

46 Cassidy Wynd

BALERNO, EDINBURGH, EH14 7FE



*BEAUTIFULLY PRESENTED
FIVE BEDROOM DETACHED HOUSE*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



46 Cassidy Wynd is a detached on a favourable corner plot in this sought after development in Balerno. Balerno is nestled at the foot of the Pentland National Park and only 7 miles from Edinburgh's city centre.

The welcoming hallway leads onto the downstairs living room, open plan kitchen/ diner. The ground floor also features a home office, WC and generous utility room which in addition to the large bi folding doors it too provides access to the garden. The kitchen is equipped with Seimens appliances from double oven to induction hob the quality of finishes resonates throughout this living space. There is plenty room for dining and family living in this bright welcoming space.

"...The kitchen is equipped with Siemens appliances from double oven to induction hob the quality of finishes resonates throughout this living space..."





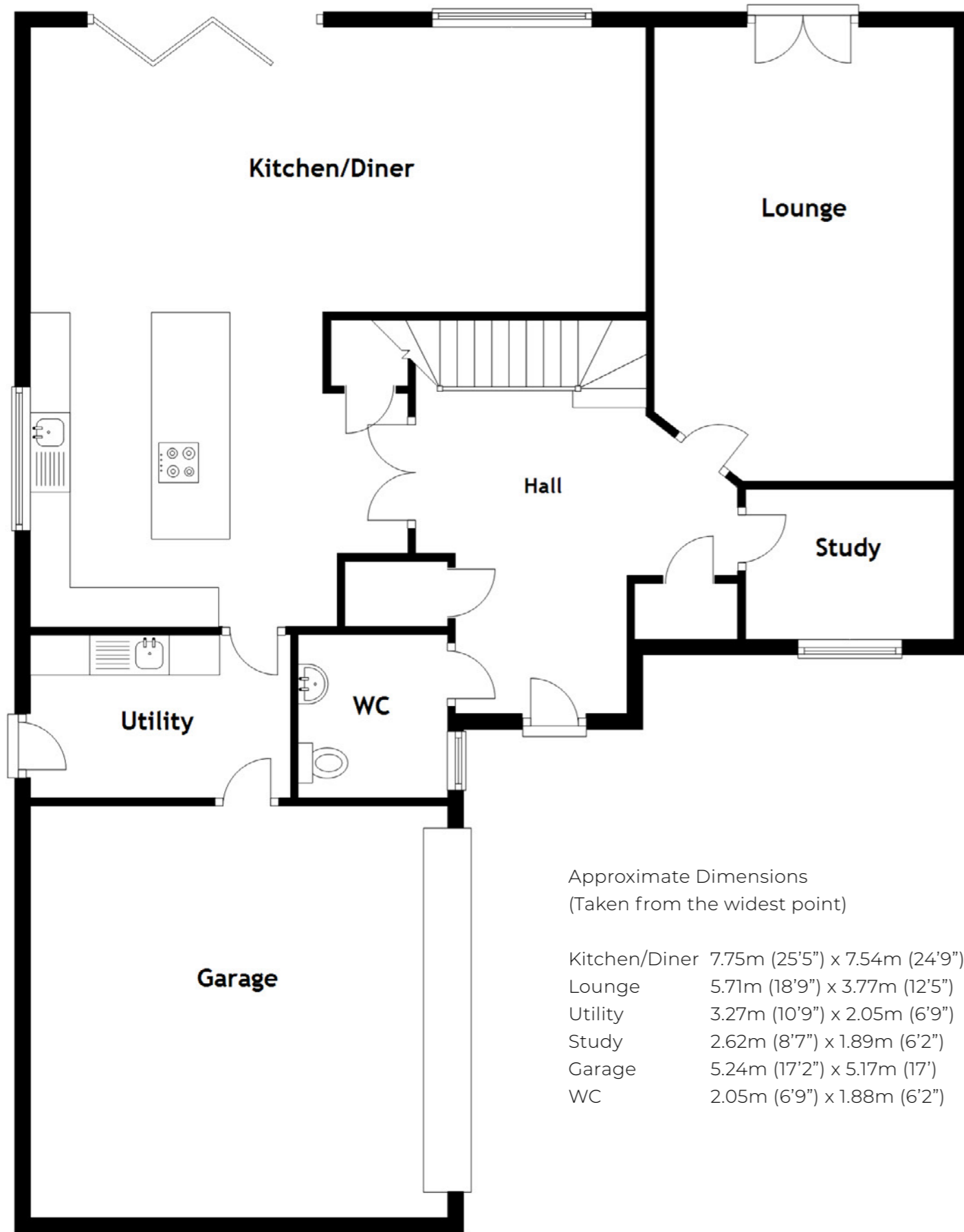




On the first floor you will find five generous bedrooms, all of which provide plenty of natural light and two en suite bathrooms. The master bedroom comes with a modern four piece en suite with double sinks and is finished to a high standard. In addition there is large built in wardrobes and more than enough space for freestanding furniture to complement the space. Bedroom two also has an en suite and there is a main family bathroom on this level of the property to serve the three other bedrooms.

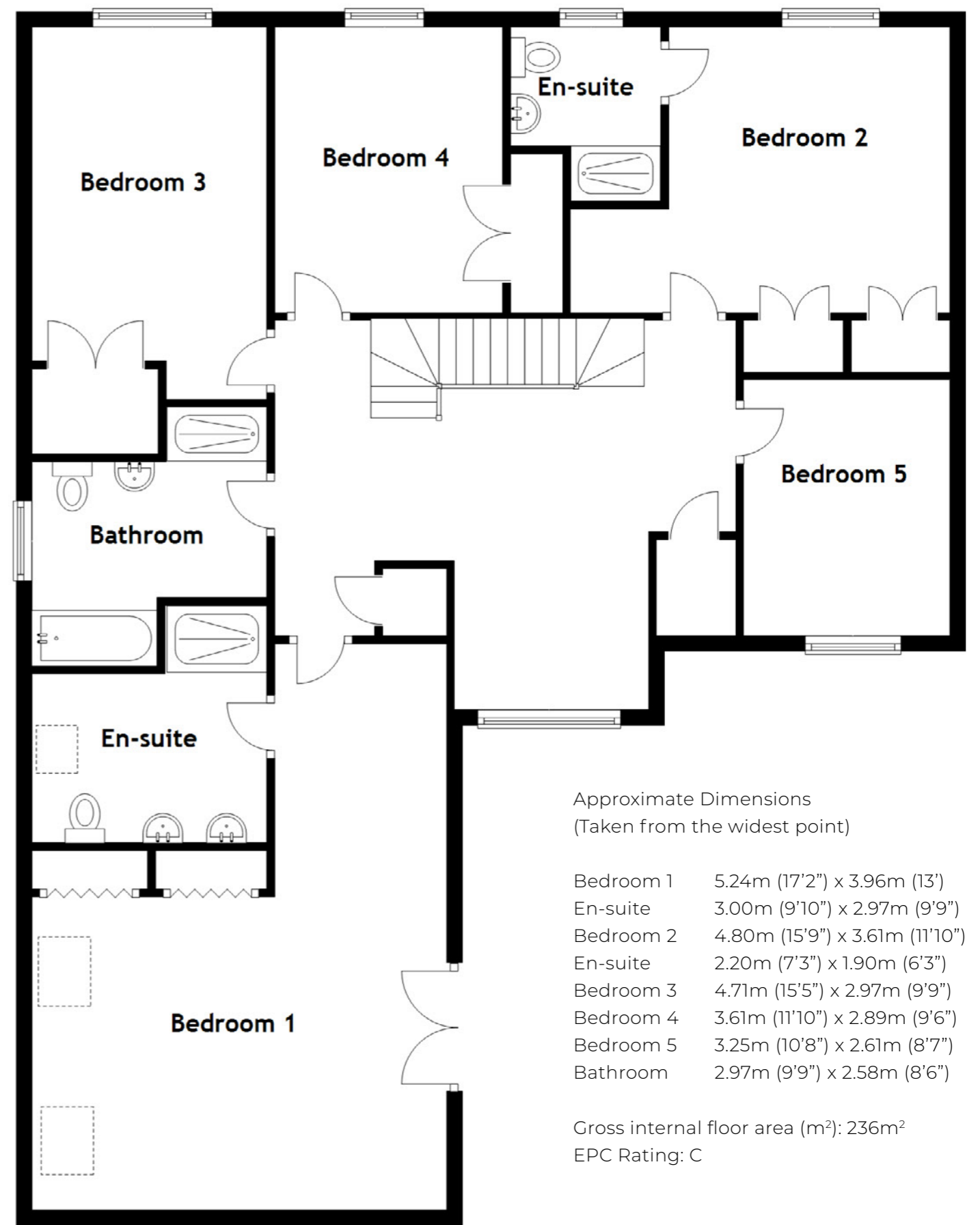






Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	7.75m (25'5") x 7.54m (24'9")
Lounge	5.71m (18'9") x 3.77m (12'5")
Utility	3.27m (10'9") x 2.05m (6'9")
Study	2.62m (8'7") x 1.89m (6'2")
Garage	5.24m (17'2") x 5.17m (17')
WC	2.05m (6'9") x 1.88m (6'2")



Approximate Dimensions
(Taken from the widest point)

Bedroom 1	5.24m (17'2") x 3.96m (13')
En-suite	3.00m (9'10") x 2.97m (9'9")
Bedroom 2	4.80m (15'9") x 3.61m (11'10")
En-suite	2.20m (7'3") x 1.90m (6'3")
Bedroom 3	4.71m (15'5") x 2.97m (9'9")
Bedroom 4	3.61m (11'10") x 2.89m (9'6")
Bedroom 5	3.25m (10'8") x 2.61m (8'7")
Bathroom	2.97m (9'9") x 2.58m (8'6")

Gross internal floor area (m²): 236m²
EPC Rating: C



One of the features which sets this home out is the generous corner plot which is unique and the house also boasts an excellent view and offers plenty of possibilities for potential extensions or outdoor living space. To the front of the property is a double driveway and also a generous garage, which would work well as a home gym, car storage or even just additional storage.

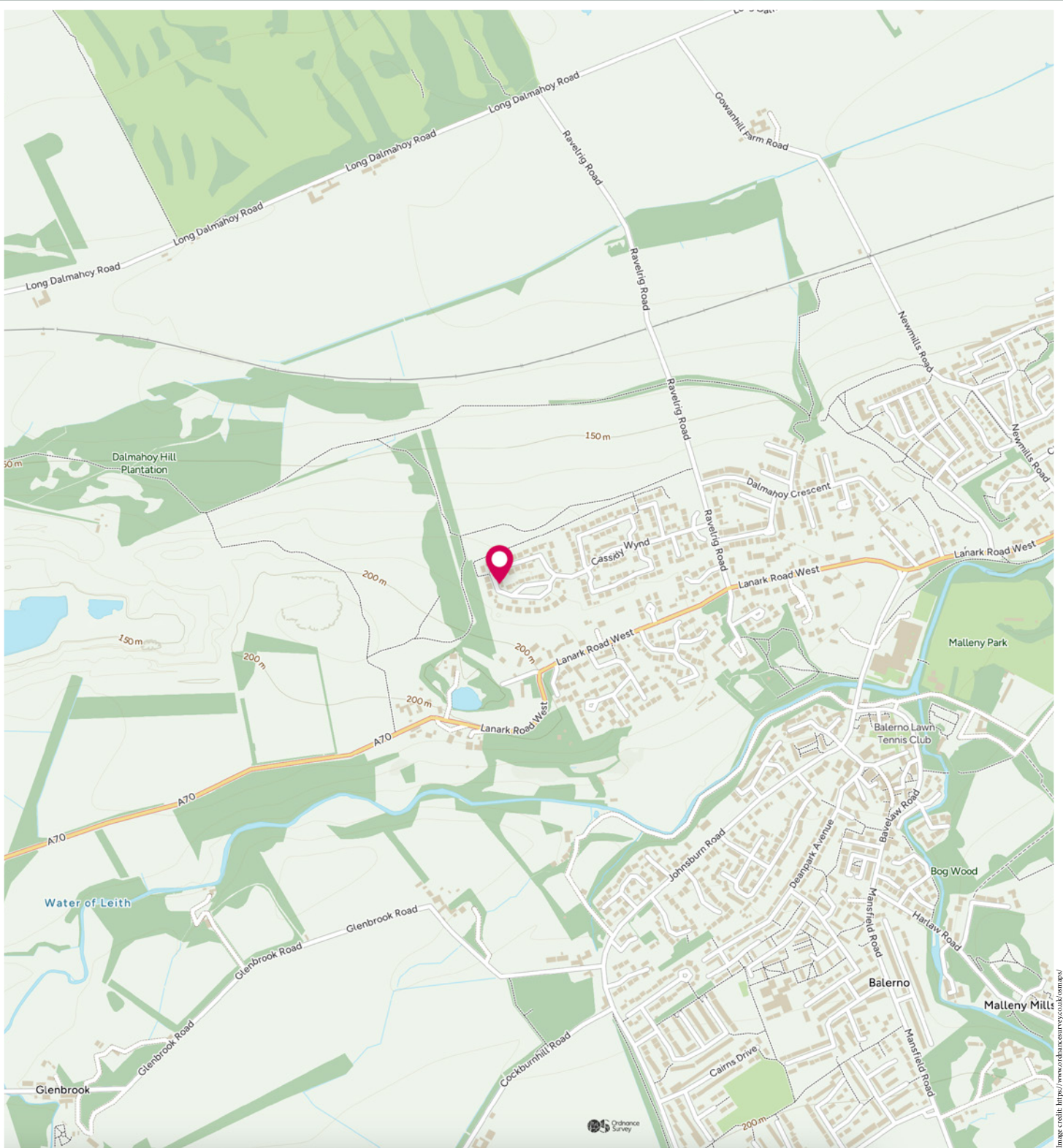
This property boasts a private and tranquil garden with direct access to the woodland area to the rear. To the front of the property is a large driveway which is accessed by a shared private road. There is plenty of parking space and a double garage.

THE LOCATION

Balerno is Edinburgh's hidden treasure. Once a small outlying hamlet, miles from anywhere, however it has now blossomed into a picturesque village with a distinctive rural identity. As the years ticked past, the burgeoning villages merged, linking the community with the capital. Today, whilst Balerno is indisputably Edinburgh, its authentic rural personality is unmistakable. Hugged by lush greenery, mature woodland, the Water of Leith and the reservoirs, traversing the local area is a treat throughout the seasons. The charming period character of the centre's patchwork of traditional buildings add to Balerno's charm, and cater beautifully to everyday needs.

You'll also find a library, primary and secondary schools, a dentist, doctors, banks, a building society, Post Office and a selection of pubs and restaurants. Village life is active, the locals keep busy with clubs to suit every taste and once a month restaurant menus are broadened with the spoils of a bountiful farmers market. Pay a visit and you'll soon be enjoying artisan loaves, local cheeses, homemade condiments, fresh fruits and vegetables, meaty pies, pastries and mouth-watering home baking. Supermarkets and high street shops can easily be reached thanks to the City Bypass, with the city centre only twenty minutes away.

Balerno offers the best of both, languid pace of the country, with all the benefits of being well connected to the city.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
 THE SUNDAY TIMES



Text and description
BEN STEWART CLARK
 Area Sales Manager



Professional photography
MARK BRYCE
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.