



A stunning end terraced villa with a designer interior quietly situated within a sought-after Cala development

 3 Bed  2 Bath  1 Reception

Forming part of a prestigious Cala development minutes from all the area has to offer, this stunning end terraced villa has been designed with the modern family in mind. This beautifully presented home has been significantly upgraded by the current owners and is offered in turnkey condition. The elegant sitting room is flooded with light, and a feature wall serves as the room’s focal point. There is plenty of space to entertain here and in the superb kitchen/dining room which comes complete with high end integrated appliances and has French doors leading out to the additional living space offered by the south/west facing rear garden. Off the hall there is also a guest WC. Upstairs, the principal bedroom has fitted wardrobes and a contemporary en-suite shower room. There are two further double bedrooms (one also with fitted wardrobes) and a striking, extensively tiled family bathroom with shower over the bath. Further benefits include ample storage, including partially floored attic, gas central heating and double glazing. The rear garden is fully enclosed and is the perfect spot to enjoy alfresco dining and long summer evenings. A rear gate leads out to two private parking spaces.

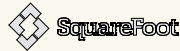
The development is factored by Ross and Liddell. Payment of around £300 per year covers maintenance of the communal areas.

Features

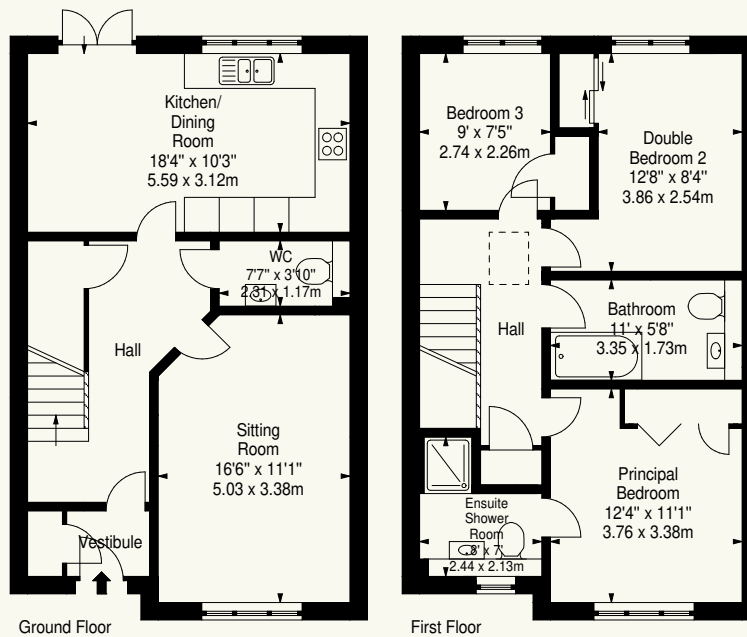
- Hall
- WC
- Elegant sitting room with feature wall
- Superb kitchen/dining room with integrated appliances and access to the rear garden
- Principal bedroom with fitted wardrobes and luxury en-suite shower room
- Two further double bedrooms (one with fitted wardrobes)
- Contemporary family bathroom with shower
- Ample storage, including partially floored attic
- Gas central heating
- Double glazing
- Delightful, landscaped south/west facing rear garden
- Two private parking spaces
- EPC Rating B

Offers Over £410,000

Ramslack Street, EH14 5FE



Approx. Gross Internal Area
1146 Sq Ft - 106.46 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Balerno is located just 7 miles from the very centre of Edinburgh, just off the A70. It is a popular and attractive place to live which successfully combines a leafy suburban environment with city centre accessibility. There are excellent bus services to many parts of the city and a main line rail link from neighbouring Currie provides an alternative route into the city centre. Swift access may also be gained to Edinburgh International Airport and the central motorway network. Balerno itself, as well as neighbouring Currie and Juniper Green play host to an excellent range of shops and services and provide nursery,

primary and secondary education. The local schools in the area have an excellent academic reputation and the High School offers a tremendous variety of community leisure activities. In addition, there are several golf courses in the immediate vicinity, beautiful walks by the leafy banks of the Water of Leith, access to the city's cycle path network and of course the wonderful open spaces of the Pentland Hills and surrounding countryside. Heriot Watt University at Riccarton is within a few minutes, as are the Gyle Shopping Centre and Hermiston Gait.

FOR VIEWING:

Sunday, 2:00pm - 4:00pm or by appointment

Contact Lindsay on:

☎ 0131 229 4040

✉ edinburghproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.