



# 5 Ramslack Street

Balerno, Edinburgh, EH14 5FE



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## Immaculately presented, spacious, semi-detached house in sought-after Balerno

- Sitting room
- Kitchen/dining room
- WC/utility room
- Principal bedroom with en-suite, and dressing room
- 3 further double bedrooms
- Family bathroom
- Front & rear gardens
- Garage, parking with electric car charger
- Well presented & in move-in condition
- Gas central heating & double glazing



Offers Over:

**£525,000**



Further information can be found in the home report.



“

Finished to a high standard throughout, the property boasts bright and stylish interiors

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## About the Property

Immaculately presented and exceptionally spacious, this four bedroom semi-detached house is set within the sought-after village of Balerno and offers flexible family accommodation over three levels.

Finished to a high standard throughout, the property boasts bright and stylish interiors, excellent storage, and a well-designed layout ideal for modern living.

Further benefits include a private rear garden, along with a garage and parking space with electric car charger.

The property is quietly positioned close to excellent local amenities, schooling, and scenic walks on the Water of Leith.





## Management

The development is maintained by Ross & Liddell for an annual cost of £200.

## Extras

To include fitted flooring (with the exception of bedroom 4) carpets; some curtains, poles & blinds; light fittings; oven, hob, cooker hood; fridge/freezer; and dishwasher. Please note the gym flooring in bedroom 4 is not included within the sale will be replaced with carpet; the freestanding freezer and washing machine excluded.







## 📍 Location

Balerno is a popular and quiet semi-rural residential area, which lies a few miles south-west of the city centre.

The local area caters for everyday needs with services including mini supermarkets, restaurants and traditional pubs. The regular Balerno Farmers' Market also offers local, fresh produce. The Gyle is a short drive away, offering an extensive range of high-street stores and supermarkets, as well as a selection of family restaurants.

The Pentland Hills are also on the doorstep and there is excellent fishing at Harlaw and Threipmuir reservoirs, along with nearby walkways and cycle paths. A championship golf course, leisure club and spa facilities can be found at The Dalmahoy Hotel & Country Club at nearby Kirknewton.

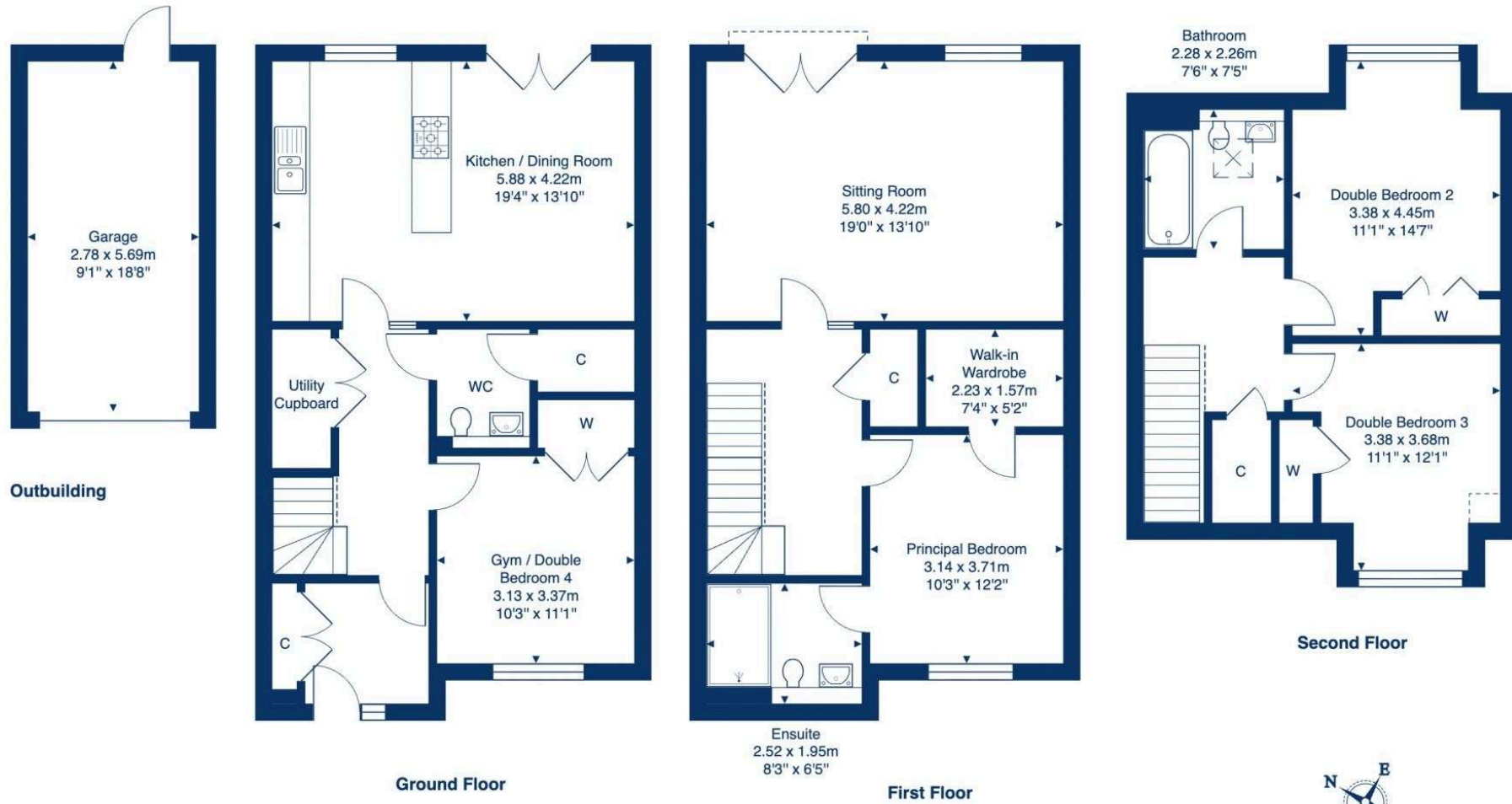
Regular buses take you to the city centre and access to the Edinburgh city bypass is within easy reach, providing routes to the north and south, Edinburgh International Airport, the Queensferry Crossing and Glasgow. Balerno is renowned for its top-ranking primary and secondary schooling, and private education is a short drive away.





# Floor Plan

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Total Area: 159.4 m<sup>2</sup> ... 1716 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only.





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