

17 Ramslack Street

BALERNO, EDINBURGH, EH14 5FE



*THREE BED END-TERRACED HOUSE WITH A
SOUTH-WEST FACING GARDEN*



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McEwan Fraser Legal are delighted to present this fantastic three-bedroom, end-terraced, home which is offered to the market with a complete onward chain. Originally built by Cala Homes in 2020, the property enjoys generous proportions and is presented to the market in excellent internal condition. The property will also enjoy the remainder of its NHBC structural warranty.

Entering the property, you find a handy vestibule that opens into a wide and welcoming hallway. The hallway includes integrated storage and there is plenty of space for a sideboard. The hallway also gives access to a ground floor WC.

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To your right as you enter, there is a bright and airy living room which boasts a contemporary colour theme and offers plenty of space for a variety of different furniture configurations. The space on offer will give the new owner plenty of flexibility to create their ideal entertaining space.







Moving along the hall, you come to a stylish dining kitchen which occupies the full width of the property and overlooks the rear garden. There is plenty of space for a dining table and French doors open onto the rear garden. The kitchen includes a full range of base and wall mounted units, offering excellent prep and storage space, that include a range of Siemens integrated appliances.



Kitchen/diner





On the upper level, there are three good-sized bedrooms, all bright and airy and include integrated wardrobes. The front facing master bedroom also enjoys access to a stylish en-suite with partial tiling, walk-in shower, hand basin, toilet, and towel rail. The family bathroom with partial tiling and a three-piece white suite with mains shower over bath completes the property internally.





bedroom 1





bedroom 2

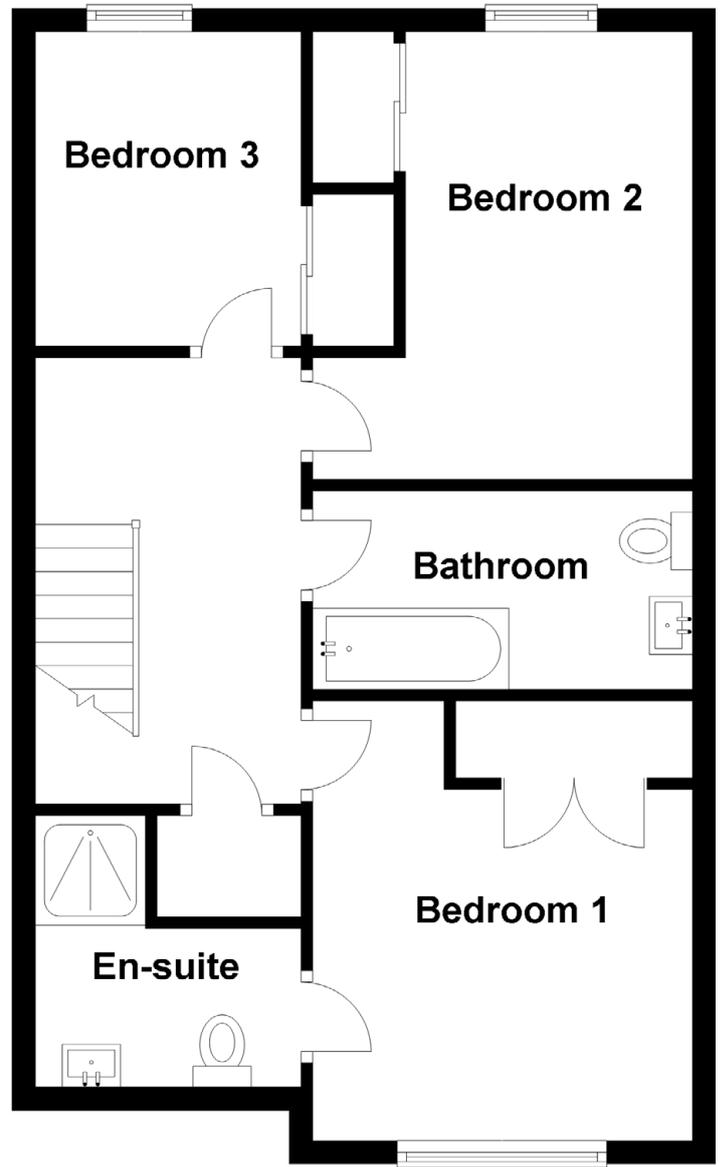
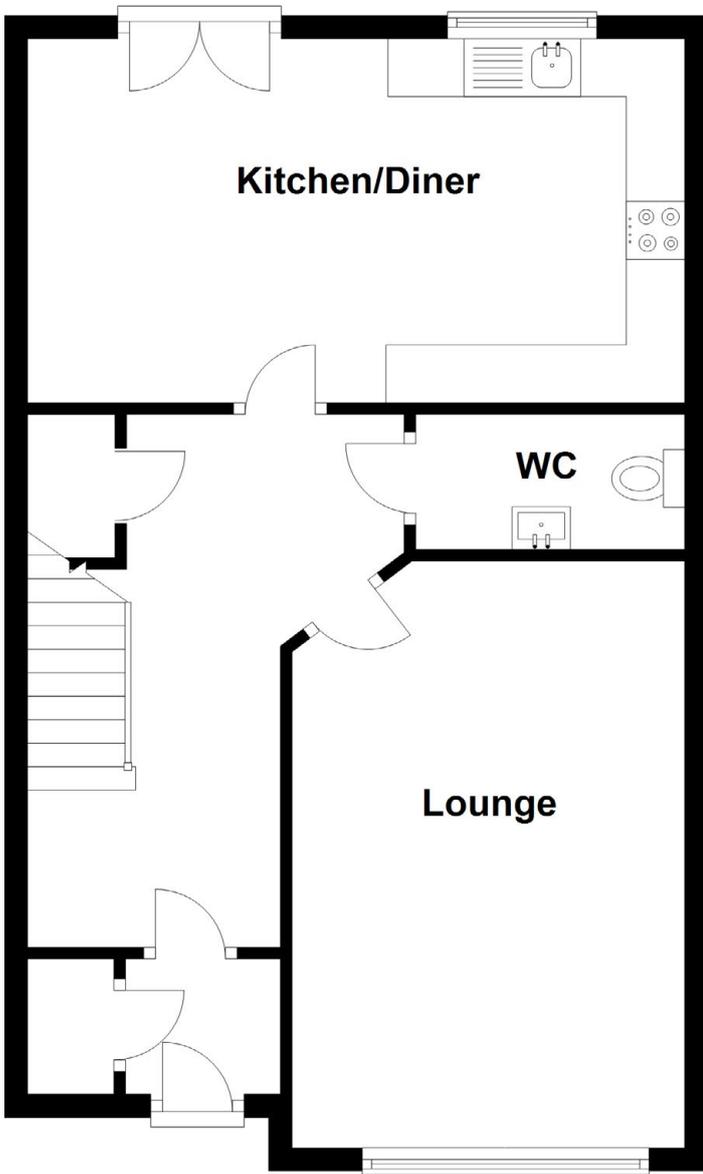




bedroom 3







Approximate Dimensions

(Taken from the widest point)

Kitchen/Diner	5.63m (18'6") x 3.14m (10'4")	Bathroom	3.38m (11'1") x 1.73m (5'8")
Lounge	5.07m (16'8") x 3.36m (11')	En-suite	2.15m (7'1") x 2.00m (6'7")
WC	2.30m (7'7") x 1.17m (3'10")		
Bedroom 1	3.80m (12'6") x 3.25m (10'8")	Gross internal floor area (m ²): 107m ²	
Bedroom 2	3.87m (12'8") x 3.25m (10'8")	EPC Rating: B	
Bedroom 3	2.72m (8'11") x 2.27m (7'6")		



Externally, the property has a small well maintained front garden in keeping with neighbouring properties.

The rear garden is fully enclosed and south-west facing, perfect for sunshine from late morning right through until late evening. The property also benefits from solar panels, gas central heating, double glazing, and allocated parking spaces.







Today, whilst Balerno is indisputably Edinburgh, its authentic rural personality is unmistakable. This popular and quiet residential area lies a few miles to the south-west of Edinburgh city centre. Balerno is a thriving local community which is sought after due to excellent state schools at primary and secondary level.

There are excellent local shopping facilities including post office, farmers market and pub restaurants with further amenities in nearby Currie and Juniper Green including medical services. The extensive Hermiston Gait and Gyle Shopping Centres are just a short drive away. The Pentland Hills are also on the doorstep, perfect for outdoor pursuits including walking, mountain biking and horse riding, and there is excellent fishing at Harlaw and Threipmuir reservoirs. Currie Rugby Club can be found in Balerno itself and a championship golf course, leisure club and spa facilities are found at Dalmahoy Marriott Hotel and Country Club beside nearby Kirknewton.

Access to the Edinburgh city bypass is within easy reach which in turn gives access to all major trunk routes to the north, south, Edinburgh International Airport, Queensferry Crossing and Glasgow.

The Location

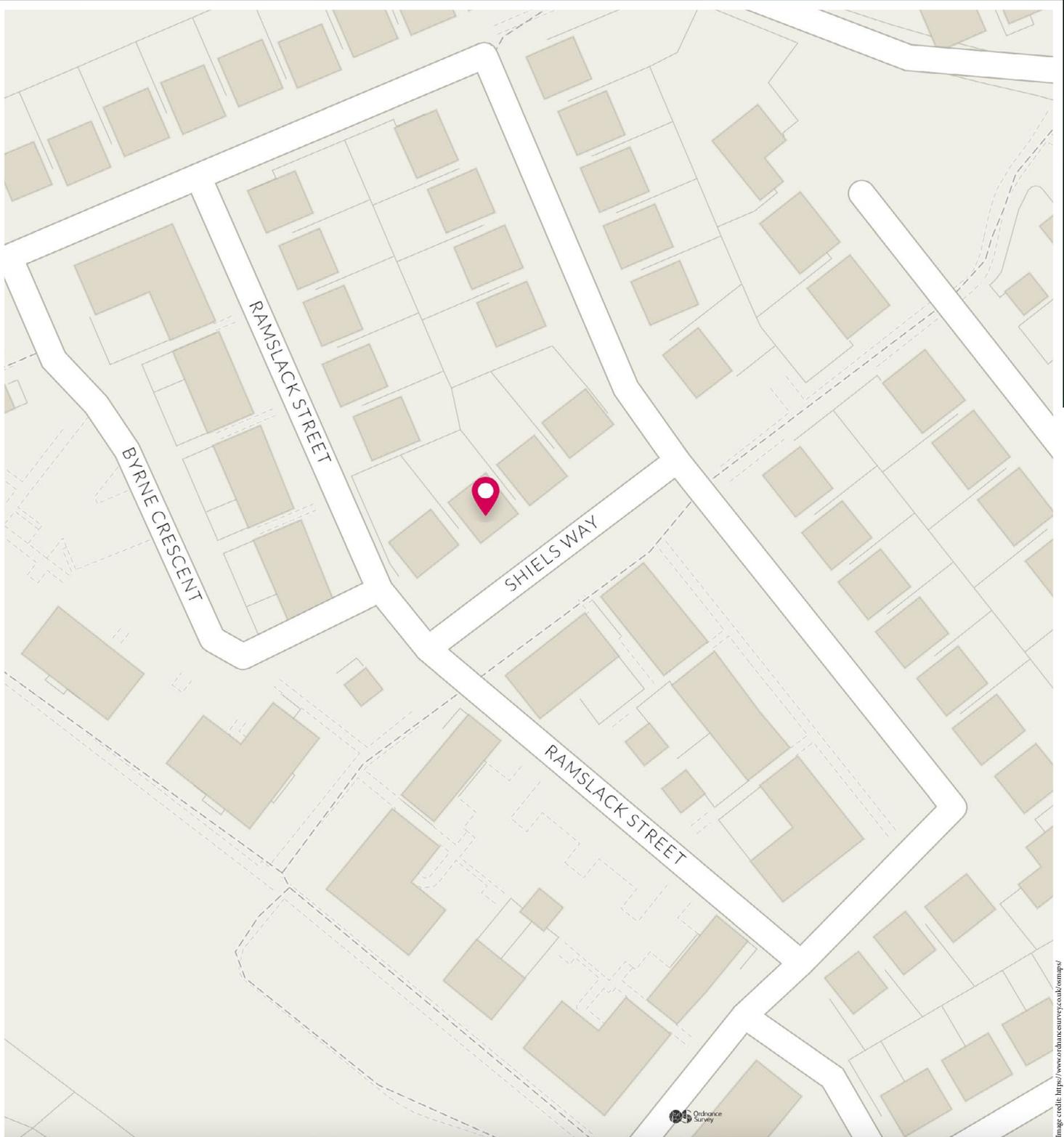


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Exchange
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THE SUNDAY TIMES
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