

1 (flat 5) Ramslack Street, Balerno, Edinburgh, EH14 5FE



1 (flat 5) Ramslack Street | Balerno | Edinburgh | EH14 5FE

Description

Impressive two bed first floor apartment of immense appeal, forming part of a striking Cala development conveniently placed for a good range of amenities and transport links to Edinburgh city centre. Surrounded by manicured communal grounds and boasting allocated residents parking, this lovely home which is still under NHBC warranty, is offered to the market in good decorative order, with ultra-modern and tastefully presented interior that would make an ideal home for an individual, or professional couple.

Features

- Two bed first floor apartment in desirable development
- Modern fittings
- Welcoming hallway with useful utility closet
- Fantastic open-plan kitchen, living, and dining room with access to a west-facing balcony
- Integrated Siemens appliances
- Generous master bedroom with built-in wardrobes and en-suite shower room
- Second double bedroom
- Principal bathroom with shower-over-bath
- Gas central heating and double glazing

Extras

The fitted carpets, kitchen blind, oven, hob, dishwasher and fridge/freezer are included.

Factor

The development is factored by Ross & Liddell for approx. £1,800 per annum (with a £350 deposit held) according to the vendor. This includes maintenance of communal areas and buildings insurance.

EPC Rating: B



Location

Balerno is a much sought after semi-rural residential area which lies a few miles southwest of the city centre. Transport links are excellent with the City Bypass, linking with Edinburgh International Airport, the Forth Road Bridge/Queensferry Crossing, and the main motorway networks nearby. Regular buses run to and from the city centre and surrounding areas, as well as Curriehill Railway station. It has a pleasant rural village feel, with an active community and excellent local amenities, with more extensive shopping facilities available at nearby Hermiston Gait and the Gyle Shopping Centre. The property is situated within the catchment area of Dean Park Primary and Balerno Community High, with private schooling at George Watson's College and Merchiston School, only a short drive or bus ride away. Napier and Heriot Watt university campuses are within easy reach. The area is well served for a variety of recreational and leisure facilities including the Bloomiehall Park, Pentland Hills Regional Park, the Water of Leith Walkway & Cycle Path, golf courses at Baberton and Kingsknowe, local sports, tennis, and bowling clubs.

Price and Viewing

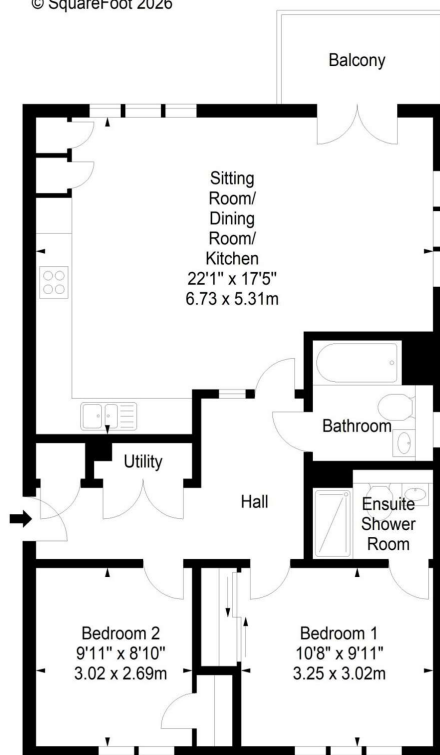
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Ramslack Street,
Balerno,
Midlothian, EH14 5FE



Approx. Gross Internal Area
784 Sq Ft - 72.83 Sq M
For identification only. Not to scale.
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First Floor



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

espc