

2 Cassidy Wynd

BALERNO, EDINBURGH, EH14 7FE



CONTEMPORARY, FIVE-BEDROOM,
DETACHED FAMILY HOME WITH A LARGE
SOUTH-WEST FACING GARDEN



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McEwan Fraser is delighted to present this contemporary, five-bedroom, detached family house to the market. Built by Cala Homes and extending to 216m², it has all the space a growing family will ever need. While family life will likely centre around the large open plan kitchen with family and dining areas, the ground floor level also boasts an impressive lounge, utility room, excellent storage, and a WC.

Upstairs there's a luxury family bathroom, four double bedrooms, two of which have en-suites, plus a fifth bedroom which can also be used as a convenient study or office space. Internally, the property is presented to the market in excellent condition and, as a new build house, will benefit for the remainder of its NHBC warranty for that extra piece of mind.

In more detail, you enter the property to find a handy entrance vestibule that is perfect for coats and muddy boots. This then opens into the main hallway which includes integrated storage and gives access the main living room, kitchen and a fresh cloakroom with WC and wash hand basin.



The spacious living room is on your left. A tremendously bright room with a triple aspect, the living room has huge floor space and plenty of scope for different furniture configurations. This will give the new owner plenty of flexibility to create their ideal entertaining space.





The kitchen is often the heart of the home and the extensive kitchen/dining/family room to the rear of the house does not disappoint. Extending nearly to the full width of the house there is ample space for a large dining table and a dedicated seating area alongside a top-spec contemporary kitchen and bi-fold doors which open directly onto the rear patio. The kitchen is comprised of a full range of base and wall-mounted units that offer excellent preparation and storage space for the aspiring chef. These units are further enhanced with the addition of a central island. All units are topped with stone work surfaces and there are a range of integrated appliances including fridge freezer, dishwasher, induction hob and double oven. Garage access and additional storage can be found in the attached utility room.







WC & Utility





On the first floor, there's a spacious landing, storage for linen and access to the attic. There are five well-proportioned bedrooms which are all bright, airy and all allow for free-standing furniture. The four largest bedrooms also benefit from large integrated wardrobes. Bedroom one is the obvious master and boasts fantastic floor space for a full suite of bedroom furniture and enjoys access to a crisp clean en-suite bathroom that boasts partial tiling, three-piece suite, and separate double shower. Bedroom two also benefits from a spacious en-suite shower room. The partially tiled family bathroom completes the rooms and includes partial tiling, three-piece white suite, and a separate shower.



Bedroom 1







Bedroom 2







Bedroom 3





Bedroom 4

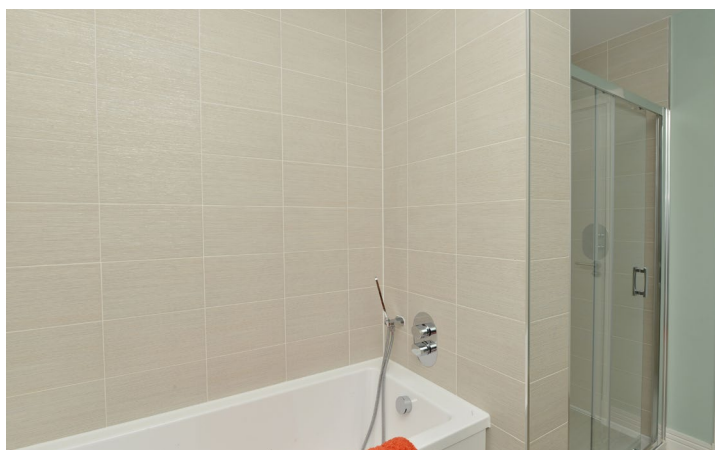


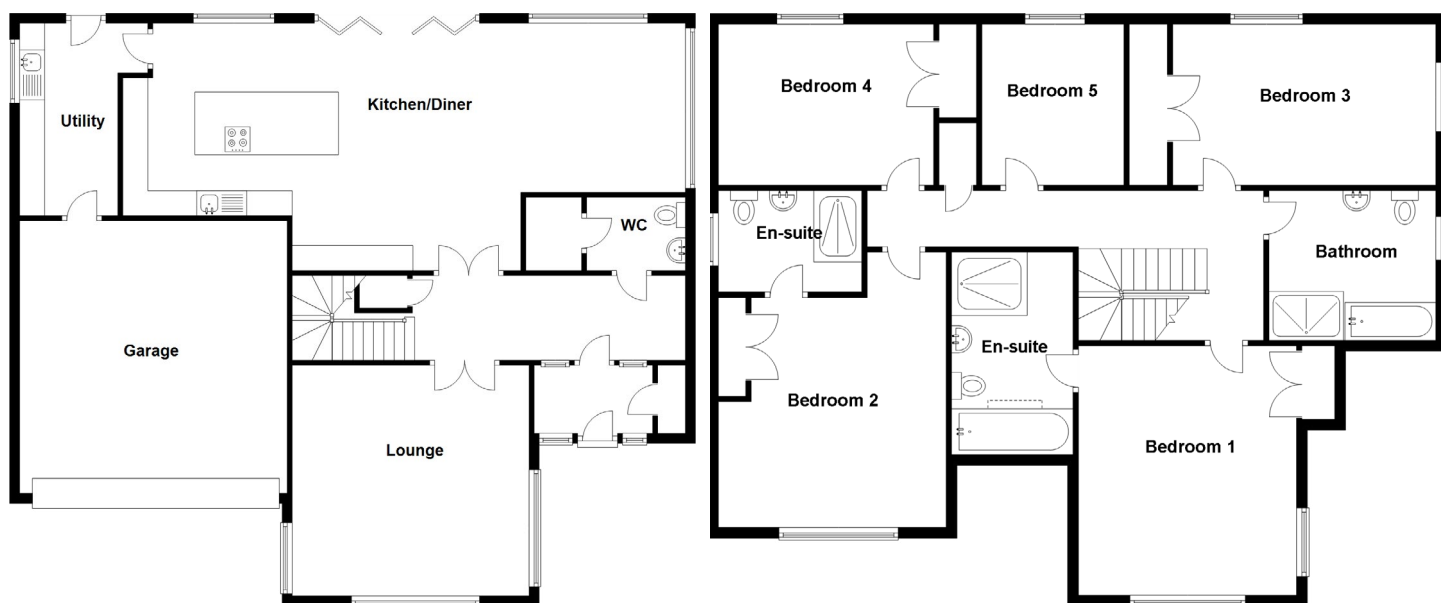


Bedroom 5



The Bathroom





Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	10.65m (34'11") x 4.95m (16'3")	En-suite	2.65m (8'8") x 1.88m (6'2")
Lounge	4.74m (15'7") x 4.61m (15'2")	Bedroom 3	4.86m (15'11") x 2.98m (9'9")
Utility	3.85m (12'8") x 2.00m (6'7")	Bedroom 4	3.98m (13'1") x 2.98m (9'9")
WC	1.98m (6'6") x 1.46m (4'10")	Bedroom 5	2.98m (9'9") x 2.62m (8'7")
Garage	5.45m (17'11") x 5.35m (17'7")	Bathroom	3.08m (10'1") x 2.77m (9'1")
Bedroom 1	4.61m (15'2") x 4.03m (13'3")	Gross internal floor area (m ²): 216m ² EPC Rating: C	
En-suite	3.75m (12'3") x 2.25m (7'4")		
Bedroom 2	5.10m (16'9") x 4.00m (13'2")		



The property benefits from air source heating and solar panels have been installed, keeping energy costs to a minimum in the summer months. Externally, the front garden is laid to lawn and bordered with bedding areas. A large mono-bloc driveway leads to the integral double garage. The extensive rear garden with an extended patio area is mainly laid to lawn and incredibly generous for a modern house. The rear garden also enjoys a southwest aspect which offers ample sunshine long into the evenings.

Early viewing is highly recommended as this stunning home will prove to be popular with professionals and families looking for a balanced lifestyle.



Farmers Market



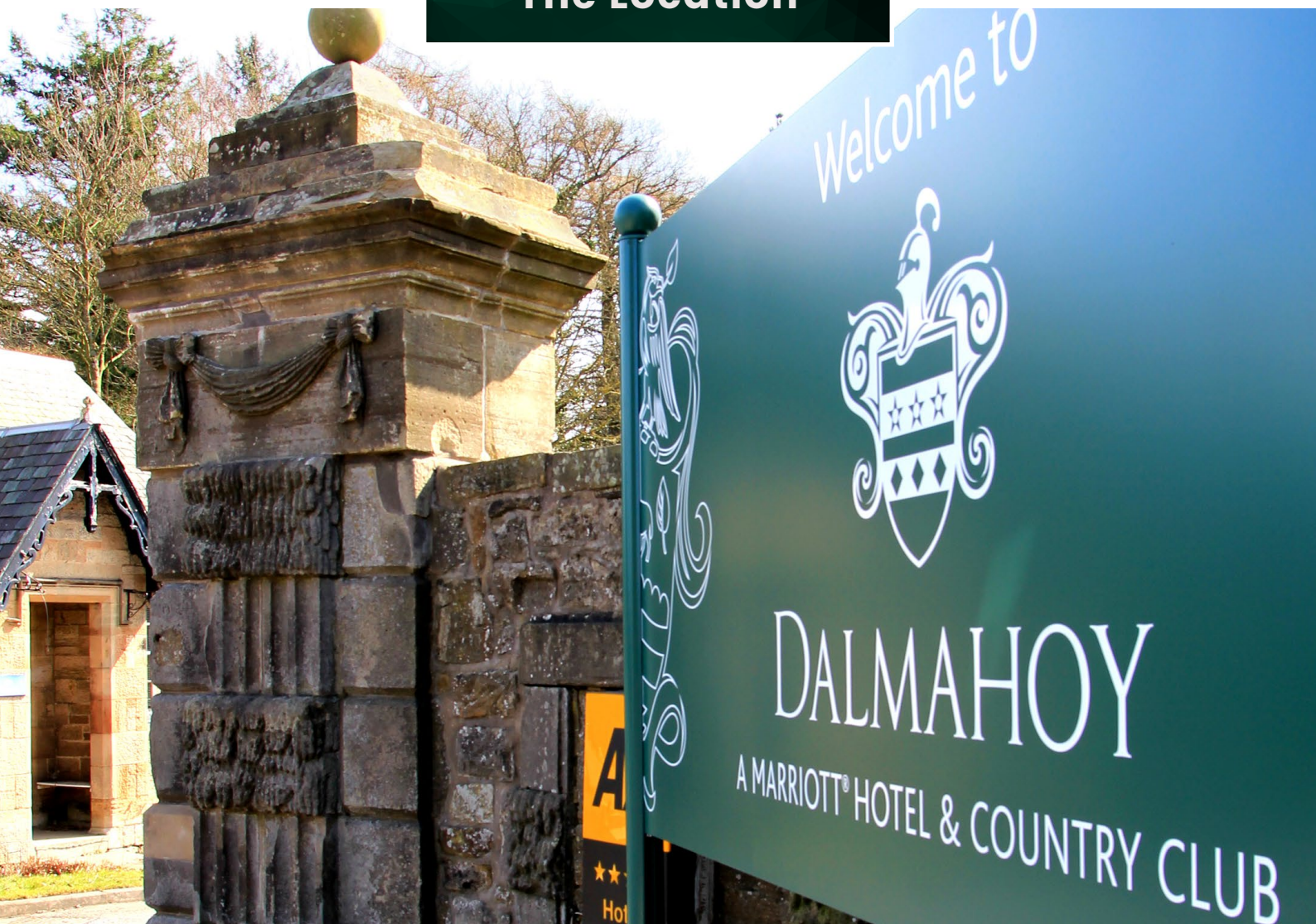
Today, whilst Balerno is indisputably Edinburgh, its authentic rural personality is unmistakable. This popular and quiet residential area lies a few miles to the south-west of Edinburgh city centre. Balerno is a thriving local community which is sought after due to excellent state schools at primary and secondary level. There are excellent local shopping facilities including post office, farmers market and pub restaurants with further amenities in nearby Currie and Juniper Green including medical services.

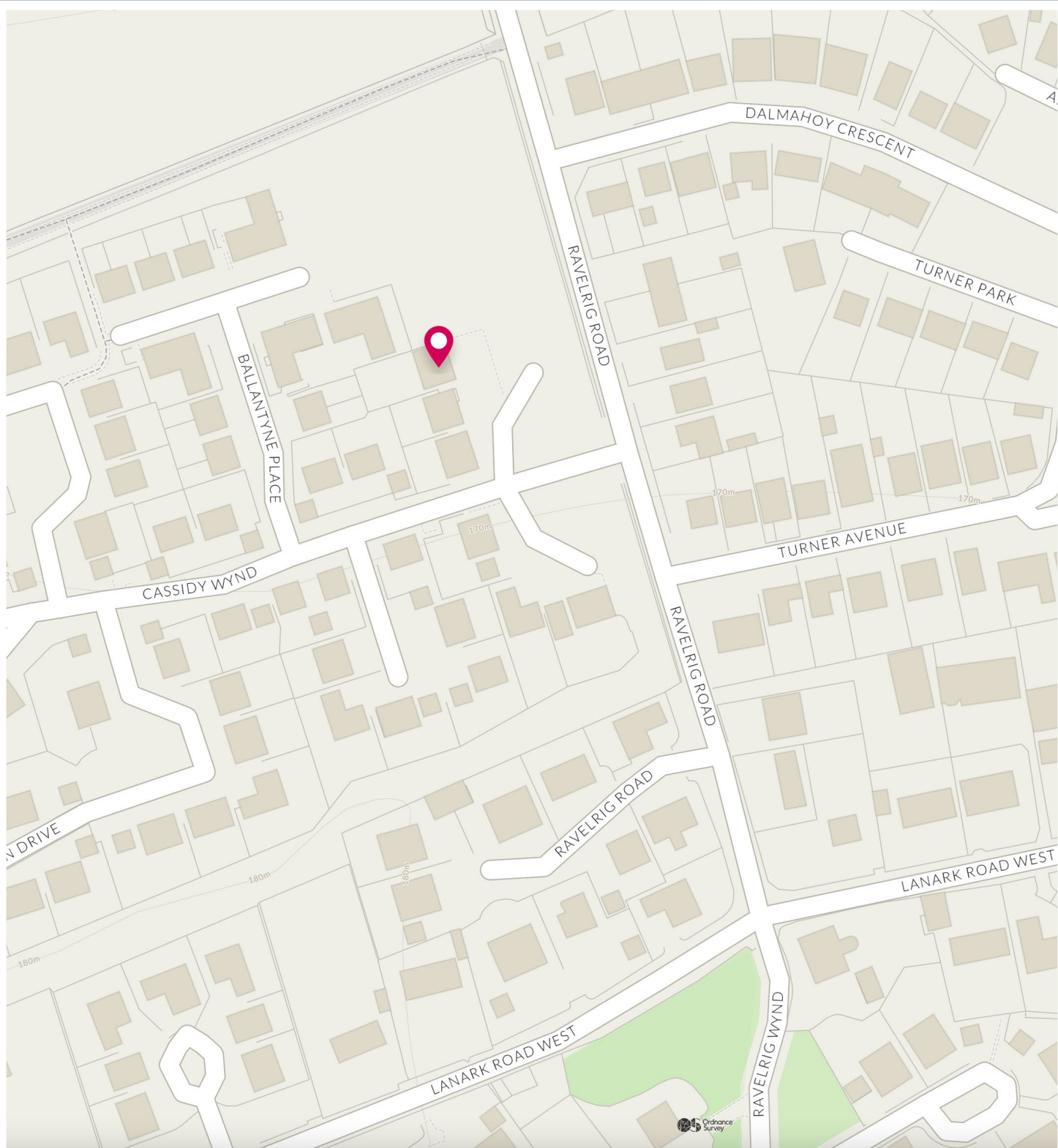
The extensive Hermiston Gait and Gyle Shopping Centres are just a short drive away. The Pentland Hills are also on the doorstep, perfect for outdoor pursuits including walking, mountain biking and horse riding, and there is excellent fishing at Harlaw and Threipmuir reservoirs. Currie Rugby Club can be found in Balerno itself and a championship golf course, leisure club and spa facilities are found at Dalmahoy Marriott Hotel & Country Club five minutes from the property. Access to the Edinburgh city bypass is within easy reach which in turn gives access to all major trunk routes to the north, south, Edinburgh International Airport, Queensferry Crossing and Glasgow.

The Location



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