



**28 Kennington Avenue, Loanhead, Midlothian, EH20 9HZ**

Tastefully Presented and Spacious, South-Facing, Two-Bedroom, Upper Villa

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# Property Description

Tastefully presented and spacious, south-facing, two-bedroom, upper villa with a garden and a driveway. Located in an established residential area, conveniently positioned in the heart of Loanhead, Midlothian.

Comprises an entrance hall and staircase, hall, living/dining room, kitchen, two double bedrooms and a shower room.

Finished to an exemplary standard, ready-to-move-in, featuring a modern fitted kitchen with appliances, and a stylish bathroom. In addition, there is extensive contemporary flooring, modern lighting, gas central heating, double glazing, and good integrated storage.

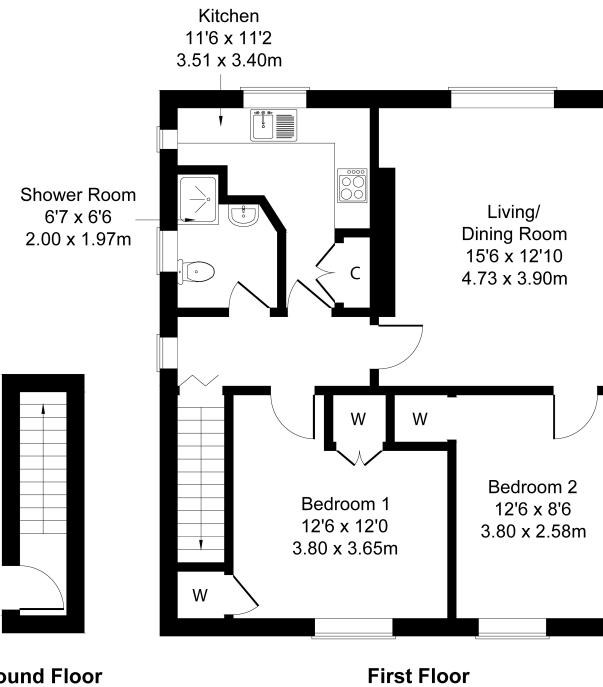
There is a multi-vehicle driveway to the side, whilst to the rear is a large private garden plot prime for development (subject to planning permission).

A welcoming entrance staircase and hallway are immaculately presented and lead towards a bright, front-facing living and dining room. Finished with light neutral decor and modern, wood-effect flooring and enjoying generous proportions, this stylish reception room provides flexible space for both freestanding lounge and dining furniture. Enjoying direct access, a versatile room, with storage, offers great flexibility as a second bedroom or, alternatively, as an extension of the living space. Next door to the reception space, a contemporary kitchen is fitted with white units, wood-effect worktops, stylish splashback tiling, a freestanding cooker (with a canopy), a fridge/freezer and a washing machine.

Overlooking the garden, the main bedroom continues the neutral decor, modern flooring and tasteful presentation of the living space. This well-proportioned room includes generous built-in storage and provides ample space for freestanding bedroom furniture.

Completing the accommodation, a bright shower room comprises a glazed shower cubicle, a WC, a basin set into storage, a ladder-style radiator and modern panel splash walls.

**mov<sup>8</sup> 28 Kennington Avenue, Loanhead EH20 9HZ**  
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Approximate Gross Internal Area: (710 sq ft - 66 sq m.)



Ground Floor

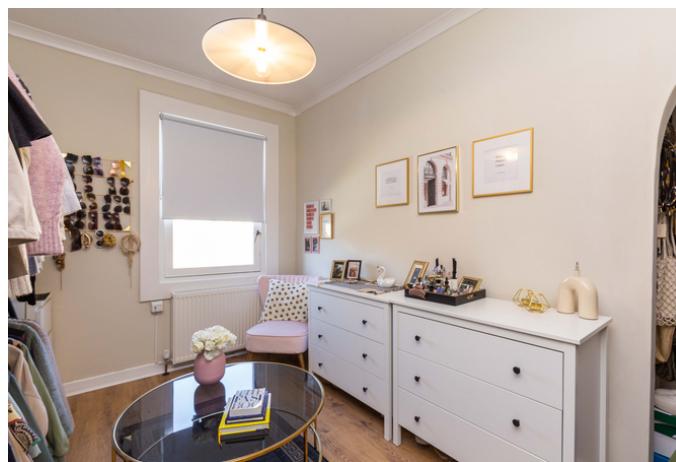
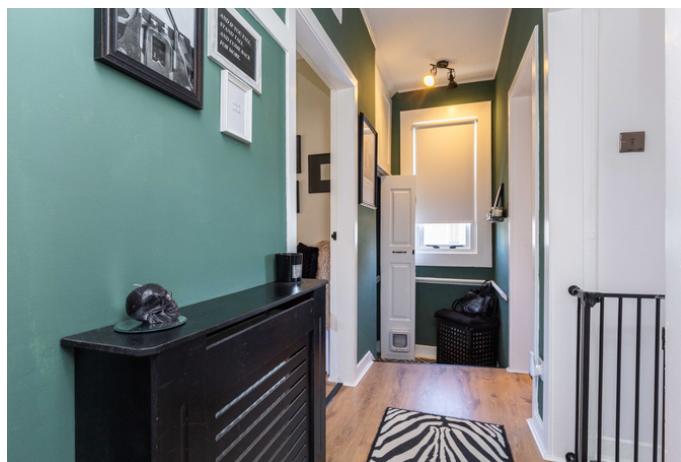
First Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Loanhead, a historic town located southeast of Edinburgh, is a long-established Midlothian town and popular commuting location, with a bustling high street and an excellent range of local amenities. Set amidst the countryside of the Esk Valley, it offers a good choice of local shops, bars, coffee shops, restaurants, banks and service outlets. In addition, the nearby retail park at Straiton provides a Sainsbury's supermarket, Boots, an

M&S food store and other high-street names. One of Scotland's two IKEA stores also lies close by. Loanhead has a leisure centre with a pool and gym, and play parks, with numerous off-road cycle and walking tracks into the countryside. Regular bus services pass through the town for connections to Edinburgh centre and the surrounding areas, as well as easy access to the A720 city bypass.





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