



19 Ramslack Street
Balerno
Edinburgh
EH14 5FE



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Beautifully presented, three bedroom, terraced villa with private gardens set a modern CALA development in the popular town of Balerno to the southwest of Edinburgh City Centre. Balerno is located approximately eight miles south-west of the City Centre. Located just off the A70, it is ideal for commuting by bus or car, with the nearby city bypass connecting to the main trunk routes and Edinburgh Airport.

The local community supports a wide range of local shopping, services and amenities, including sports clubs, a swimming pool, and well-regarded primary and high schools both of which are located nearby. Heriot Watt University is also nearby. There are various supermarkets at The Gyle and Hermiston Gait retail parks and at Colinton and Longstone.



Balerno lies on the edge of the Pentland Hills Regional Park and is convenient for many pleasant woodland pathways along the Water of Leith, around Harlaw and Threipmuir, and in Balerno's Malleny Gardens. Local golf courses include Dalmahoy and Baberton.

Internally the property is in excellent decorative order throughout and benefits from gas central heating, double glazing and good storage facilities. The integrated kitchen appliances are included in the sale. Please note the blind in the living room will be removed prior to completion of sale.

PROPERTY DETAILS

- Entrance Vestibule with built in cupboard.
- Welcoming Hallway with large under stair cupboard.
- Bright and spacious Living Room with window to front.
- Stylish and fully fitted Dining Kitchen with matching wall and base units. Integrated hob, electric oven and grill. Integrated washing machine, fridge and freezer. Ample work surfaces with stainless sink with drainer and matching splashback. Space for good sized dining table and chairs. French doors provide direct access to the garden. Window to rear overlooking garden.
- WC located off the hall with white two-piece suite comprising wash and basin and WC. Extractor.



Viewing by appointment on 0131 524 3800

Upper Floor

- Hall with attic access hatch leading to large attic with excellent additional storage space. Built in cupboard.
- Main Bedroom with window to front. Built in wardrobes with hanging space and shelving. En suite Shower Room featuring a shower compartment with mixer shower. White two-piece suite comprising wash hand basin and WC. Shaver points.
- Second Double Bedroom with window to rear. Built in wardrobes with hanging space and shelving.
- Third Bedroom with window to rear. Built in cupboard.
- Family Bathroom with partial tiling and white three-piece suite comprising bath with mixer shower over and shower screen, wash hand basin with vanity unit below and WC. Extractor.













External
The front garden has a good sized lawn.

The rear garden is fully enclosed and features a patio with ample space for garden furniture and a lawn. The garden shed is included in the sale.

Two allocated parking spaces. The development also has ample on street parking.



Energy Efficiency Rating: B
Council Tax Band: F

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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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