

# 24 RAVELRIG GAIT

BALERNO, EDINBURGH EH14 7NH



CULLERTON'S

# TABLE OF CONTENTS

05

WELCOME TO  
24 RAVELRIG GAIT  
A five-bedroom detached  
family home in Balerno

11

THE INTERIOR  
Beautifully presented  
contemporary interiors  
throughout



32

GARDENS AND  
PARKING

Mature planting, lawns, and  
established trees

38

BALERNO

Nestled between the Pentland  
Hills and Water of Leith,  
the exclusive village of  
Balerno enjoys a feel of  
semi-rural charm



# EXCEPTIONAL

FIVE-BEDROOM  
HOME IN  
PRESTIGIOUS  
BALERNO

Set within an exclusive modern development in sought-after Balerno, this exceptional five-bedroom detached residence offers over 2,400 square feet of beautifully presented family accommodation, paired with professionally landscaped southwest-facing gardens and a substantial double garage. Finished to an impressive standard throughout, the home combines elegant contemporary styling with high-specification fixtures, generous proportions, and superb versatility for modern family life. Highlights include a spectacular open-plan kitchen and dining space with garden access, multiple reception rooms, a luxurious principal suite with Pentland Hills views, and stylish bath and shower rooms with underfloor heating. The property further benefits from extensive integrated storage, a utility room, a ground-floor WC, Hive smart controls, and private driveway parking, all within easy reach of excellent schooling, transport links, and the scenic Pentland Hills.

## GENERAL FEATURES

- Exceptional five-bedroom detached family home in prestigious Balerno
- Exclusive modern development with peaceful leafy surroundings
- Beautifully presented contemporary interiors throughout
- Over 2,400 square feet of flexible accommodation
- Excellent access to the Pentland Hills and outdoor pursuits
- Superb transport links including rail, tram, and City Bypass connections
- Home Report value - £875,000 | EPC Rating - C

## ACCOMMODATION FEATURES

- Impressive reception hall with oak flooring and glass balustrade staircase
- Elegant living room with striking media wall
- Separate family room with surround sound system included
- Spectacular open-plan kitchen and dining space with garden access
- Premium Siemens integrated appliances and Bosch fridge freezer
- Central island with breakfast seating
- Separate utility room with Bosch appliances and external access
- Luxurious principal suite with Pentland Hills views and rainfall shower en-suite
- Four further versatile bedrooms, including a dedicated home office
- Stylish family bathroom with spa shower tower and underfloor heating
- Hive smart controls and five WiFi access points throughout

## EXTERNAL FEATURES

- Professionally landscaped southwest-facing rear garden
- Extensive decked terrace and paved seating area
- Ornamental fountain and garden shed
- Mature planting, lawns, and established trees
- Detached double garage with power and lighting
- Private driveway parking

OVER 2,400 SQUARE FEET OF BEAUTIFULLY PRESENTED  
FAMILY ACCOMMODATION





## Property Name

24 Ravelrig Gait

## Location

Balerno, Edinburgh EH14 7NH

## Approximate total area:

224.5 sq. metres (2416.6 sq. feet)

 - Ground Floor  - First Floor  - Garage





# STEP INSIDE

A bright entrance vestibule opens into an impressive reception hall finished with warm oak-toned flooring and elegant neutral décor, immediately establishing the refined aesthetic found throughout the home. A striking staircase with a glass balustrade creates a wonderful sense of openness, while built-in storage and a convenient guest WC enhance everyday practicality.



# VERSATILE SPACES



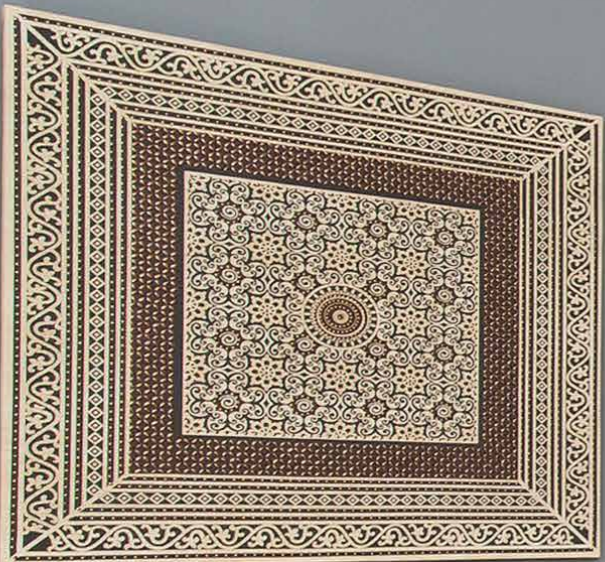
FOR ENTERTAINING AND RELAXATION

ELEGANT LIVING ROOM WITH STRIKING MEDIA WALL & A SEPARATE FAMILY ROOM WITH SURROUND SOUND SYSTEM



Designed with both family living and entertaining in mind, the home offers a selection of generous reception areas. Positioned to the front, the living room is an inviting and beautifully proportioned space centred around a striking media wall with acoustic wooden slatted panels, while large windows fill the room with natural light.

A separate family room provides excellent flexibility as a cosy TV lounge, games room, or additional sitting room, complete with a surround sound audio system included in the sale.





# THE HEART OF THIS HOME

## OUTSTANDING OPEN-PLAN KITCHEN AND DINING SPACE

Undoubtedly the heart of the home is the magnificent open-plan breakfasting kitchen and dining room extending across the rear of the property, where expansive glazing and multiple sets of doors create a seamless connection with the landscaped gardens and extensive decked terrace. Sleek contemporary cabinetry is paired with generous quartz worktops and a substantial

central island with breakfast seating, while premium integrated appliances include Siemens double ovens, a coffee maker, a dishwasher, a convection hob, and a fish steamer, alongside a Bosch American-style fridge freezer. A Quooker instant hot water tap and underfloor heating further elevate the luxurious finish. .

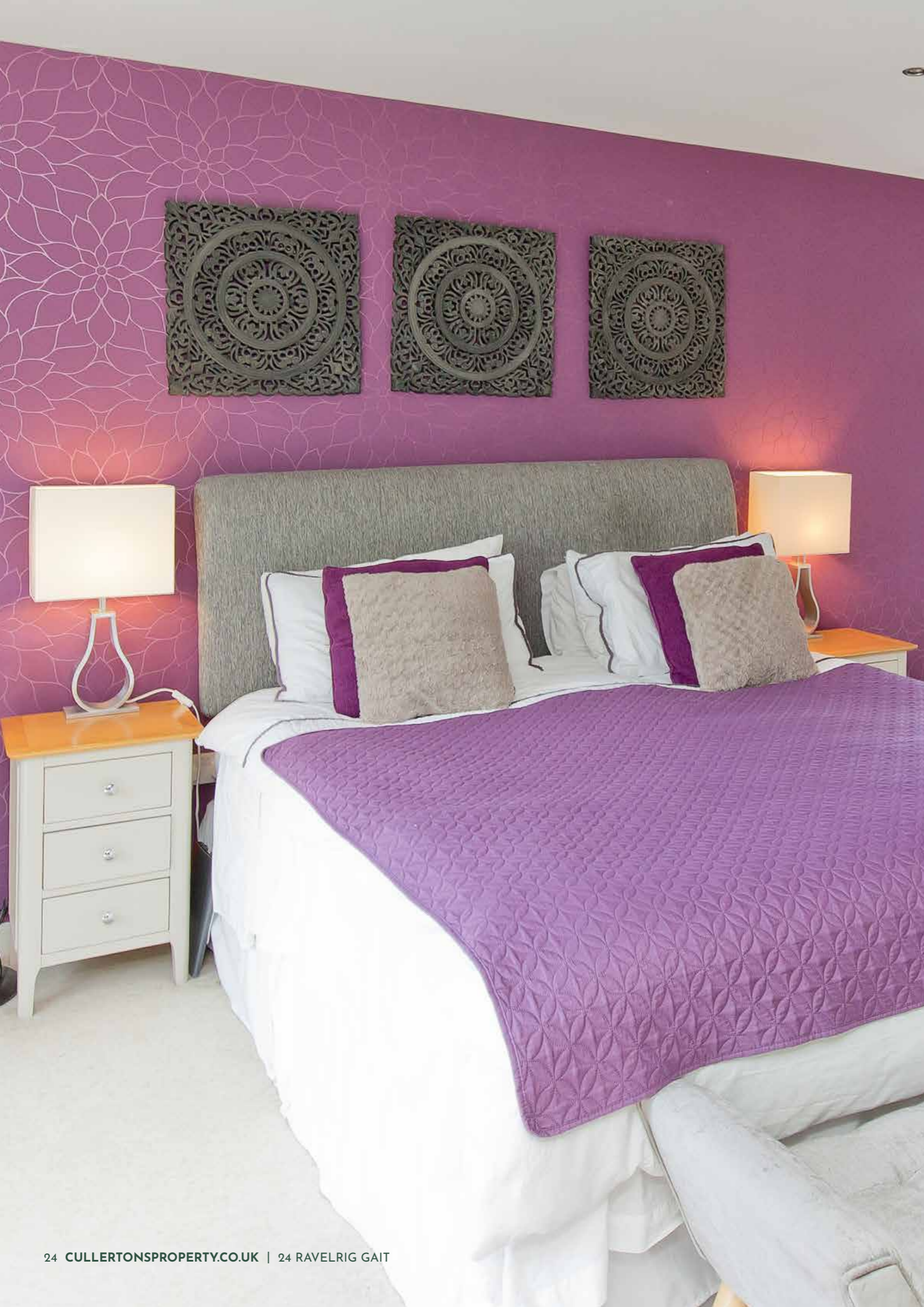


## DINING SPACE WITH GARDEN ACCESS

The adjoining dining area comfortably accommodates large-scale entertaining while enjoying tranquil garden views. Located off the kitchen is a practical utility room housing a Bosch washing machine and tumble dryer, with additional external access.







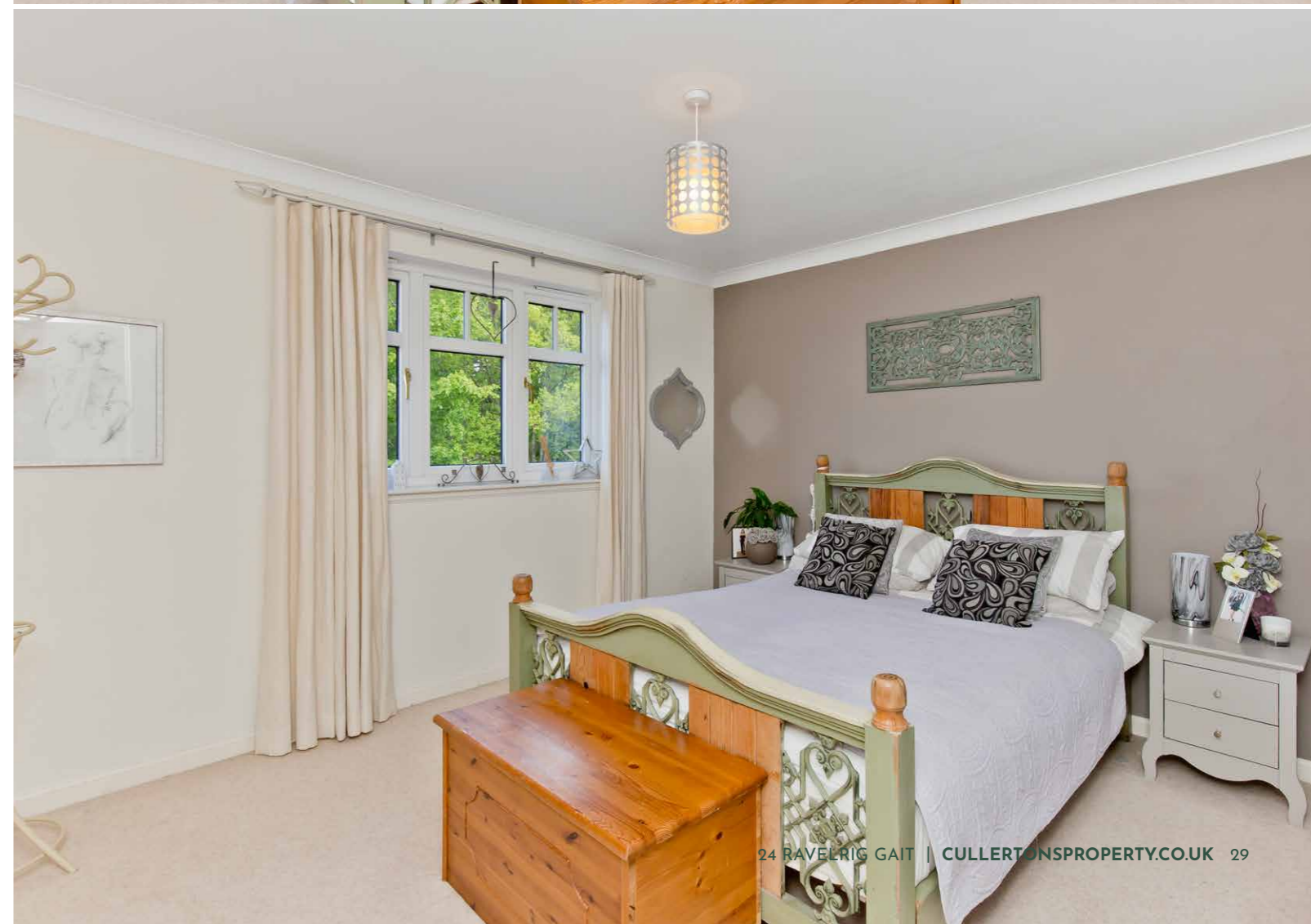
## LUXURIOUS PRINCIPAL SUITE WITH PENTLAND HILLS VIEWS

The substantial principal bedroom is a calm and elegant retreat enjoying attractive open views towards the Pentland Hills from a Juliet balcony. Soft neutral décor, a walk-in dressing room, fitted wardrobes, and plush carpeting

enhance the restful atmosphere, while the stylish en-suite shower room benefits from underfloor heating and a contemporary rainfall shower.







# FLEXIBLE

## ADDITIONAL ACCOMMODATION FOR FAMILY AND GUESTS

The remaining four bedrooms are all generously proportioned and beautifully presented, offering excellent flexibility for growing families, guests, or home working. Bedroom two features built-in storage with Shoji doors,

while another bedroom is currently utilised as a dedicated home office. Bedroom five additionally benefits from a deep built-in store cupboard, ideal for household storage.



## CONTEMPORARY BATHROOMS

In addition to the luxurious principal ensuite and ground-floor WC, the home boasts a beautifully appointed family bathroom finished with extensive neutral tiling, underfloor heating, a bath, and a contemporary spa shower system. Hive smart controls operate the home's systems, while five WiFi access points ensure excellent connectivity throughout. A recently replaced Worcester boiler further contributes to the home's efficient modern specification.



# SMART

MODERN COMFORTS



# GARDENS

# PROFESSIONALLY LANDSCAPED SOUTHWEST-FACING GARDENS

The southwest-facing rear garden has been professionally landscaped to create a stunning outdoor sanctuary ideal for entertaining and relaxation. A substantial decked terrace extends across the rear elevation, complemented by elegant paving, manicured lawns, ornamental planting, and mature trees to enhance privacy. An ornamental fountain provides an attractive focal point within the garden, while a useful garden shed is positioned discreetly to the side of the property.





## EXTENSIVE PRIVATE PARKING & DOUBLE GARAGE

Alongside the generous private driveway, the property benefits from a substantial detached double garage complete with power and lighting, providing excellent secure parking, storage, or workshop potential.



# BALERNO



## RECREATIONAL AMENITIES

Nestled between the Pentland Hills and Water of Leith, the exclusive village of Balerno enjoys a feel of semi-rural charm, with easy access to city attractions. Surrounded by lush woodlands, and with rivers and reservoirs on your doorstep, it is hard to believe that Edinburgh city centre is only seven miles away! The area caters for everyday needs with services including a post office, mini supermarkets, restaurants, traditional pubs, a bank and a library, while the regular Balerno Farmers' Market offers local, fresh produce.



## SCHOOLING & OUTDOOR LIFE

Balerno is renowned for its top-ranking primary and secondary schooling, and private education is a short drive away, closer to the city centre. The area enjoys superb recreational and sports facilities including Midlothian Snowsports Centre, Currie Rugby and Football Club, Balerno Tennis Club, horse riding at the Pentland Hills Trekking Centre, and nearby Dalmahoy Golf and Country Club with a luxury spa.

# NEARBY AMENITIES

- RAVELRIG WALLED GARDEN
- 24 RAVELRIG GAIT
- WATER OF LEITH WALKWAY START
- BALERNO HIGH SCHOOL
- CURRIE RUGBY AND FOOTBALL CLUB
- BALERNO TENNIS CLUB

## DISTANCES:

- HILLEND SKI CENTRE 8 miles
- PENTLAND HILLS TREKKING CENTRE 11.2 miles
- DALMAHOY GOLF AND COUNTRY CLUB 4.1 miles

- DEAN PARK PRIMARY



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— *About Mark*

Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward approach.

Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

Mark lives in Blackhall with his family and is, at heart, a devoted family man. Warm, sociable, and down-to-earth, you will find him in his kitchen, where he loves nothing more than cooking up a storm for family and friends. Whether spending quality time at home, running around after one of his three sons, or teeing off with friends, Mark brings the same spirit of care and connection to all he does.



# CULLERTON'S

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SCAN TO DISCOVER MORE

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