

# 7/9 Ramslack Street

Balerno, Edinburgh, EH14 5BF



**RALPH SAYER**  
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# Tranquil

suburb with the bustle of the city in easy reach

This modern two-bedroom, two-bathroom flat offers the best of both worlds, with a tranquil village setting well connected to the capital and all it has to offer. The neutrally presented home lies on the second/top floor of an attractive lift-served development on Balerno's rural fringes, with Pentland Hill views enjoyed from a southwest-facing balcony. This sought-after suburb of Edinburgh is served by city bus links, day and night, and is conveniently close to the bypass and motorway network. Adding further appeal to the property is allocated on-site parking and communal garden grounds.

## General Features

- Idyllic setting with views towards the Pentlands
- Excellent transport links into the capital
- Second/top-floor flat in attractive modern development
- Light and airy neutral interiors with stylish fittings
- EPC Rating - B

## Accommodation Features

- Secure entry system and communal lift service
- Entrance hall with utility storage
- South-facing living/dining room open to:
- Fully integrated kitchen
- Two double bedrooms with storage
- Shower room in principal suite
- Bathroom with shower-over-bath
- Gas central heating and double glazing

## Exterior Features

- Suntrap seating balcony accessed from the living area
- Shared access to a landscaped garden
- Allocated parking



# A stylish welcome



Stylish minimalist décor - creating a wonderfully light and airy home

The flat has a secure entry system and is approached via a shared lift service. Welcoming you inside is an entrance hall where minimalist décor creates an airy atmosphere and continues through the home. The hall houses built-in storage and is laid with durable oak-inspired flooring that flows effortlessly into the open-plan reception room and kitchen.





# Open-plan

living area  
with a private balcony



This open-plan living area benefits from generous glazing on two sides, creating an uplifting space for relaxation and dining that promises flexibility for numerous furniture configurations and is bathed in sunny natural light throughout the day. There is also a seating balcony with southwest views towards the Pentland Hills promising a serene backdrop for winding down over evening drinks. The perfect social space is further enhanced by the openly incorporated kitchen allowing for interaction with guests whilst cooking.

Southwest-facing country vistas,  
enjoyed from the reception area  
and balcony



# A sociable

arrangement for entertaining



Fitted to one end of the room, the kitchen boasts a good selection of gloss cabinets in soft dove grey, paired with a beech-toned countertop and splashback. Stylish integrated lighting and neatly integrated appliances add to the luxury finish. An eye-level oven, induction hob, fridge freezer, and dishwasher are included. Space and plumbing for a washing machine are tucked away in the hall storage.



# Comfortable bedrooms

complemented by an en-suite shower room and a bathroom

Also found within the home are two double bedrooms featuring useful incorporated storage and plush carpeting for optimum comfort underfoot. The principal suite boasts a tastefully tiled shower room, whilst a coordinating bathroom (accessible from the hall) completes the accommodation. The bathroom includes a bath with an overhead shower and vanity storage is provided in both washrooms.





# The principal bedroom

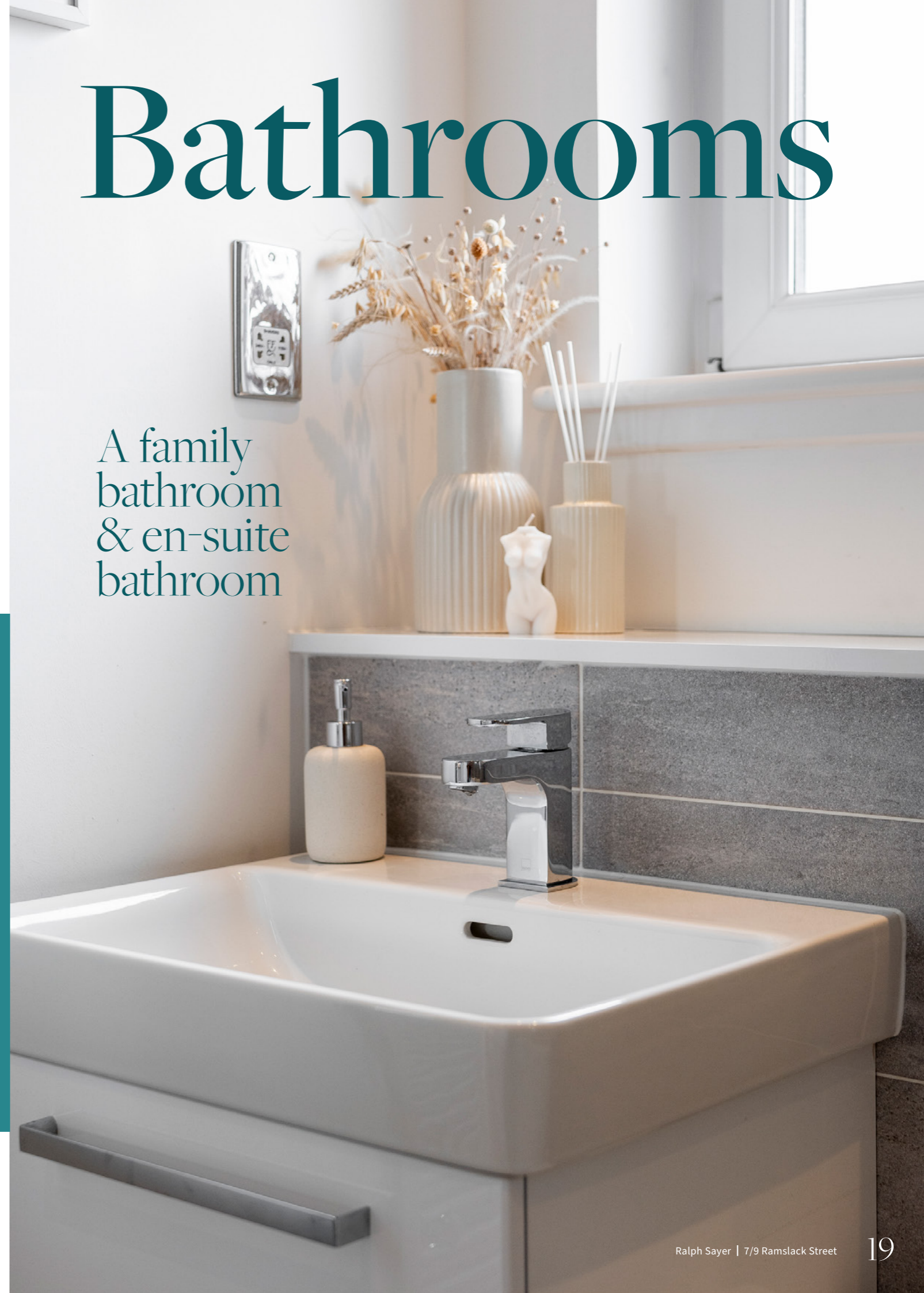
boasts a tastefully tiled shower room, whilst a coordinating bathroom (accessible from the hall) completes the accommodation





# Bathrooms

A family  
bathroom  
& en-suite  
bathroom





# Neatly-kept

landscaped grounds  
with a shared garden and allocated parking



Externally, the neatly kept development includes a shared lawned garden overlooking the picturesque surroundings. Additionally, there is convenient on-site parking, with a space allocated to the property.

Extras: The sale includes fitted floor and window coverings, light fittings, and integrated kitchen appliances.

# Idyllic setting with views towards the Pentlands





7/9 Ramslack Street

## Property Name

7/9 Ramslack Street

## Location

Balerno, Edinburgh, EH14 5BF

EPC Rating - TBC

Council Tax Band - ETBC

Home Report Value - £TBC

## Approximate total area:

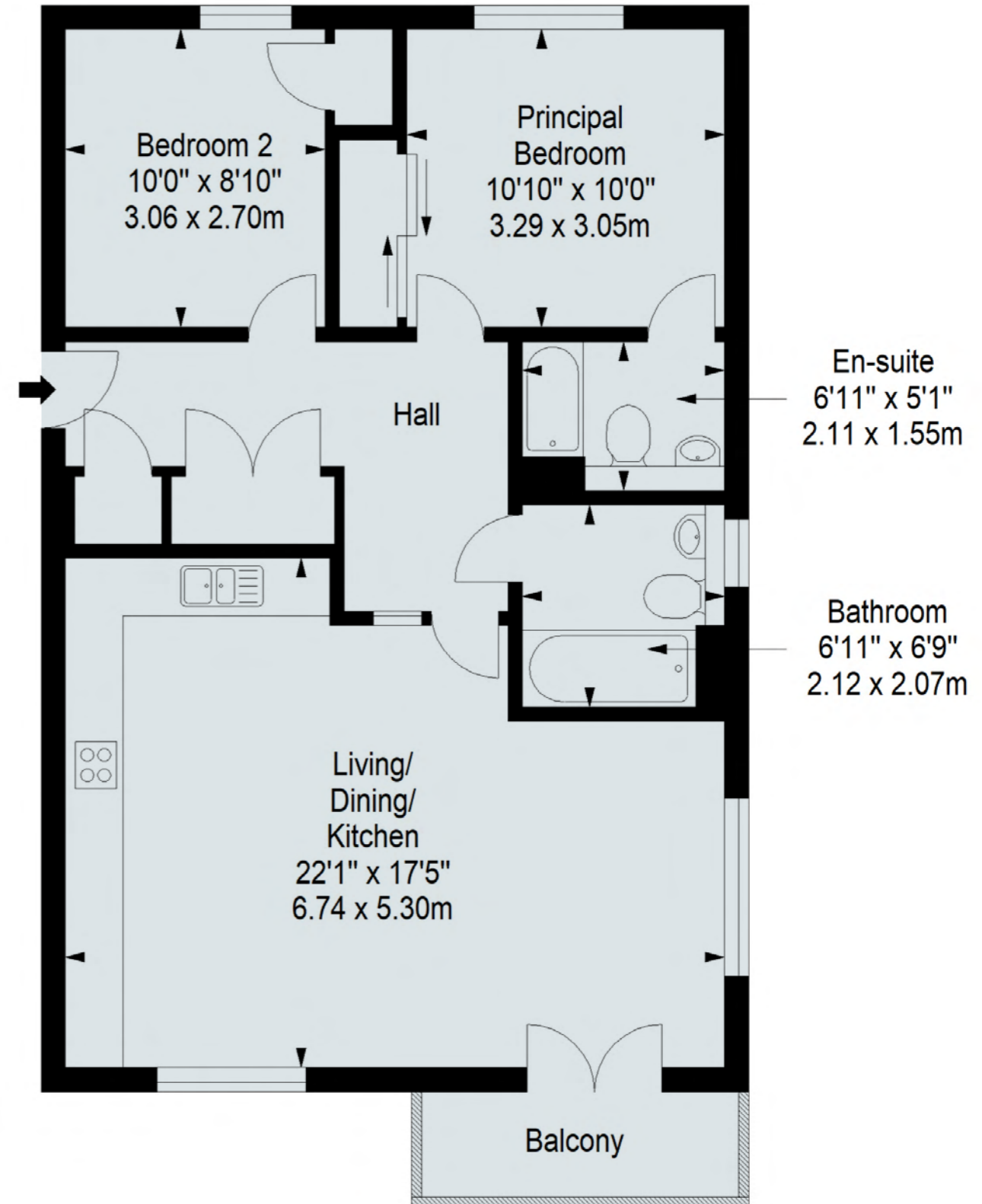
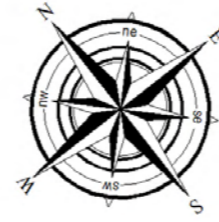
74 sq. metres (796.6 sq. feet)

## Second Floor

The floorplan is for illustrative purposes.  
All sizes are approximate.

Ross and Liddell are the factors of the development at an approximate cost of £85/pcm they cover:

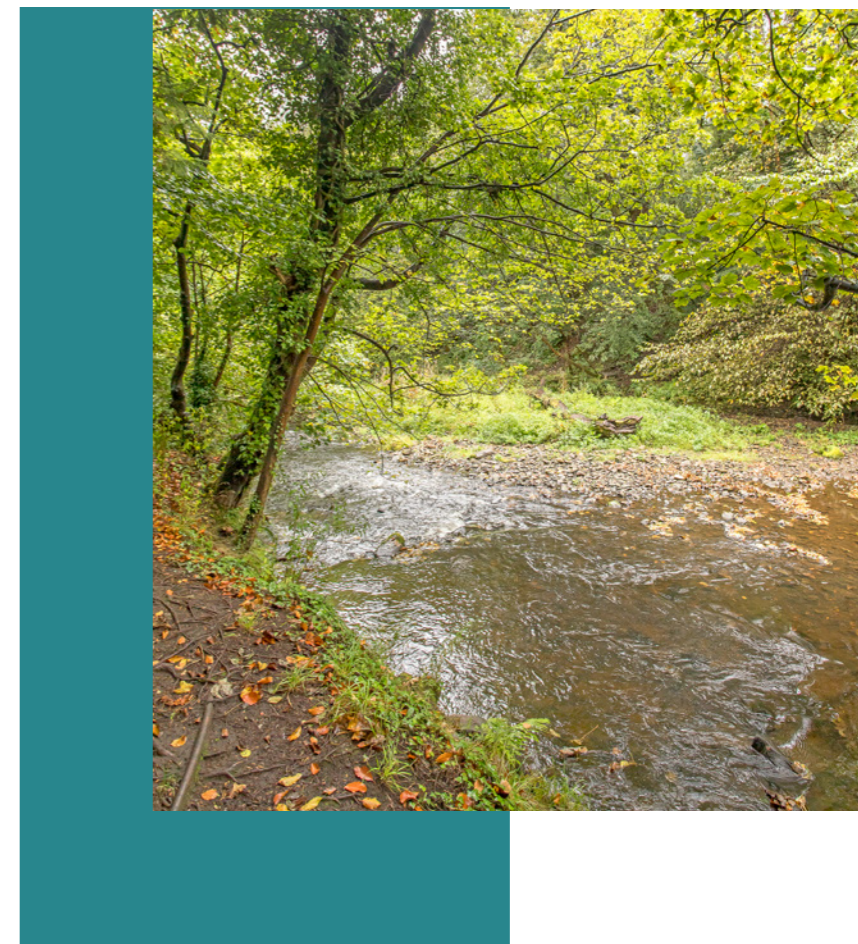
- Lift Maintenance
- Communal Garden and Environment Space management
- Car Park Maintenance
- Cleaning of the flat close
- Building Insurance
- Flat Block Maintenance





# Balerno

Nestled between the Pentland Hills and the Water of Leith



Nestled between the Pentland Hills and the 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 mini supermarkets, restaurants, traditional pubs, and a library, and the regular Balerno Farmers' Market offers local, fresh produce. 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.



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**dream property!**



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