



25 Ramslack Street,
BALERNO | EDINBURGH | EH14 5FE


warners
solicitors & estate agents



25 Ramslack Street, BALERNO | EDINBURGH | 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 beautifully presented three bedroom terraced home. The accommodation is located on a quiet street only eight miles from Edinburgh's city centre and comprises of an entrance vestibule to welcoming hallway with good storage and bespoke 'dog's house', spacious living/dining room, downstairs wc, and a modern dining kitchen giving direct access to the south west facing rear garden. Upstairs, there are three well proportioned bedrooms, all with fitted storage and the principal bedroom also boasts an en-suite shower room. Completing the internal accommodation is the family bathroom with backlit mirror, vanity sink and mains shower over bath. The property further benefits from gas central heating, double glazing and fantastic storage options including attic and externally, private front garden, enclosed rear garden with extended patio, shed and lawn, and unrestricted on street bay parking•

- Beautifully presented terraced villa
- Sought after CALA development
- Surrounded by manicured grounds and within close proximity of the Pentlands
- Front facing living/dining room
- Modern dining kitchen with direct access to south west facing garden
- Three generous bedrooms all with fitted storage
- Principal en-suite shower room
- Family bathroom and downstairs wc
- Fantastic storage options including attic
- Front and rear gardens

Council tax F. Energy Rating B
Factor approx £250 per annum

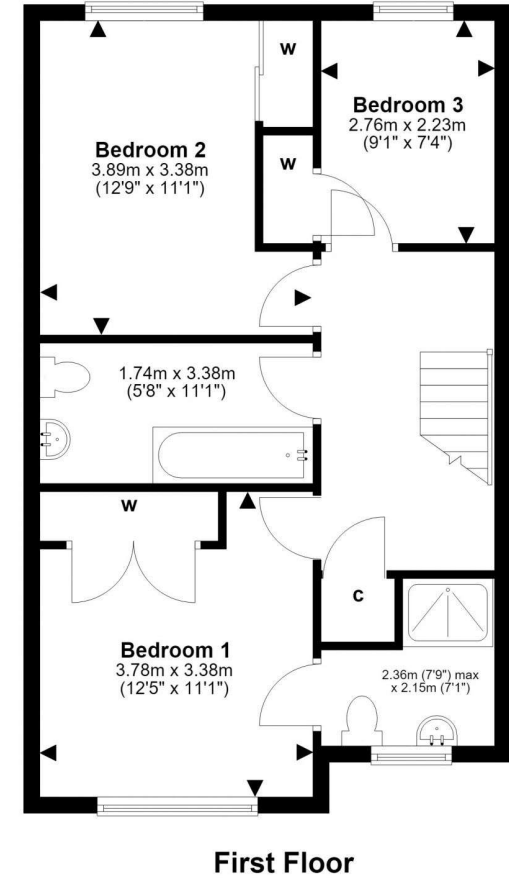
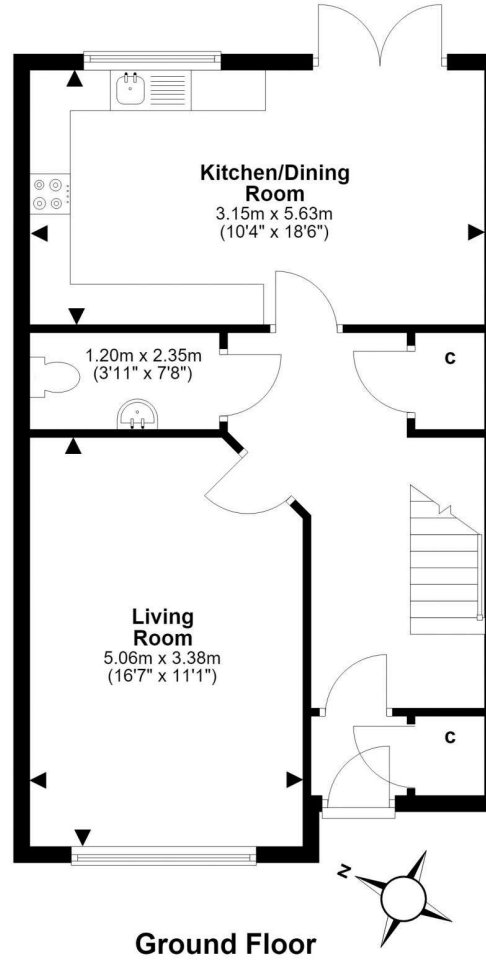
PRICE & VIEWING: Please refer to our website,
www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, curtains, blinds and shed will be included in the sale. The TV bracket in the lounge will not be included in the sale.

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.





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.