



Fixed Price

**£410,000**

## 39 Templar Crescent

Kirkliston | EH29 9GJ

A fantastic opportunity has arisen to purchase this stunning, detached four bedroom villa, located 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.

-  4 Bedrooms
-  1 Public Rooms
-  2 Bathrooms & WC
-  Front & Rear Gardens
-  Garage & driveway
-  EPC rating – B
-  Council Tax Band - F



## Description

The beautiful accommodation is presented to the market in true move-in condition and in brief comprises; welcoming entrance hallway, light and airy dual aspect reception/dining room with French doors accessing the rear garden, stylish fitted kitchen with integrated appliances and understairs storage/pantry, useful utility room with door accessing rear garden and WC. Finally, the upstairs accommodation comprises; spacious principal bedroom with fitted wardrobes and en-suite shower room, three further good sized bedrooms with fitted wardrobes and family bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated appliances in the kitchen.

## Gardens and Parking

There is a fully enclosed and well maintained garden to the rear, mainly laid to lawn, patio and decking, offering an ideal place for dining in the warmer months and a safe space for children and pets to play. To the front there is a well maintained garden laid to lawn with a large driveway leading to the garage with up and over door.

## 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).





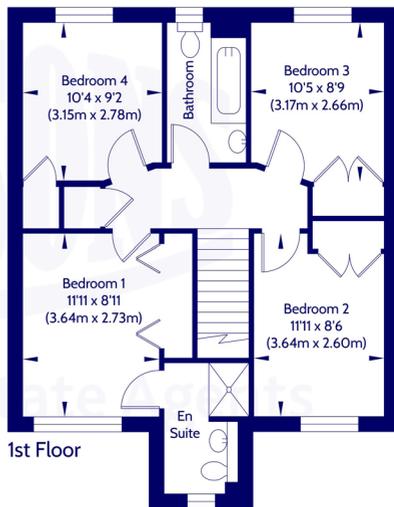
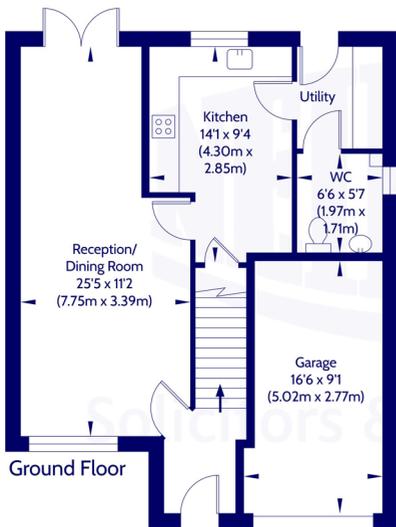
## Location

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 109 Sq M / 1167 Sq Ft.



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.



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