

58 CASSIDY WYND

Balerno, Edinburgh, EH14 7FE

EXECUTIVE DETACHED HOUSE

Exceptionally spacious and flexible



GILSON GRAY

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PROPERTY NAME

58 Cassidy Wynd

LOCATION

Balerno, EH14 7FE

APPROXIMATE TOTAL AREA:

436 sq. metres (4700 sq. feet)

● GROUND-FLOOR ● FIRST-FLOOR ● EXTERNALS

The floorplan is for illustrative purposes. All sizes are approximate.



CONTENTS

06 Entrance
The home is fronted by a large driveway and manicured lawns...

08 Reception rooms
The house boasts three well-proportioned and multi-purpose reception rooms...

12 Open-plan kitchen/dining room
Set to the rear of the property, the open-plan kitchen and dining room features fabulous bi-folding doors opening onto the rear garden...

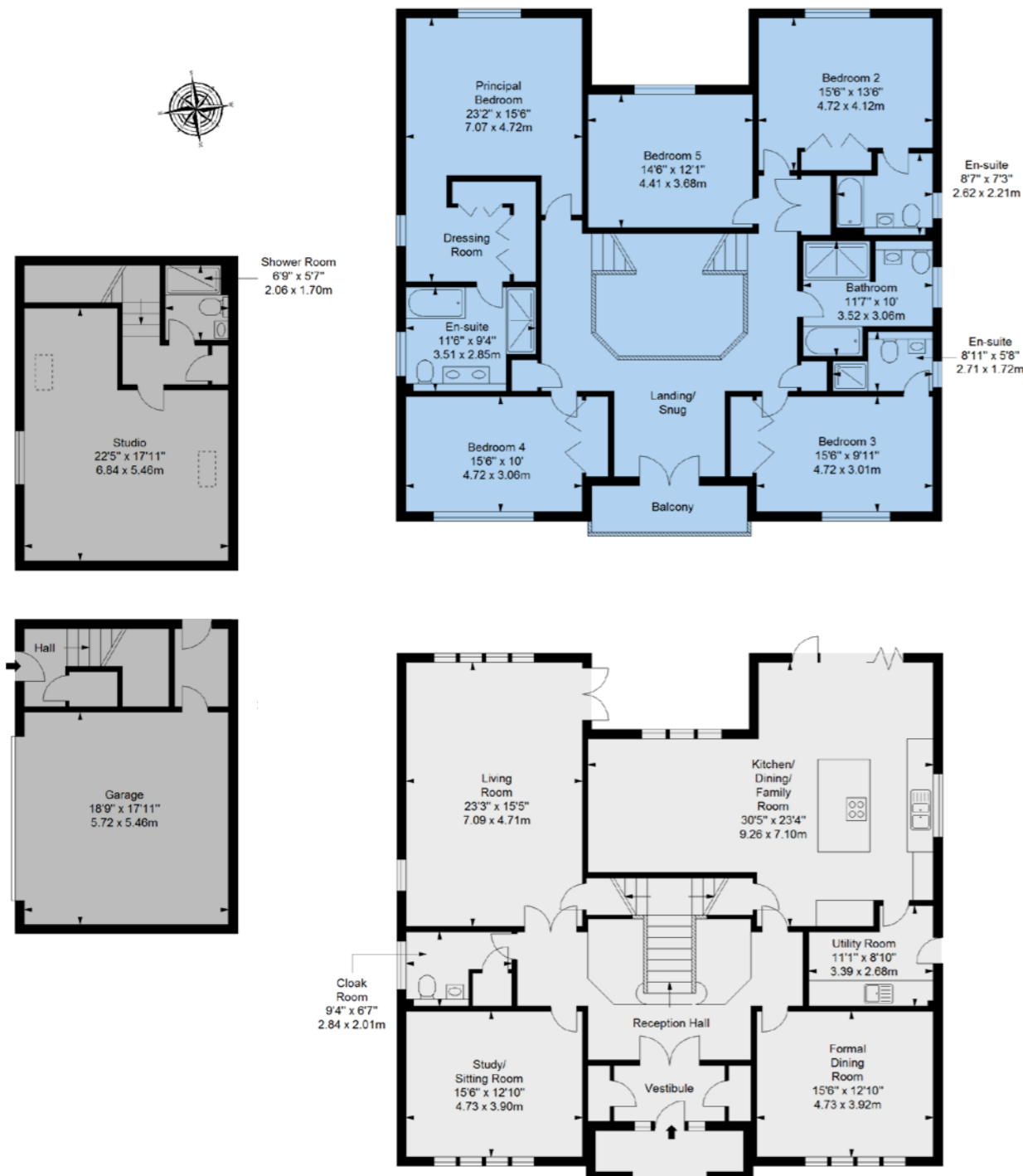
17 Bedrooms
The bedrooms are all spacious doubles with neutral decor and fitted carpets, and four feature built-in wardrobes...

21 Washrooms
The principal bedroom's en-suite boasts a large enclosure with a rainfall showerhead, a separate bathtub...

22 Garage and parking
A detached garage offers private off-street parking at ground level, with a flexible living space above...

24 Garden
The home is perfectly complemented by a large, securely fenced rear garden...

27 Area
Nestled between the Pentland Hills and Water of Leith, the exclusive village of Balerno enjoys a feel of semi-rural charm, with easy access to city attractions...






58 CASSIDY
WYND

Welcome to 58 CASSIDY WYND

Offering an ideal home for the modern family, this five-bedroom, four-bathroom, three reception room executive detached house is situated within a contemporary development on the edge of Balerno, built by CALA Homes in 2021. The home lies within easy reach of Balerno's amenities and the Pentland Hills Regional Park, as well as being a short drive or bus journey from the city centre.

GENERAL FEATURES

Executive detached house in Balerno
Part of a luxury CALA Homes development
Exceptionally spacious and flexible accommodation
Neutral décor and high-quality fixtures and fittings throughout
EPC Rating - C | Council Tax band - H

ACCOMMODATION FEATURES

Entrance vestibule with storage & reception hall with WC cloakroom
Triple-aspect living room with garden access
Formal dining room
Flexible sitting room/study
Fabulous open-plan kitchen/sitting room with bi-folding doors
(and utility room)
Principal bedroom with dressing area & four-piece en-suite bathroom
Four further double bedrooms (three with built-in wardrobes)
Two en-suite shower rooms
Separate four-piece family bathroom

EXTERIOR FEATURES

Large, well-maintained, south-facing rear garden
Detached garage (with EV charger) with studio
and shower room above
Large mono-block driveway with electric gates



ENTRANCE

An impressive welcome to 58 Cassidy Wynd

The home is fronted by a large driveway and manicured lawns, and the front door is tucked under a porch. You are welcomed inside by a practical entrance vestibule (with storage) flowing through to an airy entrance reception hall with space for furniture items and a WC cloakroom. The hall sets the tone for the immaculate interiors to follow with muted décor and herringbone Amtico flooring.



RECEPTION ROOMS

Spacious and versatile living areas

The house boasts three well-proportioned and multi-purpose reception rooms comprising a living room, a formal dining room, and a sitting room/study. The living room is lit by triple-aspect glazing, including four south-facing windows and French doors affording access to the garden, and offers a wonderfully flexible floorspace for a choice of lounge furniture layouts. A separate formal dining room creates the perfect space for sit-down meals and entertaining with family and friends, with ample space for a large dining table and chairs alongside additional furniture. The third room offers various options for use, including a more formal sitting area, a family room, a children's play room, or, as it is currently used, a study – perfect for those requiring a quiet space to work or study from home.



The living room is lit by triple-aspect glazing, including four south-facing windows and French doors affording access to the garden





OPEN-PLAN KITCHEN/ DINING ROOM

Perfect for everyday
life and entertaining



Set to the rear of the property, the open-plan kitchen and dining room features fabulous bi-folding doors opening onto the rear garden, allowing for sought-after indoor/outdoor living and creating an enviable space for gatherings and family time during the warmer months. The beautifully appointed kitchen is fitted with contemporary handle-less cabinetry in muted tones, supplemented by spacious, waterfall Silestone worktops and a full complement of integrated appliances. There is space for a six-seater table to cater for morning coffee, breakfasts, and casual dining, whilst an adjoining sitting area can accommodate a cosy lounge setting. An adjoining utility room (with external access) supplements the kitchen with additional cabinetry and space for laundry appliances.

The open-plan kitchen and sitting room features fabulous bi-folding doors opening onto the rear garden, allowing for sought-after indoor/outdoor living





BEDROOMS

Five peaceful sleeping areas



From the hall, a bifurcated staircase leads to a landing (with storage) on the first-floor with a snug area/reading nook set next to French doors opening onto a small balcony. The bedrooms are all spacious doubles with neutral décor and fitted carpets, and three feature built-in wardrobes. The principal bedroom has the additional luxuries of a dressing area and a four-piece en-suite bathroom, whilst two of the remaining bedrooms also have en-suites. Three of the bedrooms are rear-facing, peacefully overlooking the garden and boasting a sunny aspect.

The principal bedroom has the additional luxuries of a dressing area and a four-piece en-suite bathroom





Four pristine **WASHROOMS**



The principal bedroom's en-suite boasts a large enclosure with a rainfall showerhead, a separate bathtub, twin sinks set into vanity storage, and a concealed-cistern WC. Bedrooms two and three's en-suite shower rooms come complete with shower enclosures and WC-suites, whilst a separate family bathroom completes the accommodation on offer and comprises a bath with a shower attachment, a shower cubicle, a WC-suite, and a tall chrome towel radiator.

GARAGE & PARKING

Garage with flexible accommodation above and multi-car driveway

A detached garage (with an EV charger) offers private off-street parking at ground level, with a flexible living space above comprising a large studio area and a shower room. A large, multi-car driveway (with electric gates) facilitates further off-street parking for multiple vehicles.





GARDEN

Perfect for family recreation and alfresco entertaining

The home is perfectly complemented by a large, securely fenced rear garden, boasting an enviable south-facing aspect and predominantly featuring an exceptionally spacious, well-maintained lawn, with patio areas for outdoor seating and barbecues.

Extras: Integrated kitchen appliances comprising an oven, a microwave, an induction hob, an extractor hood, two fridge/freezers, a dishwasher, and a wine cooler will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.





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BALERNO

Nestled between the Pentland Hills and Water of Leith, the exclusive village of Balerno enjoys a feel of semi-rural charm, with easy access to city attractions. 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 services including an outreach Post Office service, mini supermarkets, restaurants, traditional pubs, a bank and a library, and the regular Balerno Farmers' Market offers local, fresh produce. Balerno is renowned for its top-ranking primary and secondary schooling, and private education is a short drive away, closer to the city centre. The area enjoys superb recreational and sports facilities including Midlothian Snowsports Centre, Currie Rugby and Football Club, Balerno Tennis Club, horse riding at the Pentland Hills Trekking Centre, and nearby Dalmahoy Golf and Country Club with a luxury spa.



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