


COULTERS[®]

23 CASSIDY WYND

BALERNO, EDINBURGH, EH14 7FE

 5 BED  3 BATH  2 PUBLIC



TAKE A LOOK INSIDE

23 Cassidy Wynd is an impressive, stylish detached house, forming part of an exclusive CALA Homes development in the sought-after area of Balerno to the west of Edinburgh. The home is well finished and tastefully decorated throughout, effortlessly combining a sophisticated modern colour palate with contemporary fixtures and fittings throughout.

To the front of the property is a beautiful and engaging, well-proportioned sitting room creating a comfortable space to unwind in.

KEY FEATURES



Most impressive, beautifully presented detached family home.



Five spacious bedrooms, two with en-suite shower rooms.



Low maintenance front garden and superb south facing rear garden with established planting.



Integrated garage and driveway.

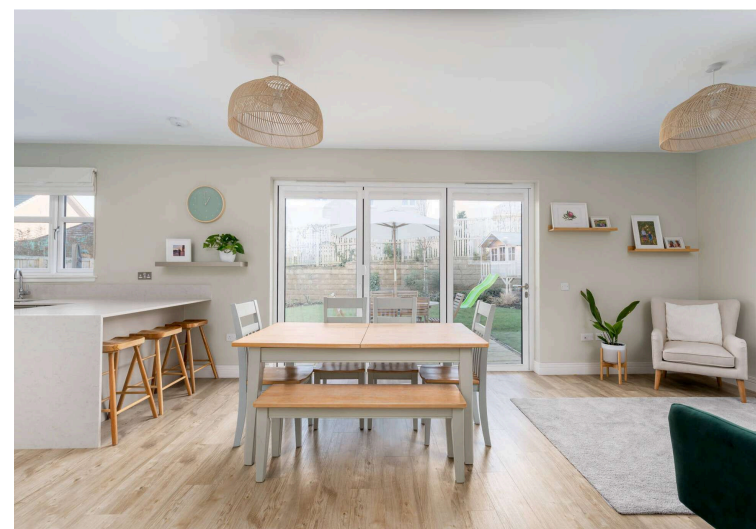


Situated in the popular residential area of Balerno.



Excellent local amenities nearby.





At the rear is the fantastic, bright and extremely spacious open plan kitchen / dining / family room which forms the heart of the home. There is plenty of space for both a dining area and seating area, in addition to patio doors which open directly onto the south facing garden. The kitchen is fitted with sleek wall and base mounted units with plenty of worktop space including a peninsula. The integrated appliances comprise; eye level double oven, electric hob, extractor hood, fridge/freezer and dishwasher. Adjacent to the kitchen is the practical space of the utility room with a sink, housing both the washing machine and tumble drier and fitted with a washing pulley overhead. From here there is also access to both the garden and garage. A handy WC and several storage cupboards are also located on the ground floor.



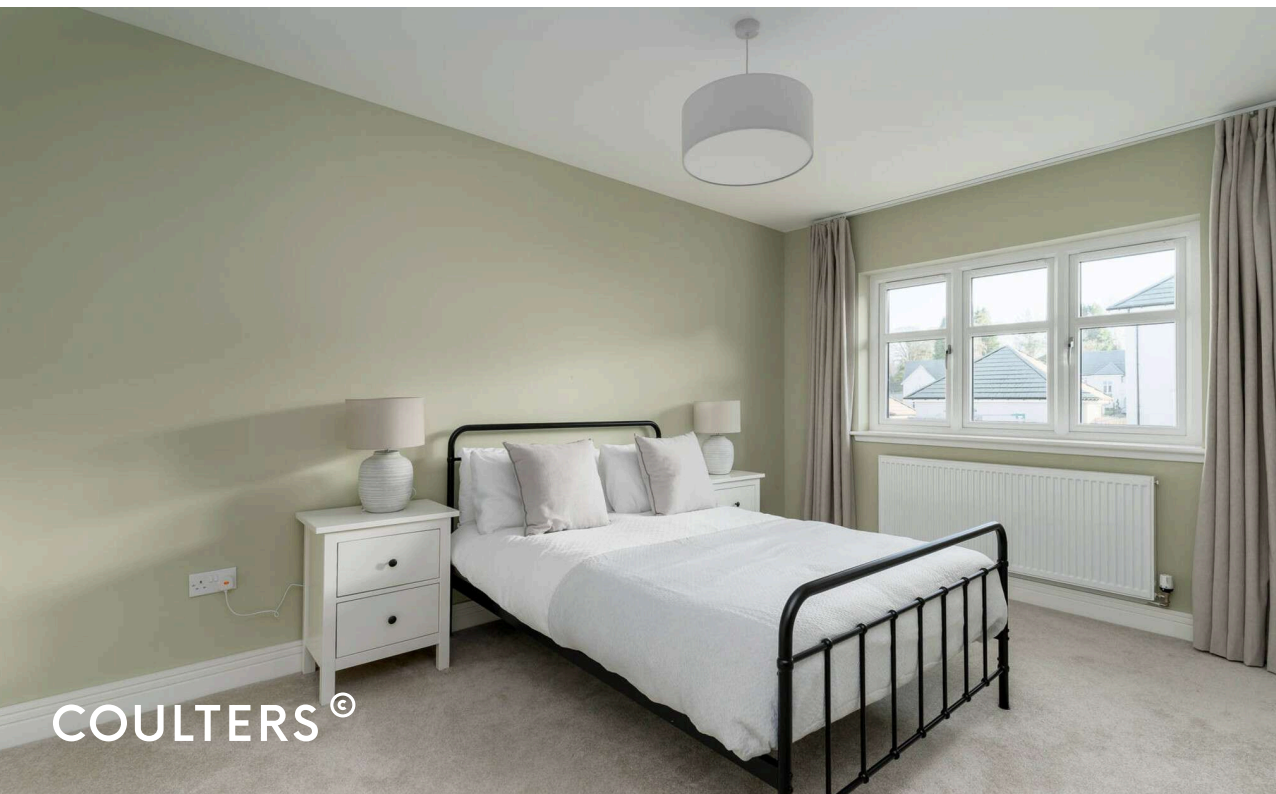


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The five bedrooms are located on the first floor, all of which have soft, neutral coloured carpet and fitted wardrobes. The sumptuous principle bedroom has a gorgeous en-suite shower room (with spacious shower cubicle, WC and double sink). The second double bedroom also has an en-suite shower room. There are three further bright bedrooms and a family bathroom (with bath, separate shower, WC and wash hand basin).

Heating and hot water is provided by an air source heat pump and there is double glazing.

Externally, there is a front garden, path to the front door and a driveway up to the garage. At the rear is a charming, enclosed rear south facing garden, wonderfully landscaped with attractive, established and varied planting, two separate patio areas and a generous lawn area.







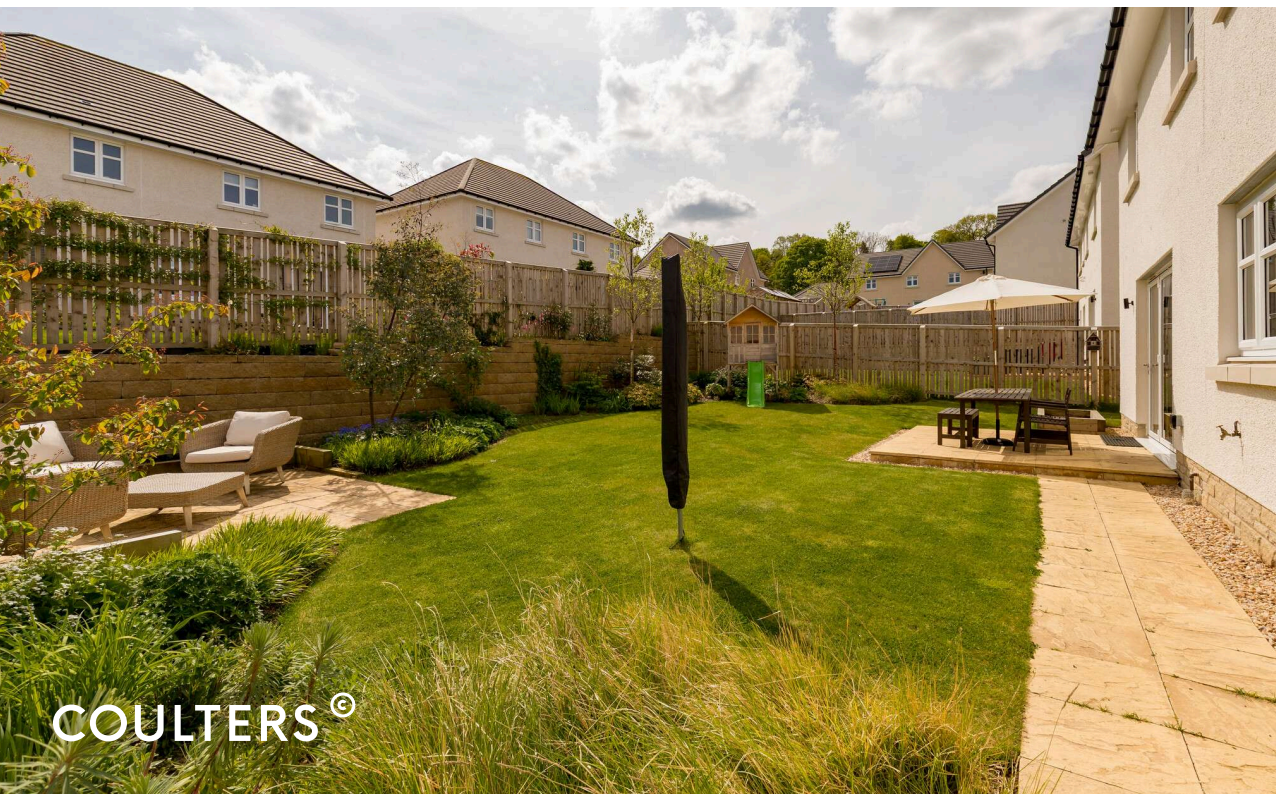


THE LOCAL AREA

Nestled between the Pentland Hills and the Water of Leith, the exclusive village of Balerno enjoys a semi-rural feel. 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 amenities including a post office, mini supermarket, restaurants, traditional pubs, a library and the regular Balerno Farmers' Market which offers local, fresh produce. Balerno is renowned for its top-ranking primary and secondary schooling.

The area enjoys superb recreational and sports facilities including Currie Rugby and Football Club; Balerno Tennis Club; horse riding at the Pentland Hills Trekking Centre; and nearby Dalmahoy Golf and Country Club.



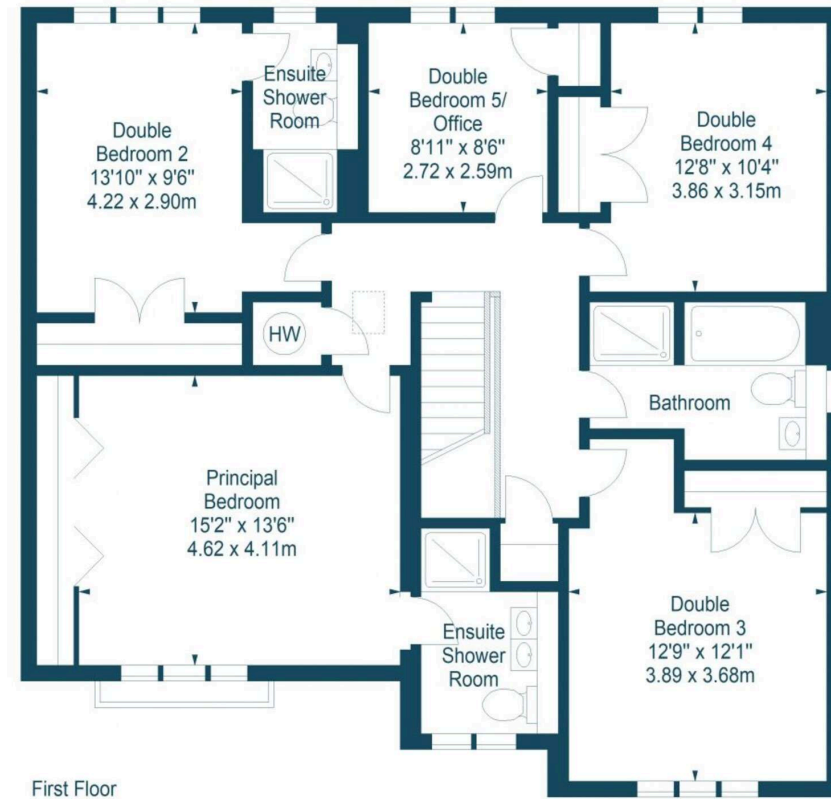
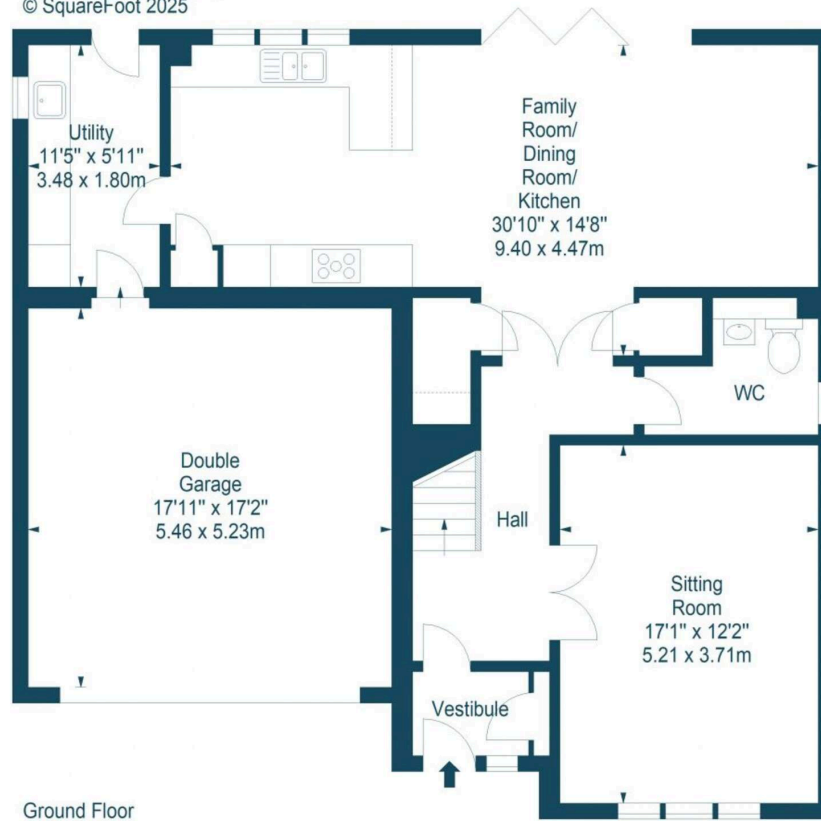
EXTRAS

The wooden playhouse, light fittings, fitted flooring and integrated appliances are included in the sale price. Some additional items are available by separate negotiation.

Cassidy Wynd,
Balerno,
Midlothian, EH14 7FE



Approx. Gross Internal Area
2468 Sq Ft - 229.28 Sq M
(Including Garage)
For identification only. Not to scale.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.