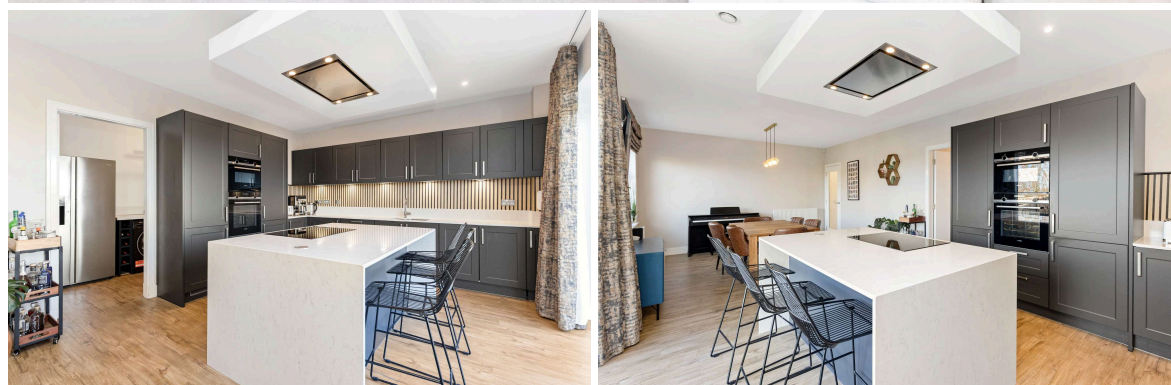




40 Cassidy Wynd
BALERNO | EH14 7FE


warners
solicitors & estate agents





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Warners are delighted to present this exceptional five-bedroom detached family home, forming part of a prestigious Cala development in the highly desirable village of Balerno. Occupying a superior plot with a wonderful leafy outlook towards mature woodland to the rear, this substantial property offers beautifully presented and exceptionally versatile accommodation, complemented by a generous garden, extensive driveway and detached double garage.

The impressive interior is arranged over two levels and has been finished to an excellent standard throughout. A welcoming reception hallway leads to a choice of generous living spaces, including an elegant formal living room and a separate family room, providing excellent flexibility for both everyday family life and entertaining. A further study offers an ideal dedicated home-working space, while a ground floor WC adds convenience.

Undoubtedly one of the home's standout features is the superb kitchen/dining room. Designed as a sociable heart of the home, the contemporary kitchen features extensive cabinetry, integrated appliances, and a large central island with breakfast bar. There is ample space for a substantial dining table, while bi-fold doors open directly onto the rear garden and draw in plenty of natural light. A separate utility room provides further practical storage and laundry space.

The beautifully presented living room is another highlight, with striking paneled walls creating a stylish focal point and French doors opening onto the garden. Together with the separate family room, this gives the property an excellent choice of reception spaces and considerable flexibility for growing families.

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





Upstairs, the generous accommodation continues with five well-proportioned bedrooms. The impressive principal bedroom enjoys excellent proportions, extensive dressing room with fitted wardrobe and a stylish en-suite shower room. A second bedroom also benefits from its own en-suite facilities, while the remaining bedrooms provide excellent space for children, guests or additional home working. A contemporary family bathroom completes the upper accommodation.

Externally, the property occupies a particularly generous plot, and the rear garden is a major selling point. The expansive lawn provides plenty of space for children and entertaining, while paved seating areas immediately outside the house are ideal for alfresco dining. Mature planting borders the garden and, with established woodland beyond, the property enjoys an attractive green backdrop and a lovely sense of openness.

To the front, an extensive monoblock driveway provides excellent off-street parking and leads to the detached double garage, adding to the practicality and family appeal of the home. Solar panels are also fitted to the property.

- Exceptional five-bedroom detached Cala family home in Highly sought-after Balerno location
- Superior plot with attractive woodland outlook
- Spacious and stylish living room with French doors to garden
- Separate family room

- Stunning kitchen/dining room with central island, breakfast bar and French door to Garden
- Separate utility room
- Dedicated home office/study
- Ground floor WC
- Five well-proportioned bedrooms
- Principal bedroom with dressing room and en-suite shower room
- Second bedroom with en-suite facilities
- Contemporary family bathroom
- Generous landscaped rear garden with large lawn and patio areas
- Extensive monoblock driveway leading to
- Detached double garage
- Solar panels, Gas central heating and double glazing

Council Tax band H. Energy Rating B.

Included in the sale will be all blinds and integrated kitchen appliances.

There is a factor fee of approximately £180 per year, plus £100 deposit.

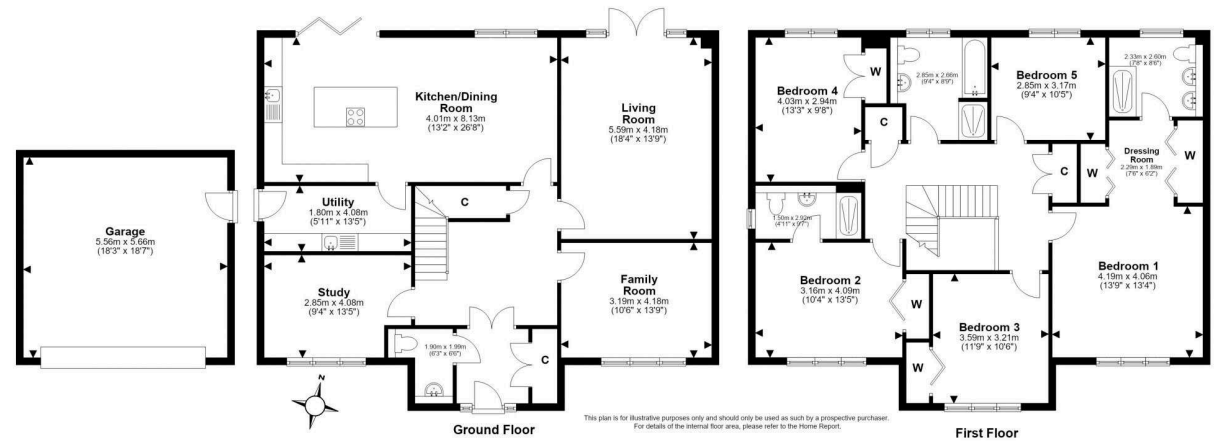
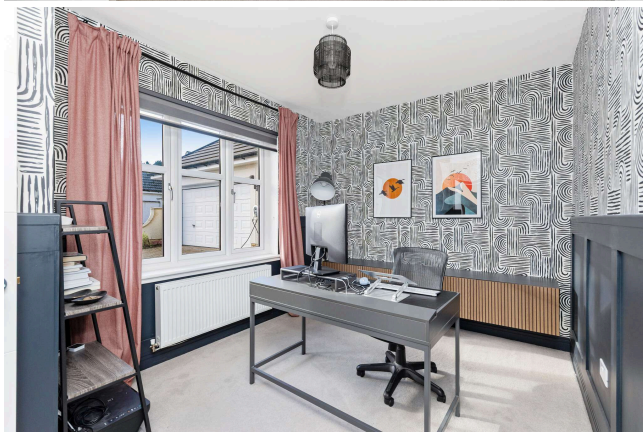


Balerno is a highly sought-after location, particularly popular with families thanks to its village atmosphere, excellent access to schooling and abundance of surrounding countryside. The Pentland Hills and Water of Leith provide superb opportunities for walking and outdoor pursuits, while convenient road and public transport connections allow straightforward access to Edinburgh city centre, the City Bypass and wider motorway network.

Offering an outstanding combination of space, presentation, flexibility and a superb plot with a beautiful woodland outlook, this is a truly impressive family home, and early viewing is highly recommended.







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