



Ravelrig Wynd
Balerno

A beautifully presented property with versatile layout and additional living space in an exclusive development

A highly desirable double-fronted modern family home featuring elegant décor and contemporary fixtures and fittings throughout. The property sits on a quiet residential cul-de-sac in a popular and well-connected Conservation village, within easy reach of local amenities and Edinburgh city centre and just minutes from the stunning rolling countryside of the Pentland Hills.



4 RECEPTION ROOMS



6 BEDROOMS



6 BATHROOMS



DOUBLE GARAGE & ANNEXE



GATED ENTRY & LARGE GARDEN



FREEHOLD



VILLAGE



4,126 SQ FT



OFFERS OVER £1,275,000

The property

Forming part of an exclusive residential development, Ravelrig Wynd is an attractive family home offering bright and versatile accommodation arranged across three floors. Designed to deliver both elegance and functionality, the home features high-quality fixtures and fittings throughout, including contemporary kitchen and bathrooms. The interior begins with a welcoming reception hall with Amtico flooring, built-in storage and a cloakroom. This gives access to a front-facing sitting room with a stylish inset fireplace, a Amtico-floored dining room also overlooking the front and a spacious L-shaped kitchen/family room to the rear. This impressive space features Amtico flooring, a range of wall and base units with a breakfast bar, complementary worktops and splashbacks, modern integrated Siemens appliances and an adjoining fitted utility room with external access. The family area connects to the sitting room via double doors and opens onto the rear terrace through bi-fold doors - ideal for modern family living and entertaining.

On the first floor, a spacious landing with additional storage and space for a seating area leads to the front-facing principal bedroom, which features a fitted dressing area and an en suite shower room. There are three further double bedrooms, all with fitted storage - one with a connecting door to the principal bedroom and another benefiting from its own en suite shower room. A well-appointed family bathroom completes the floor. The property's remaining two double bedrooms can be found on the part-vaulted second floor, along with a family shower room.



Outside

The property is accessed via twin electric gates leading onto a block-paved driveway and forecourt, providing private parking and access to a standalone double garage and additional living/entertainment space. This area includes an L-shaped ground floor games room with Amtico flooring, fitted storage, a wine chiller and French doors opening onto a rear terrace. The staircase rises to a spacious vaulted Cinema/Audio room. This room also offers excellent potential for conversion into a self-contained annexe if desired (subject to the necessary consents). The well-maintained garden wraps around the property and is predominantly laid to level lawn, bordered by shrubs and hedging with several mature fruit trees. A combination of decked and block-paved terraces offers ideal spaces for entertaining and al fresco dining.

Location

Known locally as 'the gateway to the Pentlands', Balerno is a sought-after residential area within easy commuting distance of Edinburgh City Centre. The

area enjoys convenient road access to the west, with the city bypass, Edinburgh International Airport and the central Scotland motorway network all readily accessible. There are good local schools highly regarded both in the state and private sector with Balerno High School and Merchiston Castle School, while in addition, a minibus service for George Watson's passes through Balerno. For the outdoor enthusiast there is easy access to several golf courses, Midlothian Snowsports Centre and the Pentland Hills. The Water of Leith provides bicycle rides or walks directly to the city centre.

The area offers an excellent range of local amenities including shops, banking and post office services. More comprehensive shopping facilities can be found at The Gyle Shopping Centre at South Gyle and at Hermiston Gait.



Distances

- Edinburgh Airport 6.4 miles
- Edinburgh West End 6.8 miles
- Glasgow 40 miles

Nearby Stations

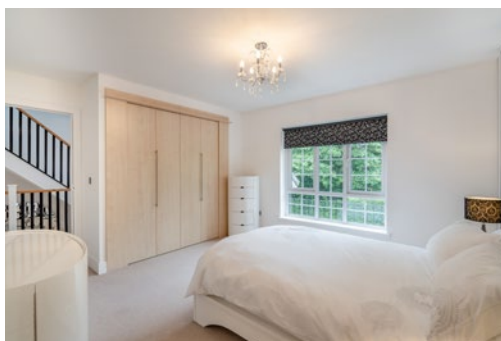
- Curriehill
- Edinburgh Park

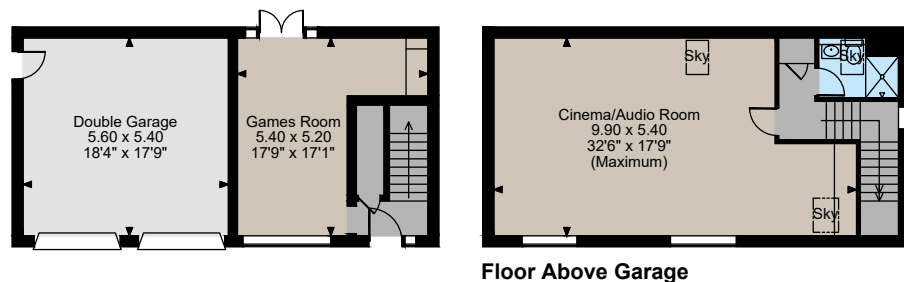
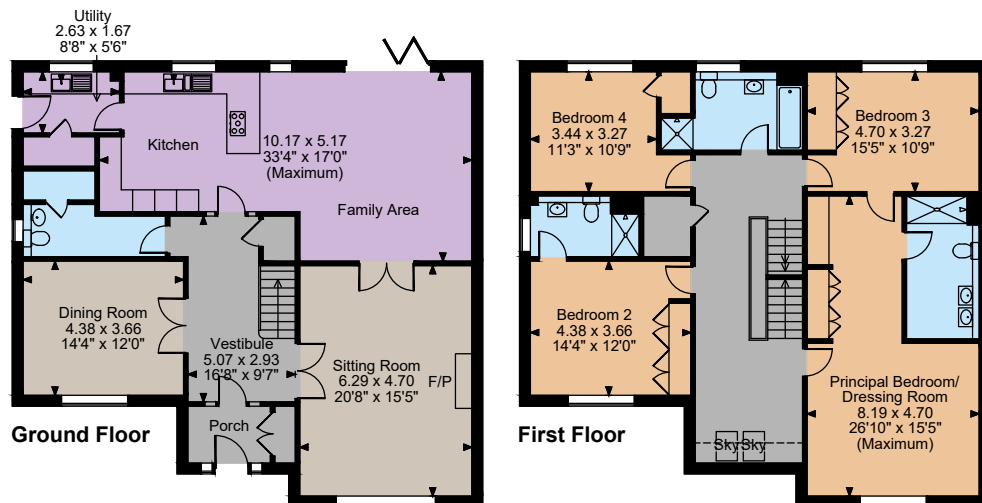
Key Locations

- Balerno Village
- Pentland Hills
- Harlaw Reservoir

Nearby Schools

- Balerno High School
- Merchiston Castle School
- Dean Park Primary

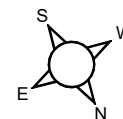




The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Floorplans

Main House internal area 3,219 sq ft (299 sq m)
 Double Garage internal area 326 sq ft (30 sq m)
 Garage and Annexe internal area 907 sq ft (84 sq m)
 Total internal area 4,452 sq ft (414 sq m)
 For identification purposes only.

Directions

EH14 7FB

what3words: ///kept.mornings.tastier - brings you to the driveway

General

Local Authority: Edinburgh City Council

Services: Mains gas, electricity, water and drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

EPC Rating: Band B

Fixtures and Fittings: All white goods, light fittings and floor coverings are included.

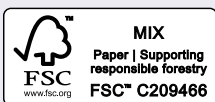
Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

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