



# 48 Cassidy Wynd

Balerno, EH14 7FE

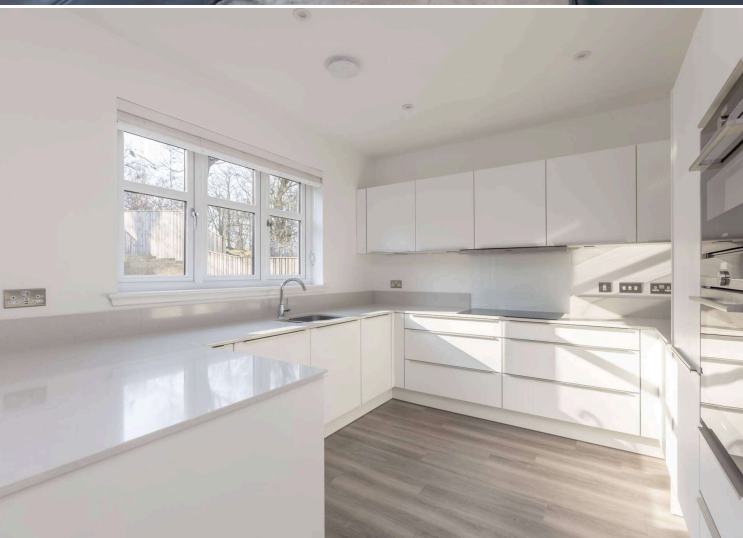


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## Truly impressive 5 bedroom detached family house with south-west facing garden, double garage & driveway

- Stylish sitting room
- Superb kitchen/dining/family room
- Utility room & WC
- Principal bedroom
- Dressing room & en-suite
- Double bedroom 2 with en-suite
- 2 further double bedrooms & study
- Family bathroom
- Delightful south-west facing garden
- Double garage & driveway
- Dual source heating & double glazing



**Offers Over: £745,000**

**EPC Rating: C**

**Council Tax: G**

**Tenure: Freehold**

Further information can be found in the home report.

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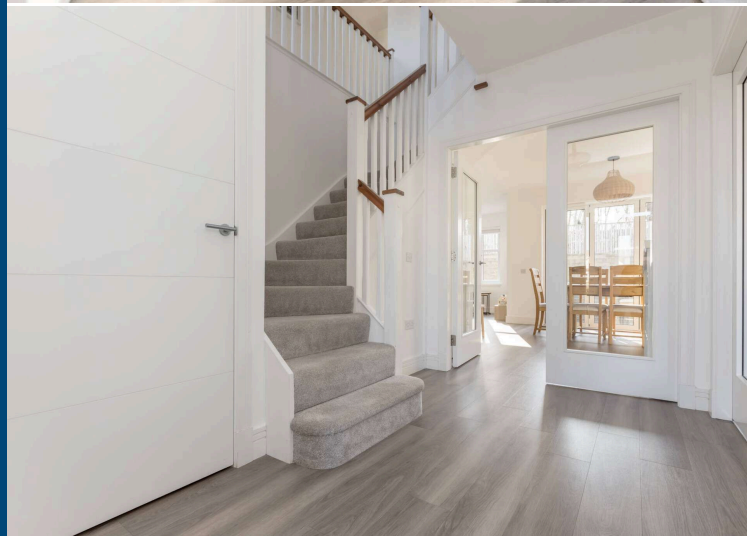
# About the Property

Forming part of a superb Cala development this exceptional 5 bedroom detached family house is located in the desirable residential area of Balerno. The property benefits from being on a superior plot where there is an open outlook to the front and a lovely leafy outlook over the south-west facing rear garden and woodlands to the rear. A spacious double garage and driveway are also to the front of the property.

The stunning interior of the property is bright and generously proportioned and offers ideal, versatile family accommodation over two levels. The rooms are all tastefully presented and complemented by quality, contemporary fixtures and fittings throughout.

## Extras

All fitted carpets and floor coverings, blinds, hob, oven, combination microwave, extractor hood, fridge/freezer, dishwasher are included in the sale price.







## Location

Balerno is a popular and quiet semi-rural residential area, which lies a few miles south-west of the city centre. The local area caters for everyday needs with services including a post office, mini supermarkets, restaurants, traditional pubs. The regular Balerno Farmers' Market also offers local, fresh produce. The Gyle is a short drive away, offering an extensive range of high-street stores and supermarkets, as well as a selection of family restaurants. The Pentland Hills are also on the doorstep and there is excellent fishing at Harlaw and Threipmuir reservoirs, along with nearby walkways and cycle paths. A championship golf course, leisure club and spa facilities can be found at The Dalmahoy Hotel & Country Club at nearby Kirknewton. Regular buses take you to the city centre and access to the Edinburgh city bypass is within easy reach, providing routes to the north and south, Edinburgh International Airport, the Queensferry Crossing and Glasgow. Balerno is renowned for its top-ranking primary and secondary schooling, and private education is a short drive away.

## 48 Cassidy Wynd, Balerno, EH14 7FE



House - Approx. Gross Internal Area - 2584 Sq Ft - 240.05 Sq M  
(Including Garage)

For identification only. Not to scale. © SquareFoot 2025





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