



35 Templar Crescent  
KIRKLISTON | EDINBURGH | EH29 9GJ

  
**warners**  
solicitors & estate agents





## 35 Templar Crescent

KIRKLISTON | KIRKLISTON | EH29 9GJ

Warners are delighted to present to market this generously proportioned and charming three bedroom semi-detached 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 accommodation comprises a welcoming entrance hallway, bright and spacious lounge lead to the contemporary dining kitchen with attractive modern units and garden access. Off the dining kitchen is a handy WC and utility room completing the downstairs accommodation. Following up a smart staircase the upper-level benefits from a spacious master bedroom with built-in double wardrobes and elegant ensuite shower room, two further well-proportioned bedrooms with built in storage and the property is completed by a contemporary shower room with waterfall style soaker. Externally the fully enclosed rear garden is laid to lawn with a patio area, making it ideal for al fresco entertaining. Early viewing is recommended!

- Modern semi-detached villa with private driveway and garage
- Private gardens with attractive countryside outlook to the rear
- Welcoming entrance hallway
- Bright and spacious lounge
- Contemporary dining kitchen with integrated appliances, storage cupboard and French doors give direct access to rear garden
- WC & utility room
- Principal double bedroom with built in wardrobe and ensuite shower room
- Two further double bedrooms with built in wardrobes
- Modern and stylish Shower room with double sized walk in shower unit boasting waterfall style soaker
- Private mono blocked driveway leading to an integral single garage

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All integrated appliances as well as shed and garage tiling will be included in the sale of the property. 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





