



11 Ravelrig Gait, Balerno, EH14 7NH
Offers Over £795,000



MONARCH
LEGAL



Welcome to 11 Ravelrig Gait – an exceptional five-bedroom detached family home set within the highly desirable village of Balerno. This impressive property offers stylish, spacious living with a modern design and is perfectly suited to contemporary family life.

From the moment you arrive, the home exudes charm, with a double garage featuring electric-operated doors, a landscaped front garden, and a warm, inviting entrance. The private driveway comfortably accommodates three vehicles and includes a convenient EV charging point – ideal for modern living.

Inside, a bright and spacious hallway leads to a series of well-proportioned rooms designed for comfort and versatility. To the front of the home, the generous living room features a large window that fills the space with natural light and creates an inviting atmosphere.

Adjacent to this is a separate formal dining room. A second lounge – complete with a 65" TV seamlessly integrated into Neville Johnson fitted furniture and full surround sound Sonos system – provides the perfect family TV room or entertaining space.







At the heart of the home is a truly stunning Kitchens International designed and fitted kitchen. Modern, immaculate, and thoughtfully designed, it features sleek cabinetry, a large central island, high-quality integrated appliances, and a gas-fired Aga, all overlooking the beautifully maintained rear garden.

The adjacent utility room, also fitted by Kitchens International, includes a washing machine and tumble dryer, both included in the sale. A useful downstairs WC completes the ground floor.

Oak doors and a handcrafted oak stair handrail add warmth and quality to the ground floor, while smart technology enhances the living experience. A Sonos sound system extends throughout the lounge, kitchen, bathroom, master bedroom, en suite, and TV lounge, offering immersive audio in every key area of the home.





Upstairs, the home offers five generous bedrooms, including a luxurious master suite with en-suite bathroom, fitted wardrobes and Neville Johnson office furniture – perfect for remote working or study. Both the main bathroom and en-suite are equipped with pumped mixer showers, delivering a high-pressure, spa-like experience

The rear garden is private, well-maintained, and ideal for outdoor entertaining or relaxing in the sun. Perfectly located for access to excellent local schools, amenities, and transport links into Edinburgh, this is a rare opportunity to own a truly turn-key home in one of Balerno's most prestigious addresses.



MONARCH
LEGAL

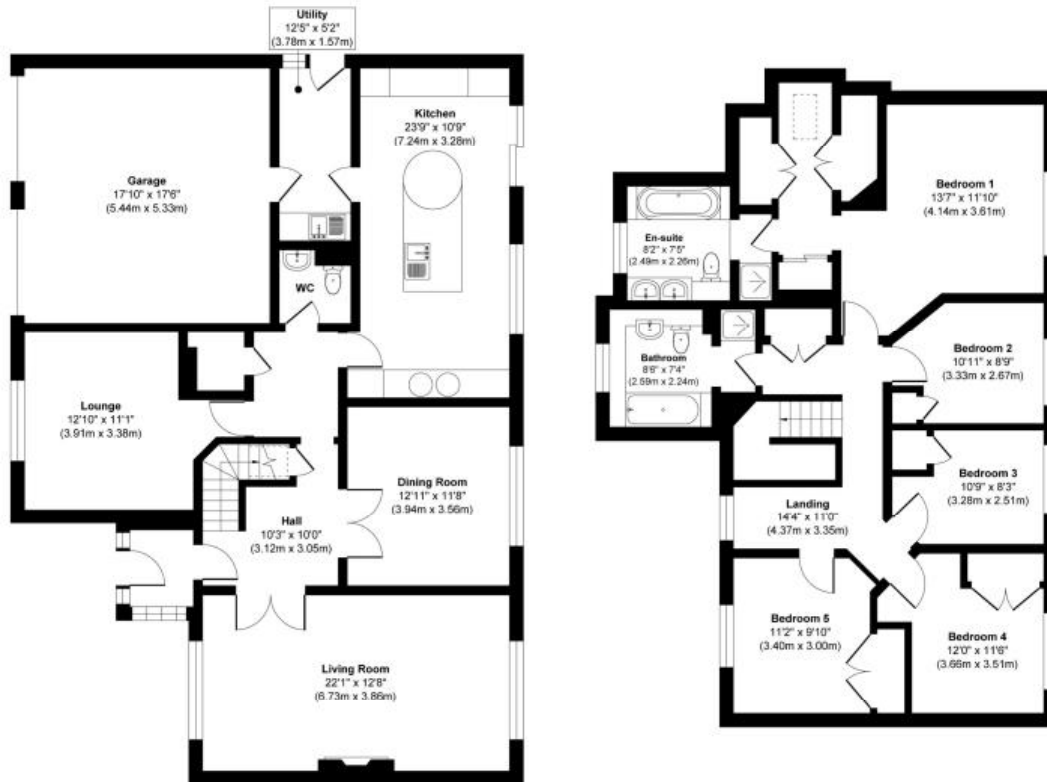




**11 Ravelrig Gait
Balerno EH14 7NH**

Approx. Gross Internal Area:
2691 Sq Ft (250.0 Sq M)

For Identification purpose only. Not to scale.
www.weare96.com



Situated in the picturesque village of Balerno, 11 Ravelrig Gait enjoys a prime position within a quiet, family-friendly cul-de-sac. The area is renowned for its excellent local amenities, highly regarded schools—including Balerno High School—and access to beautiful outdoor spaces such as the Pentland Hills Regional Park and Water of Leith Walkway. Balerno offers a peaceful village lifestyle while remaining well-connected to Edinburgh city centre via regular bus services and nearby rail links from Curriehill Station, as well as swift access to the City Bypass and motorway network.

Get in touch



0131 644 6060



sales@monarch-legal.co.uk



monarch-legal.co.uk

Video Tour



Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.