










Offers Over

**£200,000**

## 7/10 Ramslack Street

Balerno | Edinburgh | EH14 5FE

Forming part of a modern development in the highly desirable village of Balerno, this immaculately presented one bedroom, second (top) floor flat offers bright, well proportioned accommodation with the added convenience of lift access. Finished in neutral tones throughout, the property provides a stylish yet comfortable living environment, further enhanced by a south-west facing balcony enjoying excellent natural light. An ideal purchase for first time buyers, young professionals or those looking to downsize.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Lift
-  Allocated parking space
-  EPC rating – B
-  Council tax band - D



## Description

In true move in condition, the accommodation which can be accessed via the secure communal stairs or lift, briefly comprises; welcoming entrance hallway with two storage cupboards, airy lounge/dining room with open green outlook and doors to the balcony - offering a perfect place to relax and dine in the warmer months, open plan fitted kitchen with a range of sleek light grey wall and base units with co-ordinated worktops and integrated appliances, double bedroom with a built in wardrobe, and a contemporary four piece bathroom with a crisp white suite, including a bath, separate double shower cubicle with overhead rainfall shower, and a heated towel rail. The property further benefits from gas central heating and double glazing.



## Extras

Included in the sale will be the induction hob and electric oven, and integrated fridge/freezer, washer/dryer, and dishwasher.

## Gardens and Parking

There are beautifully maintained communal garden grounds throughout the development and the property has an allocated parking space (number 25). There is also a shared bike store.

## Factoring

The communal areas and garden grounds are maintained by Ross & Liddell at cost of approximately £90 per month (with a £450 deposit held) and this also includes buildings insurance.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

The much sought after village of Balerno lies approximately 8 miles to the south west of the city centre on the edge of the Pentland Hills Regional Park. Popular with commuters, the area enjoys ease of access to the City By-Pass and central motorway network including the M8, M9 and M90, Queensferry Crossing and Edinburgh International Airport. Excellent bus services provide swift access to the city centre and surrounding areas and Curriehill train station is within walking distance. A range of local retailers provide day to day requirements with larger supermarkets found nearby, together with a good range of national stores located at The Gyle and Hermiston Gait. A wide choice of leisure and recreational facilities are available locally including several golf courses, Currie Rugby Club, Balerno Tennis Club, and lush woodland and forest walks along the Water of Leith, Pentland Hills and Malleny National Trust Gardens. There is also a play park within the development, located moments away.





Approx. Gross Internal Floor Area 54 Sq M / 583 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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