




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

23 Templar Crescent

KIRKLISTON, EH29 9GJ

McEwan Fraser is delighted to present to the market this immaculately kept four bedroom detached home in Edinburgh's Kirkliston suburb.

The property briefly comprises a bright entrance hallway which provides access into the Lounge/ Dining room, is a great size and will offer various configurations for layout. With French doors to the rear garden and windows to the front garden and street, it floods the room with natural light. The kitchen is accessed from the lounge/diner and is fully equipped with a modern kitchen, fitted with a four ring gas hob, integrated oven and grill, extractor fan and dishwasher. There

is also more than adequate space for a small table and freestanding fridge freezer, leading through the kitchen you have access to a pantry cupboard and a utility room which is fully equipped and plumbed for freestanding washing machine and tumble dryer, while also has access to the downstairs WC making great use of all of the space on offer.

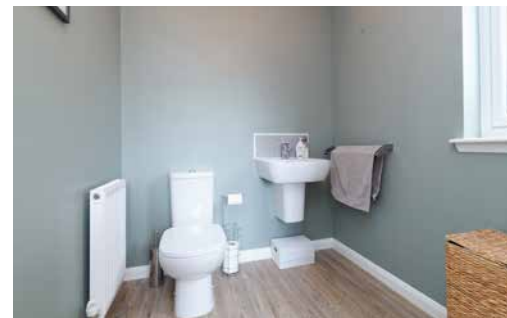


From the utility room is access into the well kept rear garden which is fairly low maintenance and has been well looked after by the current owner during ownership. This completes the ground floor of the property. The first-floor landing gives access to four double bedrooms, all of which have built-in storage cupboards. The master bedroom is generous in size and also benefits from an en-suite shower room with a contemporary three piece suite and natural light. The three other bedrooms have plenty of space on offer and provide various options for furniture configurations. Internal accommodation is completed by a modern three piece master bathroom which is fully tiled and includes a shower overhead.



Externally, the property enjoys a large mono blocked drive to the front which can comfortably take two cars and gives access to the single garage. The rear garden is mainly laid to lawn. For additional warmth and comfort, the property boasts gas central heating and double glazing. Viewing is highly recommended to fully appreciate the quality on offer.





Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	7.70m (25'3") x 2.70m (8'10")
Kitchen	4.10m (13'5") x 2.80m (9'2")
Utility	2.00m (6'7") x 1.70m (5'7")
Garage	4.60m (15'1") x 2.50m (8'2")
WC	2.00m (6'7") x 1.70m (5'7")
Bedroom 1	3.70m (12'2") x 2.80m (9'2")
En-suite	2.50m (8'2") x 1.50m (4'11")
Bedroom 2	3.60m (11'10") x 2.60m (8'6")
Bedroom 3	3.20m (10'6") x 2.60m (8'6")
Bedroom 4	3.20m (10'6") x 2.80m (9'2")
Bathroom	2.75m (9') x 1.60m (5'3")

Gross internal floor area (m²): 110m²

EPC Rating: C





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Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
BEN STEWART CLARK
 Surveyor



Professional photography
CRAIG DEMPSTER
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer