasting granite-effect work surfaces, complemented by integrated appliances and under-unit lighting for a stylish and functional finish.

Both bedrooms are comfortable doubles, with the principal bedroom enjoying the added luxury of a stylish en-suite shower room and a built-in wardrobe. The second bedroom also offers excellent storage with a built-in cupboard.

A contemporary, partially tiled family bathroom completes the internal accommodation, fitted with a three-piece suite including a shower over the bath, vanity sink, and WC. Further benefits include gas central heating, double glazing, an allocated parking space, and a low-maintenance front garden, all contributing to the comfort and convenience of this exceptional home.

Early viewing is highly recommended to fully appreciate the quality and appeal of this superb property.

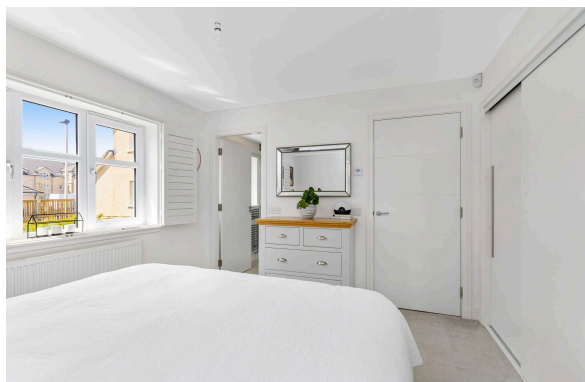
- Stylish 2-bed lower villa in sought-after Balerno estate
- Bright lounge/diner with garden access
- Modern kitchen with integrated appliances
- Master with en-suite and built-in wardrobe
- Sleek family bathroom with shower over bath
- Gas heating, double glazing, parking, and garden

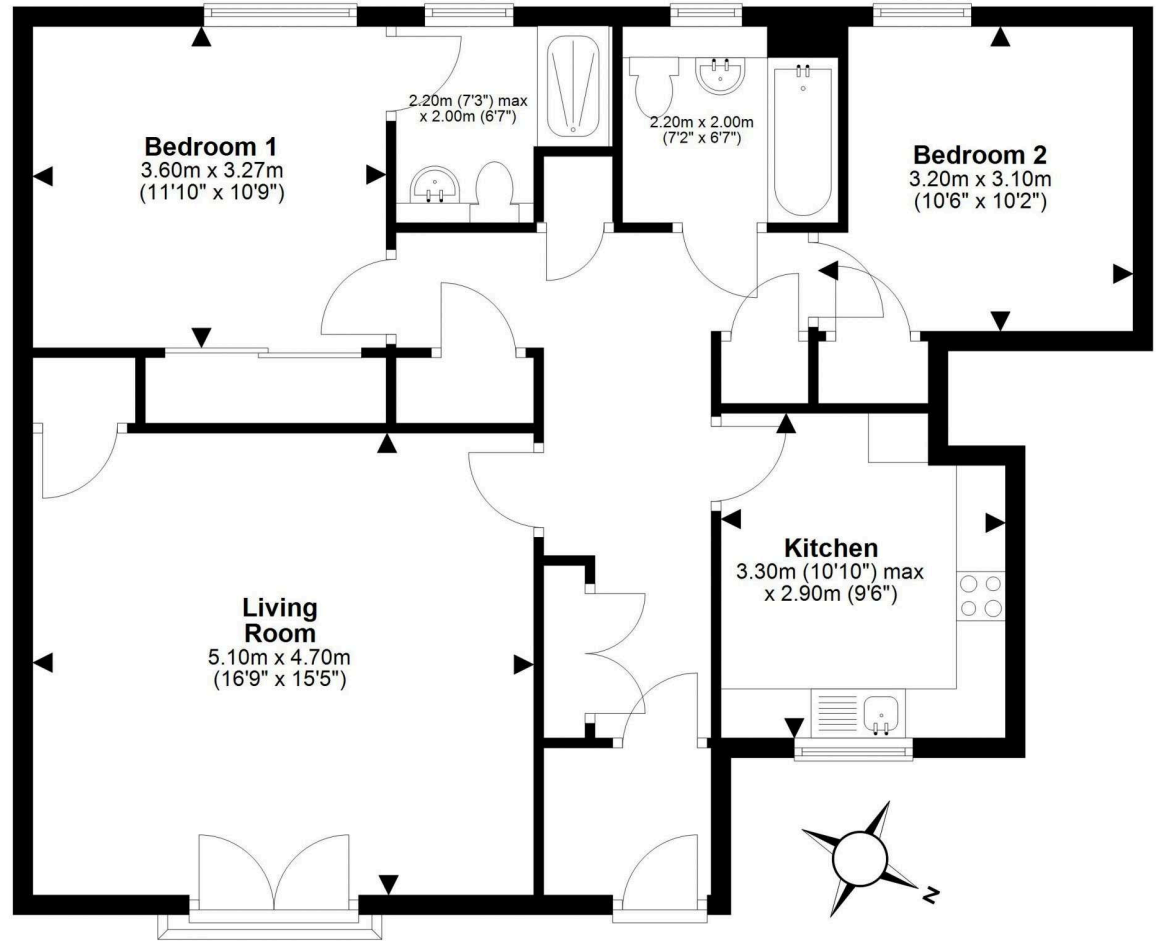
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The popular conservation village of Balerno is set approximately seven 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.

Energy Rating C and Council Tax E
Factor fee understood to be approx £700 per annum.
Fitted blinds and shutters included in the sale.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.