

47 Templar Crescent

KIRKLISTON, EH29 9GJ



*Detached Four Bedroom Family Home In
Edinburgh's Popular Kirkliston Area*



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McEwan Fraser Legal is delighted to present this beautifully presented four-bedroom detached family home. Situated in the sought-after Edinburgh suburb of Kirkliston.

THE LIVING ROOM



Inside, the property comprises:

- The house has a large living room which offers various possibilities for furniture arrangements.
- Fully equipped kitchen dining room which is modern, bright and spacious whilst boasting double ovens, integrated white goods and gas hob. Directly accessed from the kitchen is the private rear garden and also the utility room which is fitted with freestanding white goods.

THE KITCHEN/DINER



THE UTILITY & WC



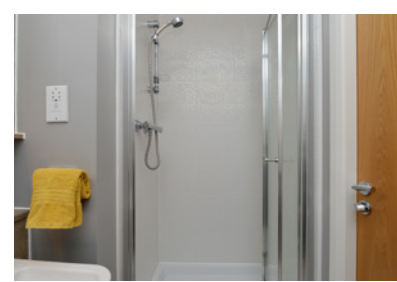
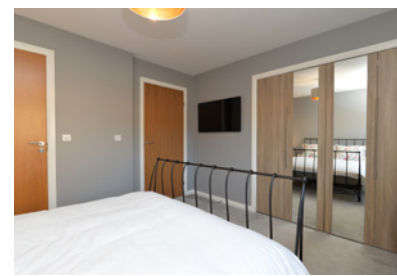


- The property has a modern main family bathroom which is a four-piece suite, WC on the ground floor and master bedroom en suite shower room.
- There are four generously proportioned double bedrooms, all with built-in wardrobes and the master bedroom benefitting from an en-suite.

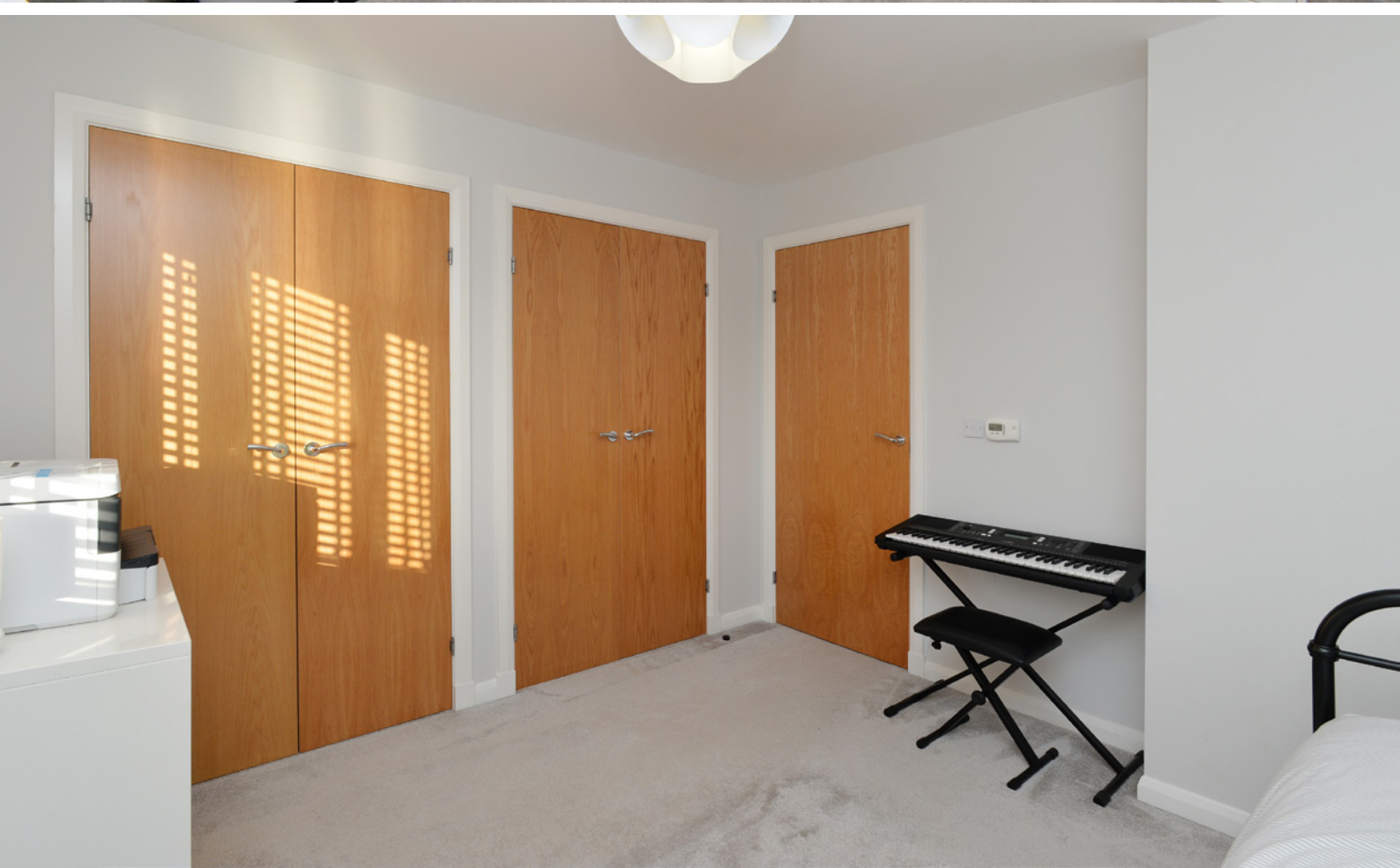
THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4

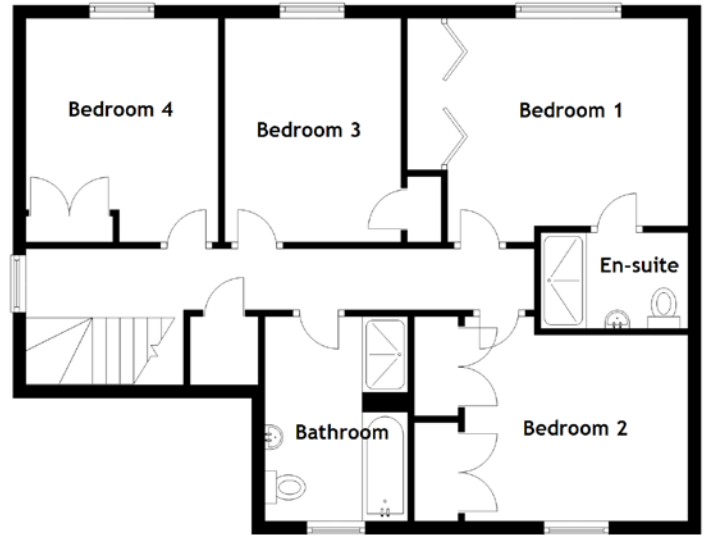
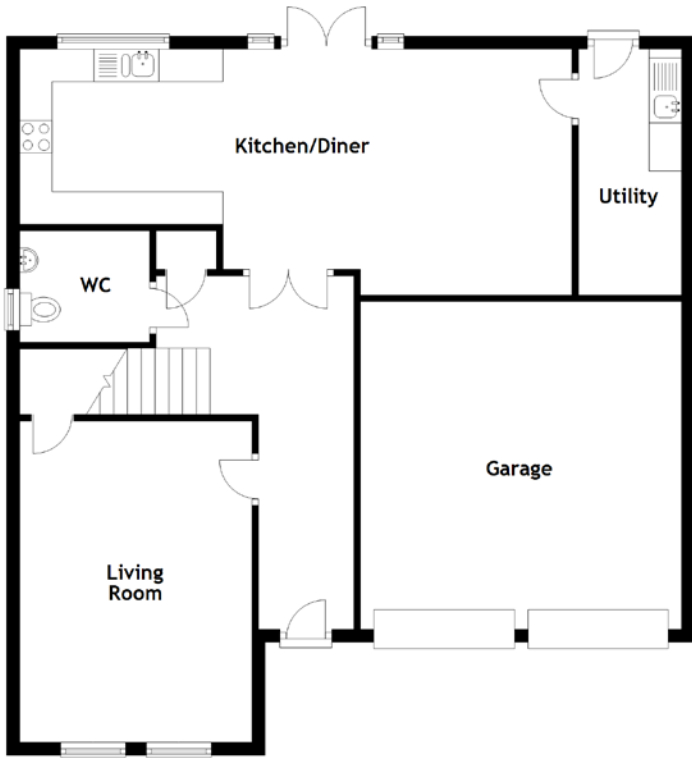


In addition, the property benefits from a double driveway, double garage which houses the boiler, an EV charging port at the side of the property and private front and back gardens which benefit from not being overlooked. This property is expected to be of particular interest and as such early viewing is recommended.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

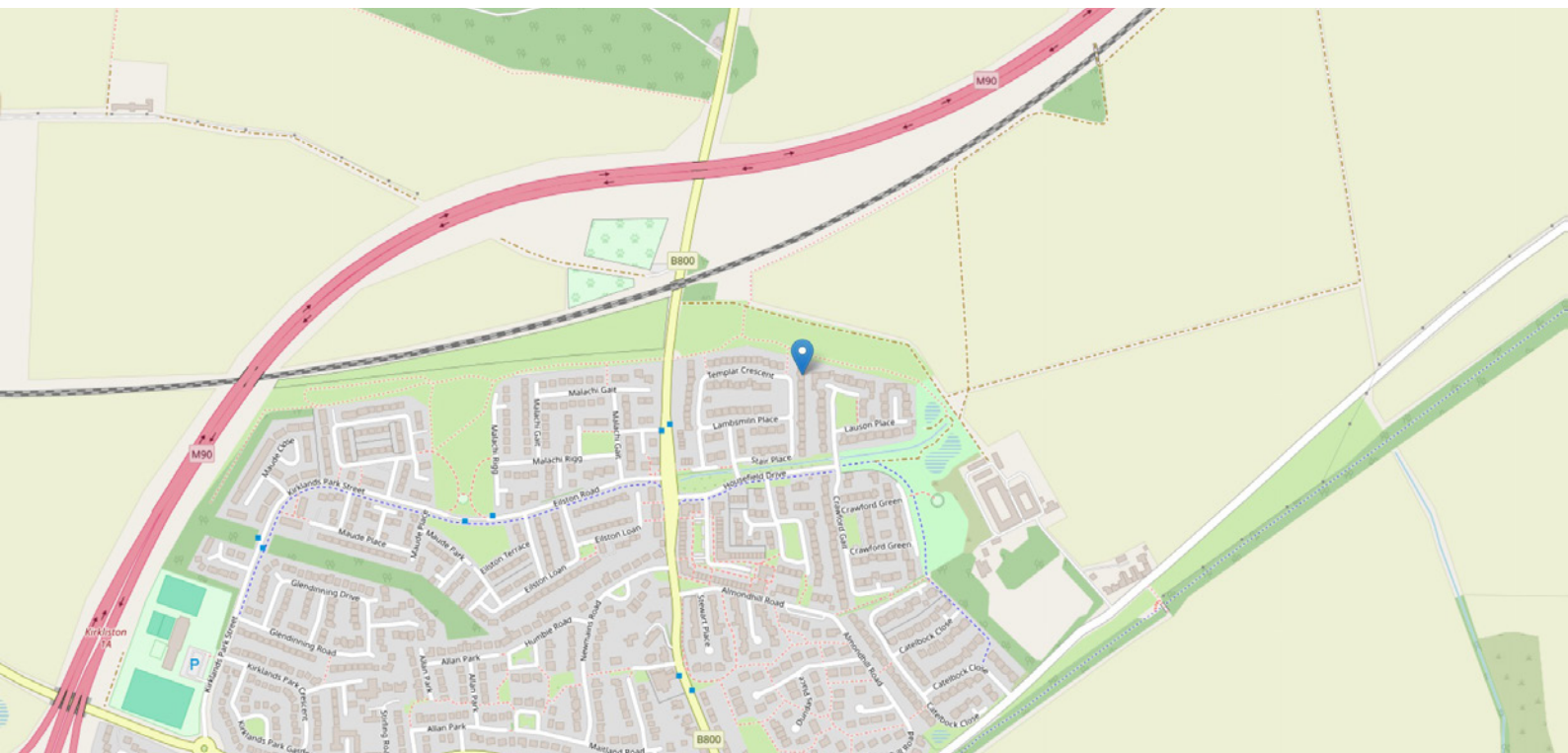


Approximate Dimensions (Taken from the widest point)

Living Room	4.95m (16'3") x 3.58m (11'9")
Kitchen/Diner	8.51m (27'11") x 2.00m (6'7")
Utility	3.79m (12'5") x 1.59m (5'3")
WC	2.00m (6'7") x 1.72m (5'8")
Bedroom 1	3.70m (12'2") x 3.45m (11'4")
En-suite	2.27m (7'5") x 1.48m (4'10")

Bedroom 2	3.44m (11'3") x 3.15m (10'4")
Bedroom 3	3.45m (11'4") x 2.71m (8'11")
Bedroom 4	3.45m (11'4") x 2.97m (9'9")
Bathroom	3.15m (10'4") x 2.20m (7'3")
Garage	5.05m (16'7") x 4.95m (16'3")

Gross internal floor area (m²): 149m²
EPC Rating: C



THE LOCATION

Kirkliston is a small town approximately twelve miles West of Edinburgh city centre on what was, at one time, the main road between Edinburgh and Linlithgow. That was before the advent of the motorway system which bypasses Kirkliston leaving it a quiet and rural community. It is however, conveniently located for easy access to the Edinburgh city bypass and Scottish motorway network, the Forth Road Bridge and Edinburgh International Airport.





The village itself has its own history as can be seen in the old buildings in its centre. All but the most unusual daily requirements can be satisfied with the village's shopping facilities, and the village has its own dentist and doctor as well as its own nursery and primary school.

Further local shopping is available at South Queensferry, some five minutes away by car. Major retail facilities are to be found close by at the Gyle Shopping Centre on the outskirts of Edinburgh or to the west of the village at Livingston's shopping centres.

Kirkliston is also conveniently located for easy access links to the Edinburgh city bypass.



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