



Solicitors & Estate Agents



Offers Over

£625,000

10 Ramslack Street

Balerno | Edinburgh | EH14 5FE

Situated in the highly sought-after village of Balerno, this stylish and immaculately presented four-bedroom detached villa by Cala Homes offers a bright and spacious home perfectly suited to modern family living. Conveniently located close to local amenities, highly regarded schools, and beautiful open green spaces, the property boasts well-proportioned accommodation throughout. Further benefits include an integral garage and a generous, fully enclosed rear garden featuring a large contemporary garden pod, ideal for a variety of uses.

-  4 Bedrooms
-  2 Public Rooms
-  3 Bathrooms & WC
-  Garage and Driveway
-  Front, Side and Rear Gardens
-  EPC Rating – A
-  Council Tax Band - G



Description

Presented in true move-in condition, the property is entered via a welcoming reception hallway with a walk-in cupboard, understairs storage and a convenient WC. To the right is the bright and airy reception room, while to the rear lies the impressive dining kitchen, fitted with a range of sleek white wall and base units, contrasting worktops and splashback, a selection of integrated appliances, and bi-fold doors opening onto the rear garden. A useful utility room, with access to both the side of the property and the integral garage, completes the ground floor accommodation.

Upstairs, there are four generously proportioned double bedrooms, all benefiting from built-in wardrobes, with two further enhanced by en-suite shower rooms. A contemporary family bathroom, fitted with a stylish four-piece white suite including a bath and separate shower cubicle, completes the first-floor accommodation.

Further benefits include double glazing, a hybrid heating system incorporating gas central heating and an air source heat pump, together with solar panels, all contributing to the property's excellent energy efficiency.



Extras

All fitted floor coverings and blinds will be included in the sale together with the hob, microwave/oven, oven, integrated dishwasher and integrated fridge/freezer.

Gardens, Garage & Driveway

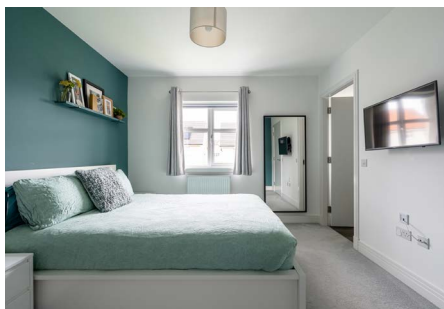
A neat front garden provides an attractive welcome to the property, while to the rear and side is a generous, fully enclosed garden, predominantly laid to lawn with a spacious patio and decking area, creating the perfect setting for outdoor dining and entertaining during the warmer months, as well as a fantastic space for children and pets to play. A large contemporary garden pod further enhances the outdoor space, offering an ideal home office, gym or hobby room. In addition, there is a useful storage shed positioned to the side of the property. The property also benefits from an integral garage with an up-and-over door, power and lighting, together with a double driveway providing off-street parking. Additional on-street and visitor parking is also available.

Factoring

The communal grounds around the development are maintained by Ross & Liddell at a cost of approximately £19 per month.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

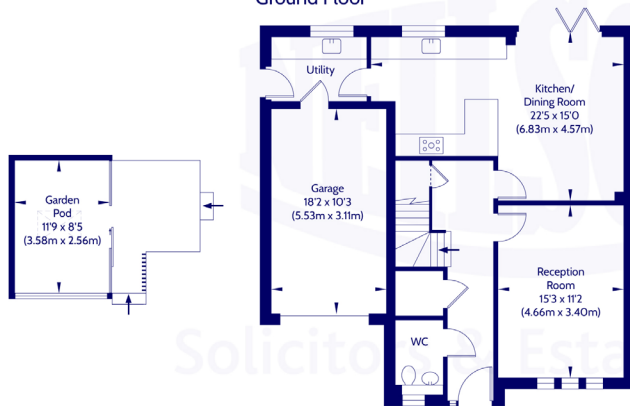
The much sought after village of Balerno lies approximately 8 miles to the south west of the city centre on the edge of the Pentland Hills Regional Park. Excellent reputable schools are close at hand, including Dean Park Primary School and Balerno High School, with Heriot Watt University and its excellent Oriam Sports Centre also nearby. Popular with commuters, the area enjoys ease of access to the City By-Pass and central motorway network including the M8, M9 and M90, Forth Bridges 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.



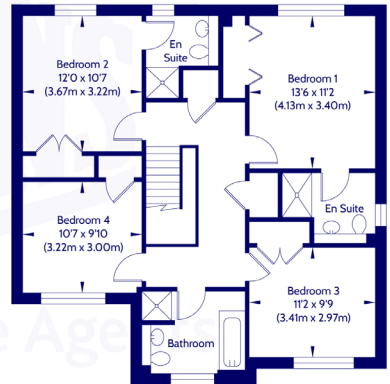


Approx. Gross Internal Floor Area 150 Sq M / 1614 Sq Ft.

Ground Floor



1st Floor



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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