



RALPH SAYER
SOLICITORS & ESTATE AGENTS

75 Kennington Avenue

Loanhead EH20 9JA

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This two-bedroom upper villa is tucked away in a tranquil residential street, located close to great amenities and with great transport links into the city, this home offers convenience and accessibility. The property has great proportions, and has a large private south-facing garden to the rear.

The main door entrance is tucked away to the side, passing by the private driveway. On entering, stairs lead up to the first floor accommodation. Directly ahead lies a spacious lounge/diner, a great space for relaxing or entertaining. Next door is a well-appointed kitchen, well equipped and replete with a host of free standing appliances. There are two comfortable bedrooms, enjoying a tranquil rear facing position, overlooking the garden. The main bedroom boasts fitted wardrobes and the second bedroom is located off the lounge. Finally, a pristine shower room completes the accommodation.

Property Summary

- Appealing upper villa
- Spacious lounge/diner
- Fitted kitchen
- Two comfortable bedrooms
- Three-piece shower room
- Gas central heating & double glazing
- Private south-facing garden
- Private driveway
- EPC Rating - C | Council Tax Band - C

Extras: fitted floors, washing machine, dishwasher, hob and oven, to be included in the sale.



Home Report Value - £165,000





Upper villa
with private
south-facing
garden





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dream property!



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Location

Loanhead is a popular and thriving commuter town in Midlothian, surrounded by open countryside. With excellent transport links this is an ideal location for the city worker, the nearby city by pass offers fast access to the major road networks, along with a Park and Ride facility at Straiton for those travelling into the city. Loanhead has a busy High Street offering a range of local shops, a lovely park and a leisure centre. Great community spirit can be found at the annual Gala day and the annual Loanhead Music festival. Nearby Straiton Retail Park boasts a large Sainsburys supermarket and a Marks and Spencer foodhall, together with a variety of high street stores, restaurants, an Ikea store and Asda supermarket. Further facilities are available at the Gyle Shopping centre and Hermiston Park. Schooling is available in the area at all levels. The Pentland Hills Regional Park, offers an array of outdoor pursuits: including walking, cycling, running and horse riding. Skiing is found at Hillend Snowsports Centre and there are a number of golf courses in the area.