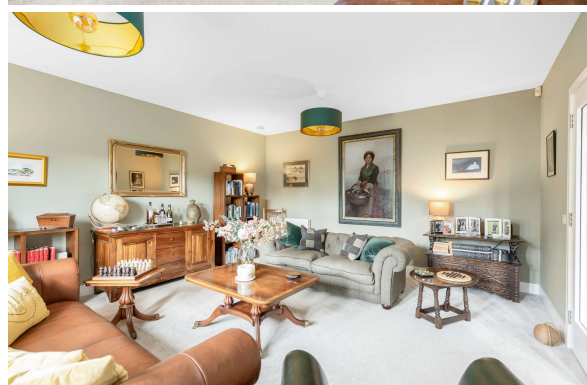




32 Cassidy Wynd
BALERNO | EDINBURGH | EH14 7FE


warners
solicitors & estate agents





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Absolutely stunning five-bedroom detached family home, occupying a large plot with fantastic open views towards the iconic Forth Bridges, within a highly sought-after Cala development. Enjoying large, private gardens, and exceptional open-plan living, this impressive home offers beautifully balanced accommodation ideally suited to modern life.

The property has been thoughtfully designed over two levels to provide flexible living spaces, well-proportioned bedrooms, en-suite facilities and excellent storage throughout, creating an ideal family home in a popular location.

The welcoming entrance hallway leads into an generous elegant front facing living room. The outstanding open-plan kitchen, dining and family room forms the heart of the home, featuring a central island, extensive worktop space and ample room for dining and relaxing. Large bi-fold doors flood the space with natural light and open onto the rear garden patio, creating a wonderful connection with the large, enclosed rear garden with views towards the Forth Bridges. A separate utility room provides additional storage and laundry facilities, with internal access to the substantial integral double garage. Two generous storage cupboards and a spacious WC complete the ground floor accommodation.

The upper level offers five well-proportioned bedrooms, including an impressive dual-aspect principal suite with extensive built-in wardrobes and a stylish en-suite shower bath room with separate shower cubicle and dual sinks. Bedroom two and three also benefit from an en-suite, and all bedrooms have integrated storage and are served by a contemporary family bathroom with vanity unit, deep bath and separate shower enclosure. Further benefits include gas central heating, double glazing and excellent storage throughout.

Externally, the large rear garden offers privacy and an open aspect to create a wonderful space ideal for entertaining and relaxing.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





- Stunning detached villa ideally situated on a generous plot
- Spacious and bright, offering well-balanced, flexible family accommodation
- Exceptional open-plan kitchen/dining/family room with direct access to the large rear garden with open views to Bridges
- Utility room
- Generous front facing living room
- Family bathroom plus ground floor WC
- Five bedrooms all with integrated storage
- Principal suite with en-suite bathroom
- Two further en-suite bedrooms
- Excellent built-in storage throughout
- Gas central heating and double glazing
- Integral double garage and double driveway
- Private front and large rear gardens
- Fantastic storage options throughout
- Many extras including GPS robo-mower and garage vacuum & EV charger

Energy Rating B

Council Tax H

Factor Fees of approximately £140 per month are payable to Ross & Liddell

All fixtures, fittings (excluding the curtains in the bedroom 1) and integrated appliances are included in the sale.

All other furniture may be available through separate negotiation.



Balerno is a charming conservation village lying to the south west of Edinburgh, close to the Pentland Hills Regional Park and the Water of Leith. Local shopping is to be found within the village, including post-office and banking facilities. Farmers' Markets set to a different theme each month are usually held on the second Saturday of the month. Balerno prides itself on the number of local clubs and associations for children and adults within the village style community. Schooling is offered from nursery to high school level and Heriot-Watt's Riccarton Campus is within easy reach, as is Napier's Sighthill Campus. For the commuter, regular bus services run to other areas and the Edinburgh City Bypass, the main motorway networks, The Gyle Shopping Centre, Edinburgh Airport and Edinburgh's City Centre are all easily reached. Pleasant walks and cycle routes are available within the area including the Water of Leith walkway. Dalmahoy Country Club is only a short drive away and is best known for its championship golf course.

