

# 29 Templar Crescent

KIRKLISTON, EH29 9GJ



*IMMACULATELY PRESENTED  
THREE-BEDROOM FAMILY HOME*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



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Presented by McEwan Fraser Legal, this beautifully presented three-bedroom family home offers stylish and spacious accommodation throughout, complemented by private front and rear gardens, a private driveway, and the potential to create additional parking by extending the driveway into the adjacent grassed area.

Situated within a popular residential development in Kirkliston, the property is ideally suited to families, first-time buyers, and professionals seeking a modern home in a sought-after location.

The ground floor accommodation begins with a welcoming entrance hall providing access to the living room, kitchen/dining room, a useful utility cupboard, and a convenient WC. The living room is bright and spacious, finished in crisp white décor with LVT flooring (fitted throughout ground-floor), creating a fresh and contemporary feel. An attractive balanced flue gas fire, set in a stone fire surround with feature lights, while a generously sized storage cupboard offers excellent practicality.

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To the rear of the property, the impressive kitchen and dining area provides the heart of the home. The kitchen is fitted with a range of light-grey wall and base units complemented by wood-effect worktops and a contemporary chrome splashback. Integrated appliances include a cooker, extractor hood, and dishwasher. The room offers generous workspace and storage while providing ample room for dining furniture. Large patio doors flood the space with natural light and create a seamless connection to the rear garden. The dining area is enhanced by a striking purple feature wall, adding character and warmth to the room.

## The Property



The ground floor WC is finished in white décor with a contrasting dark blue feature wall and includes a wash hand basin, creating a stylish and practical addition to the home.





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The first-floor landing is bright and spacious, providing access to all three bedrooms and the family bathroom. Finished in neutral tones with soft carpeting underfoot, the landing benefits from natural light and features an attractive timber balustrade overlooking the staircase, creating an airy and welcoming feel. A useful loft hatch provides access to the fully-floored loft, giving additional storage space.

The principal bedroom is a generously proportioned double room, finished in white décor and benefiting from built-in wardrobes and excellent natural light. The room is further enhanced by a contemporary en-suite shower room featuring a walk-in shower and a stylish LED illuminated mirror.

The second bedroom is another spacious double room with built-in storage, while the third bedroom is currently utilised as a home office, demonstrating the flexibility of the accommodation. All bedrooms are bright, well-presented, and offer comfortable living space.

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**Bedroom 1**







**Bedroom 2**



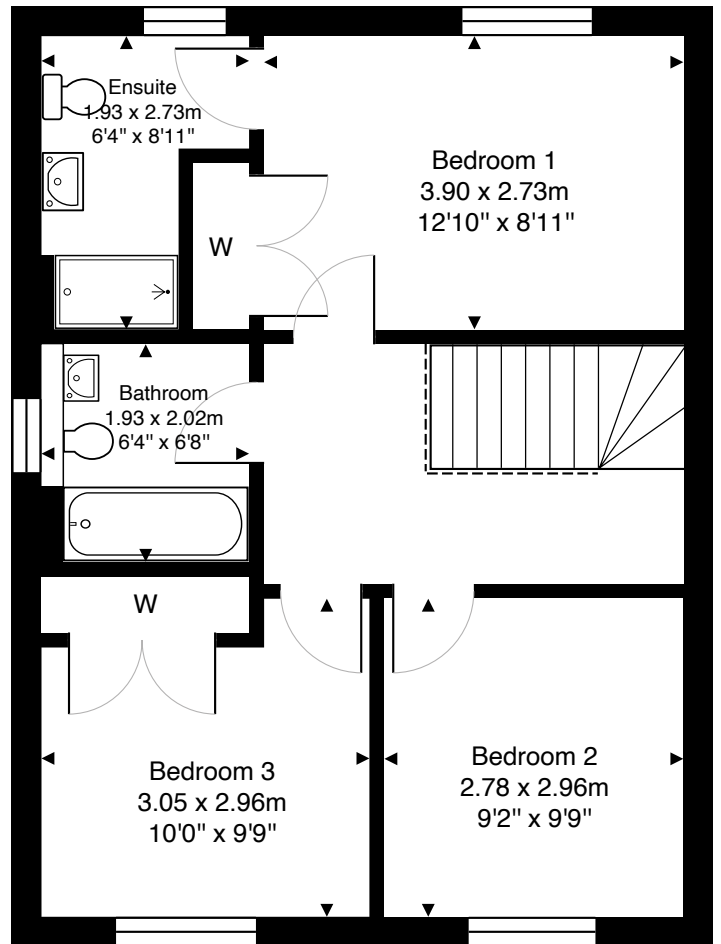
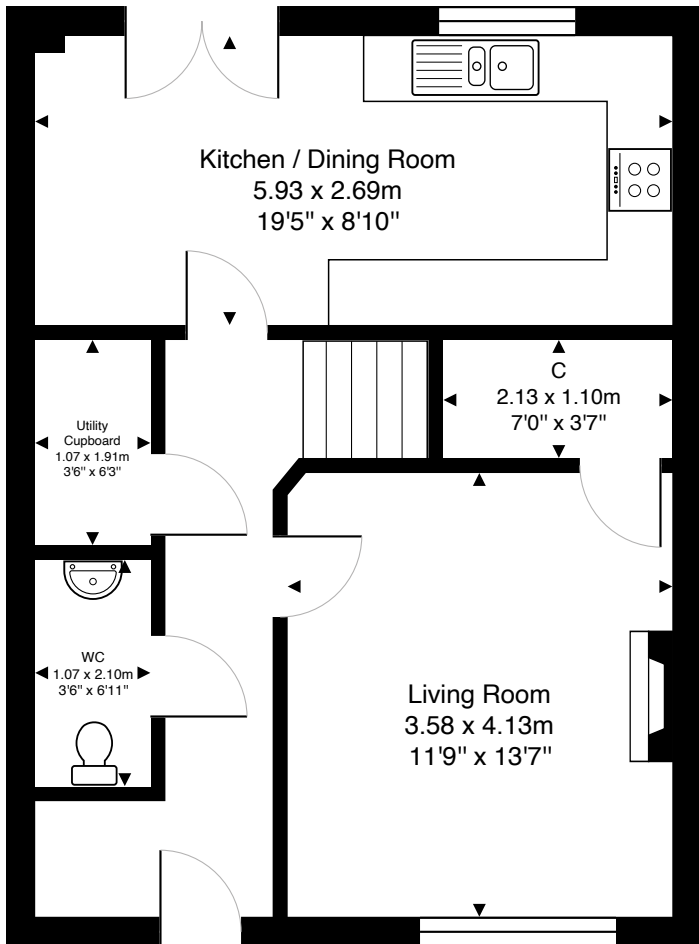


**Bedroom 3**



The family bathroom has been finished to a high standard and features a contemporary three-piece white suite comprising a WC, pedestal wash hand basin, and bath with overhead shower and glazed screen. Modern tiling and LVT flooring create a sleek and low-maintenance finish, while vanity storage, a chrome heated towel radiator, and bright décor contribute to the relaxing and inviting atmosphere.





Gross internal floor area (m<sup>2</sup>): 95m<sup>2</sup>

EPC Rating: B

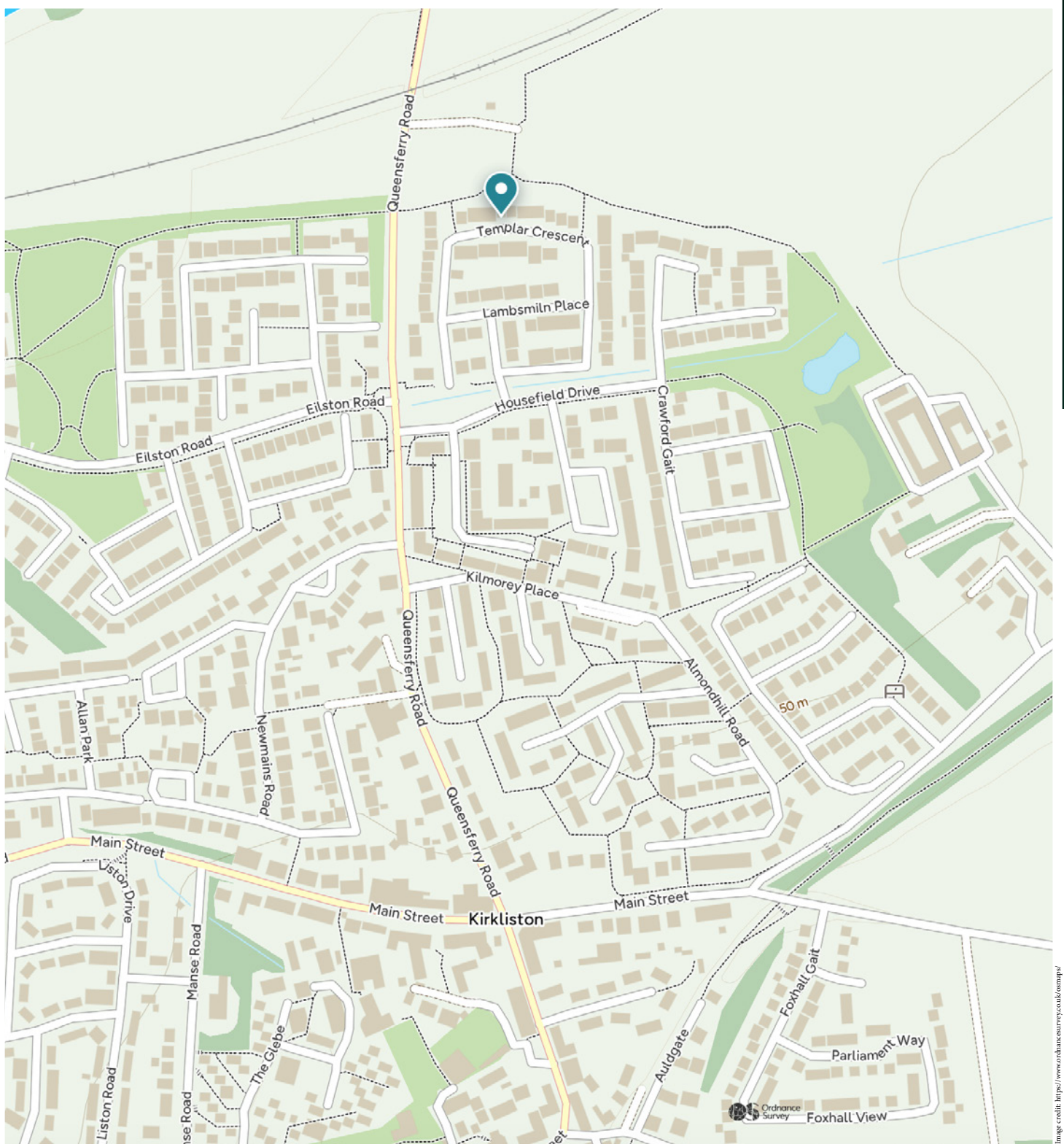
## Floor Plan



Externally, the fully enclosed rear garden has been thoughtfully landscaped for ease of maintenance and outdoor enjoyment. A generous lawn is complemented by decorative gravel pathways and a raised decked seating area, creating an ideal setting for entertaining and family living, while surrounding fencing ensures privacy. The garden also benefits from a useful garden shed for additional storage and enjoys an open outlook beyond the rear boundary, enhancing the sense of space and tranquillity. Side access to the garden adds further convenience.

This exceptional home offers modern family living, stylish interiors, and impressive outdoor space, making it a fantastic opportunity within a highly desirable location.

## The Property



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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**ZOE CARMICHAEL**  
Surveyor



Layout graphics and design  
**ALAN SUTHERLAND**  
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