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Offers Over

£535,000

40 Templar Crescent

Kirkliston | EH29 9GJ

A fantastic opportunity has arisen to purchase this stunning, detached five bedroom villa, occupying a prime corner plot in an established modern development in the popular village of Kirkliston. Close to local amenities and transport links, this beautiful family home offers well proportioned, flexible accommodation combined with high quality finishings, and viewing is highly recommended.

-  5 bedrooms
-  3 public rooms
-  3 bathrooms plus WC
-  Front and rear gardens
-  Garage & driveway
-  EPC rating – B
-  Council tax band - G



Description

In true move in condition throughout, you enter a welcoming entrance hall with understairs storage and a handy WC, and to your left is a bright and airy lounge to the front, and to the rear a dual aspect family room with French doors to the garden. A real focal point of the home is the impressive dining kitchen which has a range of sleek gloss wall and base units with quartz worktops, a breakfast bar and is open plan to a dining room, providing a superb space for cooking and entertaining. Off the kitchen is a useful utility room which also offers access to the garden.

Carpeted stairs take you to the upper landing which has built in storage. The principal bedroom has a walk in wardrobe, bedroom two has a built in wardrobe, and both have en-suite shower rooms. There are three further double bedrooms all with built in wardrobes, and a fully tiled family bathroom with white four piece suite, including a bath and separate shower cubicle. The property further benefits from gas central heating, double glazing, fitted blinds throughout and engineered wood flooring downstairs.



Extras

Included in the sale will be the induction hob and double oven, and integrated fridge/freezer and dishwasher. Other furniture may be available by separate negotiation.

Gardens and Parking

A neat front garden with lawn and shrubs welcomes you to the property and to the rear is a large fully enclosed, south facing garden laid to lawn with a patio area, offering an ideal place for dining in the warmer months and a safe space for children and pets to play. There is a garage with up and over door, power and light, a large driveway provides off street parking for several cars and on street parking is also available.

Communal grounds

The communal grounds around the development are maintained by Scottish Woodland at a cost of approximately £135 per annum (this can be paid quarterly).

Viewing

By appointment through Neilsons (0131 625 2222).





Location

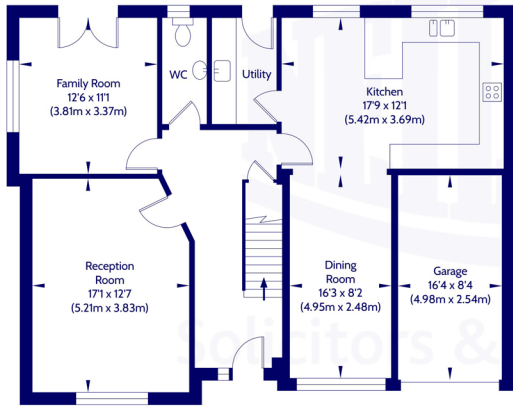
The popular village of Kirkliston lies west of Edinburgh's City Centre. The village has lots to offer and provides local amenities and facilities serving everyday needs including a Scotmid store, dentist and doctor surgery. There is also a library and a leisure centre together with the popular Conifox garden centre, adventure park and bistro. Nursery and primary schools can be found in Kirkliston with secondary schooling available at the neighbouring district of South Queensferry, an area where lovely walks can be enjoyed along the water front and Port Edgar Harbour. The area is great for the commuter with the M8/M9 within easy reach linking the main motorway network system. The A8 provides a quick and easy route to Edinburgh International Airport and beyond into Edinburgh's City Centre. Public transport services pass through the village and travel to Edinburgh and surrounding areas and there is a train station at nearby Dalmeny offering speedy access to Glasgow, Edinburgh and Fife.



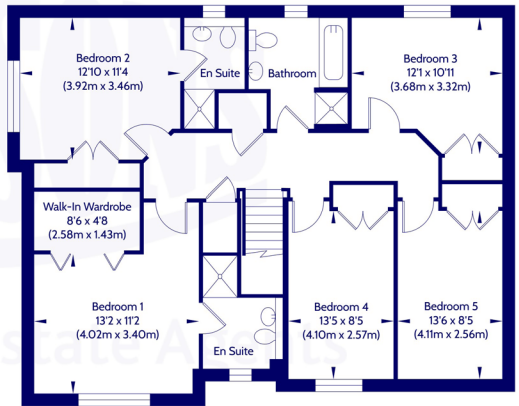


Approx. Gross Internal Floor Area 192.58 Sq M / 2073 Sq Ft.

Ground Floor



First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

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Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

