



GARDEN STIRLING BURNET

**13 KENNINGTON AVENUE**  
LOANHEAD, MIDLOTHIAN, EH20 9HZ



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Situated just a 30-minute commute from central Edinburgh, in the heart of desirable Loanhead, this traditional two-bedroom lower villa offers a peaceful residential setting within easy reach of the town's amenities and primary school, with secondary education just a 10-minute drive away. The well-proportioned home enjoys immaculate contemporary interiors, a south-facing garden, and convenient private parking.

On opening the front door, you step into a naturally lit hall housing useful storage. This inviting entrance area features neutral décor stylishly enhanced by oak-look flooring – a decorative finish continued seamlessly into the reception room and kitchen. The bright living/dining room provides a flexible and spacious area, comfortably accommodating a variety of furniture arrangements. Next door, the kitchen also benefits from excellent natural light and is stylishly appointed with glossy charcoal-grey cabinets, a subway-tiled splashback, and illuminated marble-effect worktops, plus a breakfast seating bar. Freestanding appliances with a matching metallic finish include a gas cooker (with a fitted hood), a tall fridge freezer, a washing machine, and a dishwasher.

## FEATURES

- Quiet central address in the desirable town of Loanhead
- Well-proportioned lower villa with immaculate contemporary décor
- Inviting entrance hall with storage
- Bright and airy living/dining room
- Light-filled stylish kitchen with appliances and a breakfast bar
- Two garden-facing double bedrooms with storage
- Bright modern shower room
- South-facing rear garden with shed and boundary fencing
- Private driveway for convenient parking
- Gas central heating and double glazing





The two double bedrooms on offer enjoy a quiet garden-facing position, with calming subtle décor, soft carpeting, and fitted storage. Bedroom 1 is reached from the hall and comes with fitted wardrobes. Bedroom 2 is reached from the reception room and is a versatile space, also ideal for those seeking space to work from home. Completing the accommodation is a bright modern shower room with a heated towel rail and storage for toiletries. The property is kept warm and efficient via gas central heating and double glazing throughout.

Outside, the rear garden features a large lawn, alongside a seating/dining deck and a useful shed. Facing south, this well-kept outdoor space is bathed in sunshine for much of the day. Finally, the driveway to the front of the villa provides convenient parking, with further unrestricted spaces available on the street.

Extras: All fitted flooring, blinds, light fittings, and appliances are included in the sale.







## Loanhead, Midlothian

Situated in Midlothian, just south of Edinburgh, Loanhead offers a relaxed, small-town lifestyle within easy reach of the capital. A former mining town, the thriving community is served by excellent local services and amenities along charming Clerk Street, including a supermarket, several cafés and takeaways, a pub, a Post Office, and a pharmacy. More extensive shopping facilities are available just minutes away at Straiton Retail Park, which is home to several high-street stores, IKEA Edinburgh, and a 24-hour ASDA superstore. Residents of Loanhead have access to excellent sport and fitness facilities at Loanhead Leisure Centre and Pool and the LO-GY Centre, or for those who prefer to keep fit outdoors, Pentland Hills Regional Park and Midlothian Snowsports Centre are just a ten-minute drive away. Loanhead has several primary schools, and secondary education is provided nearby. A popular choice for those keen to escape the daily grind, Loanhead is just minutes from Edinburgh City Bypass and thus enjoys outstanding links across the capital, as well as swift and easy access to Edinburgh Airport, the Queensferry Crossing, and the M8/M9 motorway network. The town also benefits from excellent public transport services across Midlothian, Edinburgh, and beyond.







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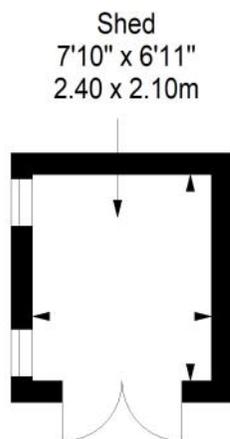
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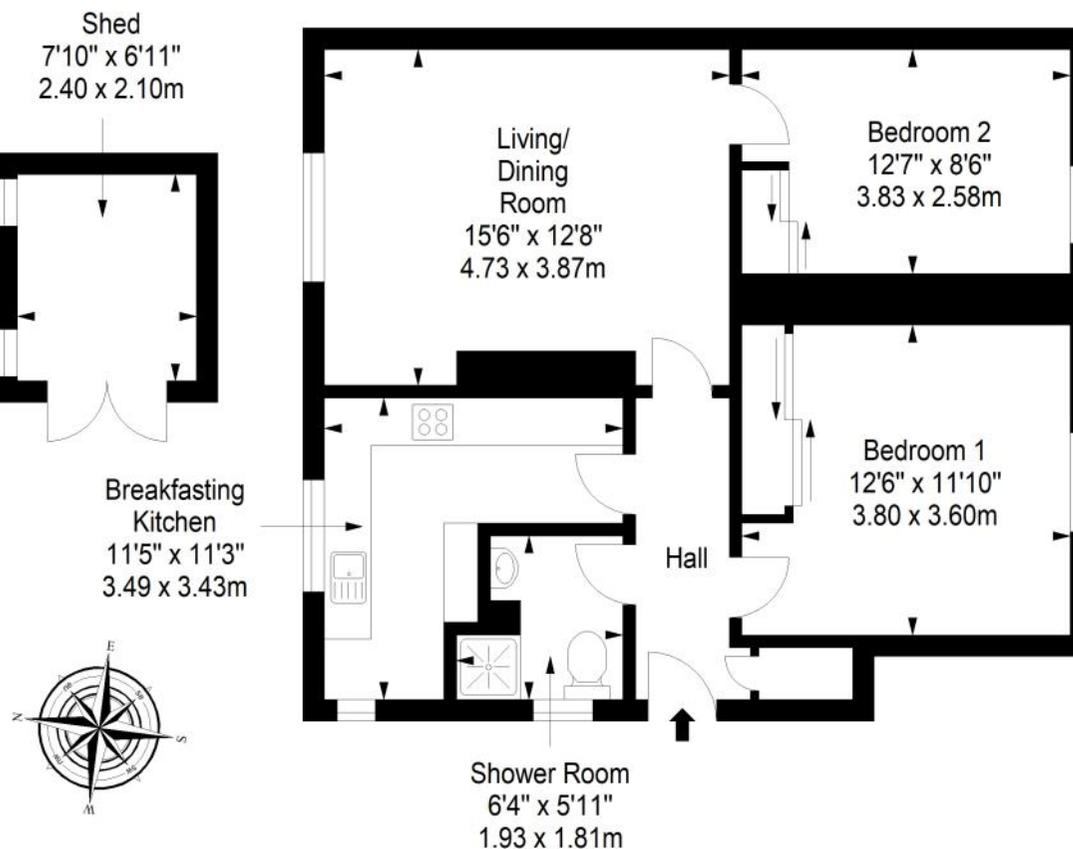
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

Shed  
Approx. 5.0 sq. metres (53.8 sq. feet)



Ground Floor  
Approx. 64.2 sq. metres (691.1 sq. feet)



Total area: approx. 64.2 sq. metres (691.1 sq. feet)