

74 Kennington Avenue Loanhead, EH20 9JA

OFFERS OVER £140,000



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- 2-bedroom lower villa located in a quiet, established area of Loanhead
- Spacious living room
- Separate kitchen
- Large private rear garden offering excellent outdoor space
- Scope for upgrading and modernisation throughout
- Ideal for first-time buyers, downsizers, or investors
- Excellent transport links and close to local amenities and schools

Description

A fantastic opportunity to acquire this 2-bedroom lower villa, located in a popular and well-established residential area of Loanhead. The property offers excellent potential for modernisation and would suit first-time buyers, downsizers, or investors.

The accommodation comprises a bright and generously sized living room, two well-proportioned bedrooms, a separate kitchen, and a bathroom. While the property would benefit from upgrading throughout, it provides a solid layout and the chance for a buyer to personalise the space to their taste. One of the main highlights of this home is the large private garden to the rear—ideal for relaxing, entertaining, or gardening. Although not directly accessed from the kitchen, it offers a fantastic outdoor space with great potential. The property also benefits from ample on-street parking and a quiet setting within the community.





Central Heating and Double Glazing

Gas central heating is complemented by double glazing.

Garden

The property benefits from its own large private back garden.

Location

Loanhead is a thriving Midlothian town located just six miles south of Edinburgh, offering a fantastic blend of suburban living and city convenience. Well-connected by road and public transport, it's an ideal base for commuters, with quick access to the City Bypass and major routes.

The area benefits from a strong sense of community and a wide range of local amenities, including shops, cafés, and restaurants. The popular Straiton Retail Park is nearby, offering major high street retailers, supermarkets, and leisure facilities.

Families are well catered for with reputable primary schools and nursery options, along with easy access to secondary schooling in the wider Midlothian area. For outdoor enthusiasts, nearby attractions include Roslin Glen, the Pentland Hills, and several golf courses.

Valuation

The property has been valued by surveyors at £145,000 and the Home Report is available from the ESPC website.

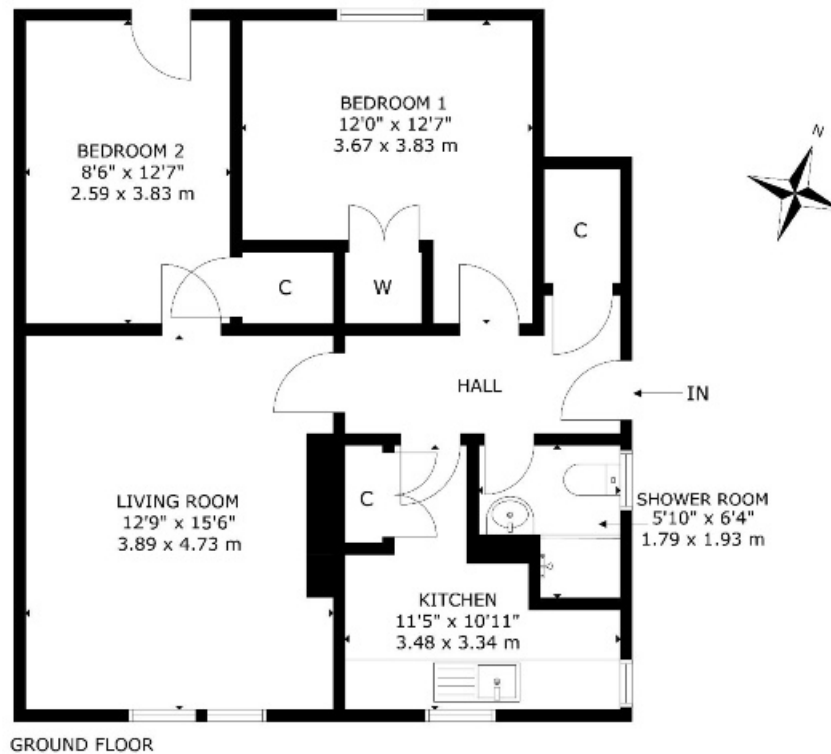
Council Tax and EPC

The property lies in Council Tax Band B and has a E rated Energy Performance certificate.

Viewing

By appointment telephone Agents on 0131 229 3399.





74 KENNINGTON AVENUE, LOANHEAD, EH20 9JA
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 683 SQ FT / 63 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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