



102 Gaynor Avenue  
Loanhead, EH20 9LS

**deans**   
Solicitors & Estate Agents LLP



## MID TERRACED HOUSE

- Living Room/ Dining Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Loft
- Driveway
- Private Rear Garden
- Double Glazing & GCH
- EPC Rating – D



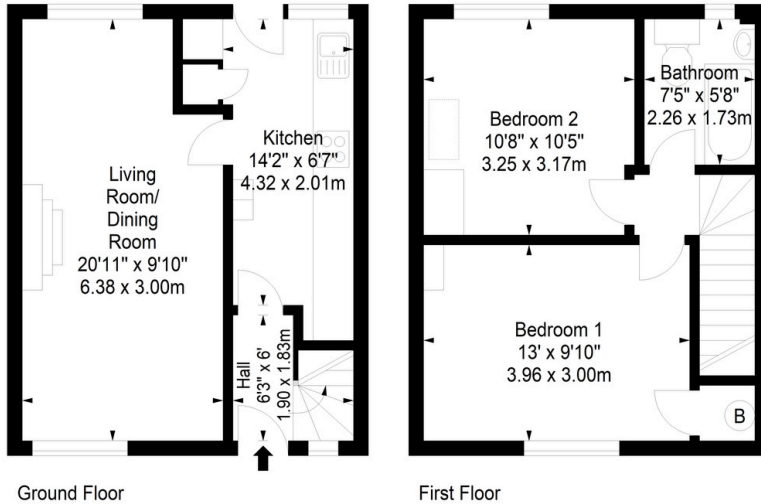
This well-presented mid-terraced home is set within a desirable residential area of Loanhead, offering easy access to a wide selection of local amenities, reputable schools, and excellent transport links. The accommodation comprises a welcoming entrance hallway, bright dual-aspect living and dining room, modern, well-appointed kitchen, two generously sized double bedrooms, floored loft and a bathroom fitted with a shower over the bath. Externally, the property features a neatly maintained private rear garden with a decked seating area, ideal for outdoor relaxation. Further benefits include double glazing, gas central heating, and a driveway providing convenient off-street private parking. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge-freezer, washing machine and dishwasher. All appliances included in the sale are sold as seen with no warranty provided



Gaynor Avenue,  
Loanhead,  
Midlothian, EH20 9LS



Approx. Gross Internal Area  
694 Sq Ft - 64.47 Sq M  
For identification only. Not to scale.  
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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Your Property People.

**0131 667 1900**

mail@deansproperties.co.uk

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