



Malcolm Jack
& Matheson

Flat 7, 1 Ramslack Street,
Balerno, Edinburgh EH14 5FE



OFFERS OVER
£290,000

**IMMACULATE MODERN FIRST
FLOOR APARTMENT WITH TWO
DOUBLE BEDROOMS. LIFT.
ALLOCATED PARKING. SINGLE
GARAGE.**

**SECURE ENTRY PHONE
HALL
LOUNGE/DINER
KITCHEN
TWO DOUBLE BEDROOMS.
MASTER BEDROOM WITH AN
ENSUITE
BATHROOM
LIFT
COMMUNAL GROUNDS
ALLOCATED PARKING
SINGLE GARAGE
GCH & DG
EPC - B**



SITUATION

Nestled at the foot of the scenic Pentland Hills just eight miles south-west of Edinburgh city centre, Balerno offers an idyllic blend of semi-rural charm and premier capital connectivity. Renowned for its strong community spirit and exceptional local schooling, including the highly regarded Balerno High School, this affluent village is exceptionally popular with growing families and professionals alike. Residents enjoy a vibrant local lifestyle complete with a traditional high street, a monthly farmers' market, and unparalleled access to outdoor recreation along the Water of Leith Walkway and nearby reservoirs. With seamless commuter links via regular bus routes, Curriehill Railway Station, and the nearby City Bypass, Balerno provides the ultimate peaceful retreat with

the heart of the city remains within effortless reach.

PROPERTY

The property presents an immaculate modern 2-bedroom first floor apartment in walk in condition, the accommodation can be accessed via the secure communal stairs or lift.

Internally the property is in walk-in condition, offering modern and spacious living space. The layout includes an open plan lounge diner and kitchen, two double bedrooms, a master bedroom with an ensuite shower room and bathroom. The property benefits from gas central heating, double glazing and secure entry phone system. There is also the added benefit of a lift within the block,

communal grounds, an allocated single garage and an allocated parking space. The communal areas are maintained by a factoring agent, and the fee includes buildings insurance.

ACCOMMODATION

HALL

Built in cupboard housing meters. Built in laundry cupboard housing a washing machine. Entryphone handset. Radiator. Wood effect laminated flooring.

KITCHEN/LOUNGE 6.40M X 4.90M (21' X 16'1)

Well-lit, open-plan living space featuring French doors that lead to a balcony, a side window, and wood-effect laminate flooring throughout. The



contemporary fitted kitchen includes an integrated electric hob, extractor fan, oven, microwave, dishwasher, fridge, and freezer, alongside a sink with a drainer and a cupboard housing the combi boiler. This area flows seamlessly into a dedicated dining space that is ideal for entertaining.

BEDROOM 4.50M X 2.80M (14'9 X 9'2)

Well-lit and spacious master bedroom. Built in double wardrobe. Window to the side. TV point. Radiator. Carpet.

ENSUITE SHOWER ROOM

Modern white three-piece suite comprising walk in shower with a mixer shower, wash hand basin and WC. Chrome heated towel rail. Tile effect laminated flooring.

BEDROOM 3.30M X 2.70M (10'10 X 8'10)

Second spacious double bedroom with window to the side. Built in cupboard. TV point. Radiator. Carpet.

BATHROOM

Modern white three-piece suite comprising bath with mixer shower, wash hand basin with storage and WC. Extractor fan. Chrome heated towel rail. Wood effect laminated flooring.

GARDENS & GROUNDS

There are beautifully maintained communal garden grounds throughout the development, and the property has an allocated single garage and allocated parking space. There is also access to a communal bike store.

FACTORING FEES

The communal areas and garden grounds are maintained by Ross & Liddell at cost of approximately £90 per month (with a £450 deposit held) and this also includes buildings insurance.

EXTRAS

All fixtures and fittings are included in the sale together with the integrated kitchen appliances.

VIEWING

By appointment. Contact Malcolm Jack & Matheson.

ENTRY

Entry by mutual agreement

OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or by email property@malcolmjack.co.uk

Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

As this is an executry sale, the property is sold as seen. We have been unable to verify certain information, and none of the services, fittings, or equipment have been tested. No warranties of any kind are given.

These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.



Approximate Gross Internal Area = 75.2 sq m / 809 sq ft
Garage = 18.3 sq m / 197 sq ft
Total = 93.5 sq m / 1006 sq ft

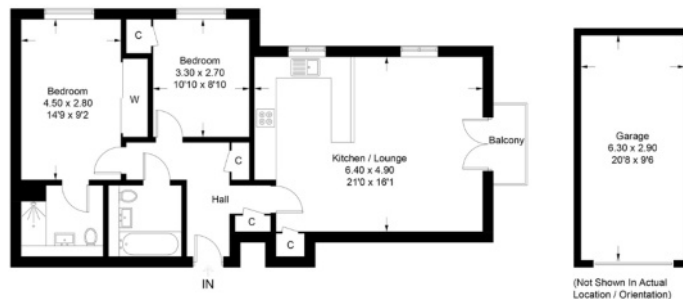


Illustration for identification purposes only.
measurements are approximate, not to scale. (D1335988) pavelsmedia.com

VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

Malcolm Jack & Matheson

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