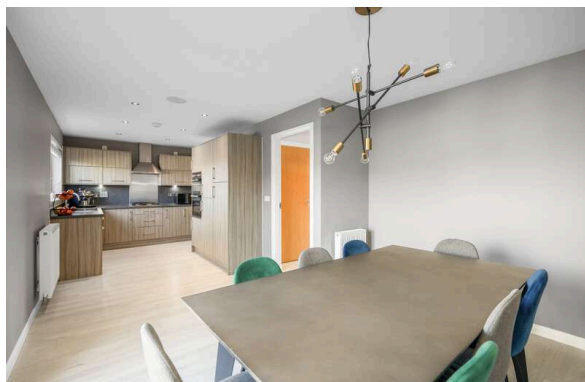




43 Templar Crescent
KIRKLISTON | EH29 9GJ


warners
solicitors & estate agents



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Warners are delighted to present to market this most attractive detached four bedroom villa with private driveway, garage and private gardens, forming part of a select modern development and located in a popular and convenient residential area. This appealing property boasts a stylish contemporary interior and many pleasing features, including an attractive open countryside outlook to the rear, making it the perfect family home. The living room features a large window which ensures an abundance of natural light. The kitchen/dining room is both practical and well-appointed and features on trend cabinetry and the room is large enough to accommodate dining facilities with ease and French doors give direct access to the fully enclosed private rear garden. The ground floor accommodation is completed by a utility room and a WC compartment. On the upper floor are four bedrooms, three with built in wardrobes; the master has the advantage of an stylish en-suite shower room and this is in addition to the contemporary fully tiled principal bathroom which boasts a stylish four piece suite. Further benefits on offer include gas central heating, double glazing and a useful attic.

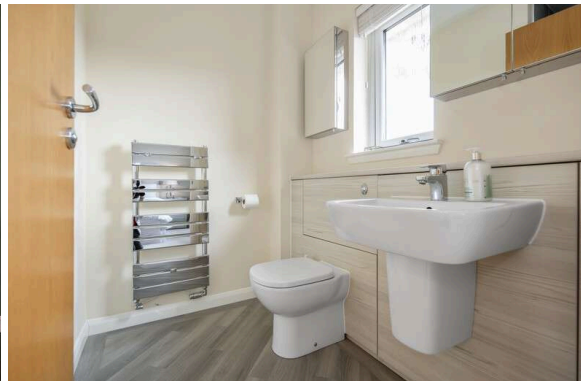
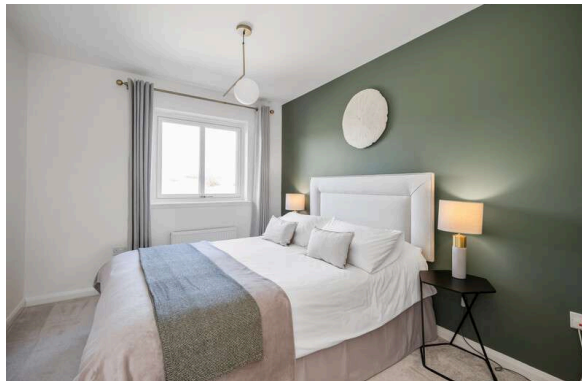
- Welcoming hallway with storage cupboard
- Living room
- Kitchen/dining room with French doors to garden
- Utility room
- WC
- Master bedroom with built-in walk-in wardrobe and en-suite shower room
- Three further double bedrooms (two with built in storage)
- Modern fully tiled principal bathroom with four piece suite
- Gas central heating & double glazing
- Attic
- Driveway leading to garage
- Private front & rear gardens, the generously sized rear is mainly laid to lawn with separate patio and decking areas to relax, making it perfect for alfresco dining and outdoor entertaining.

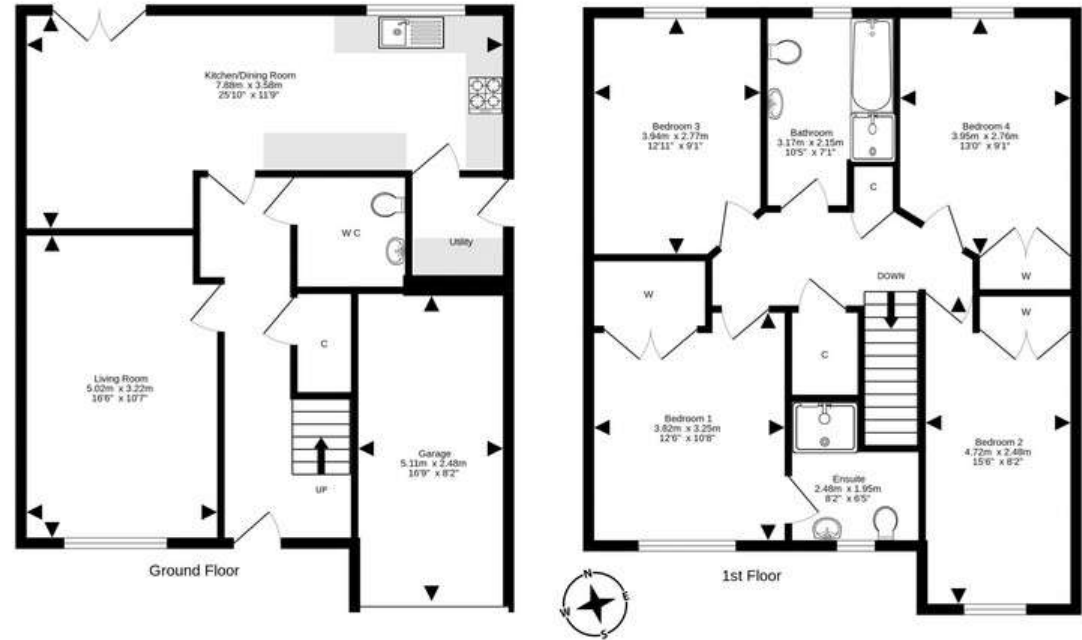
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated appliances including dishwasher and fridge freezer, shutter blinds in both the kitchen and bathroom will be included in the sale while other items can be available with separate negotiation. EPC C

Kirkliston is a beautiful, rural village surrounded by rolling farmland and woodland. Steeped in history, Kirkliston originally appears in documents as the location of the first recorded Scottish parliament in 1235. The village boasts a fine selection of local amenities including shops, a post office, pubs and cafés, and is just a short drive from The Gyle shopping centre, where you will find a host of well-known retailers and restaurants. Dalmeny train station and further shopping facilities are available in nearby South Queensferry, and, of course, Edinburgh's shops, nightlife and other attractions are within easy reach. Education is provided at Kirkliston Primary, which enjoys an excellent reputation, while secondary pupils are educated at nearby Queensferry High. Kirkliston has a wide range of recreational activities at its well-equipped leisure centre and the surrounding countryside offers a wealth of outdoor pursuits such as walking, golf courses, cycling and horse riding. Kirkliston is conveniently located for Edinburgh City Bypass, the M8/M9/M90 network, Queensferry Crossing and Edinburgh Airport, making it popular with commuters looking to escape to the countryside





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metroplan ©2024