



Fixed Price

**£140,000**

## 7 Kevock Vale Park

Lasswade | Midlothian | EH18 1LY

A rare and excellent opportunity has arisen to acquire this two bedroom riverside park home situated in Lasswade's Kevock Vale Park. Boasting access to a fishing deck overlooking the River North Esk while positioned close to excellent amenities and transport links, this property makes for an ideal retirement purchase. Purchasers must be over the age of 55.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Driveway
-  Side and Rear Decking
-  Council Tax Band - A



## Description

In brief, the internal accommodation comprises; inviting and cosy reception room benefitting from a splendid view to the tree lined River Esk, central focal fireplace, ample space for a dining table and direct access to the deck; fitted kitchen with a range of wall and base units, space for free standing appliances, tiling to splash areas and separate utility area; principal bedroom enjoying both a walk in wardrobe area and en-suite shower room; secondary well proportioned double bedroom benefitting from built in wardrobes and a neutral décor; modern bathroom suite with full wet wall panelling, three piece suite and an electric shower over the bath.

The property also benefits from oil fired central heating and double glazing throughout.

Purchasers of the property must be over the age of 55 and the purchaser will be subject to site fees of £245.11 per month, as the land the static home is situated on remains part of Kevock Vale Park.



## Extras

The property shall be sold with all fixtures, fittings, and fitted floor coverings. The Hot Tub in the garden is private to this property and may be included in the sale.

## Gardens & Driveway

This property is an anglers dream with a private deck overlooking the River North Esk with the benefit from the Park's fishing rights while enjoying the picturesque scenery. Accessed from the property is a wrap around decked area, ideal for a morning coffee. Accessed from a staircase of the deck is the property's lower deck, with a hot tub which can be included in the sale.

Additional to this, there are communal areas to enjoy, including a communal riverfront walkway and a library. For the car owner, outside the property there is a dedicated parking space for one car.

## Viewing

Please contact Neilsons on 0131 625 2222.





## Location

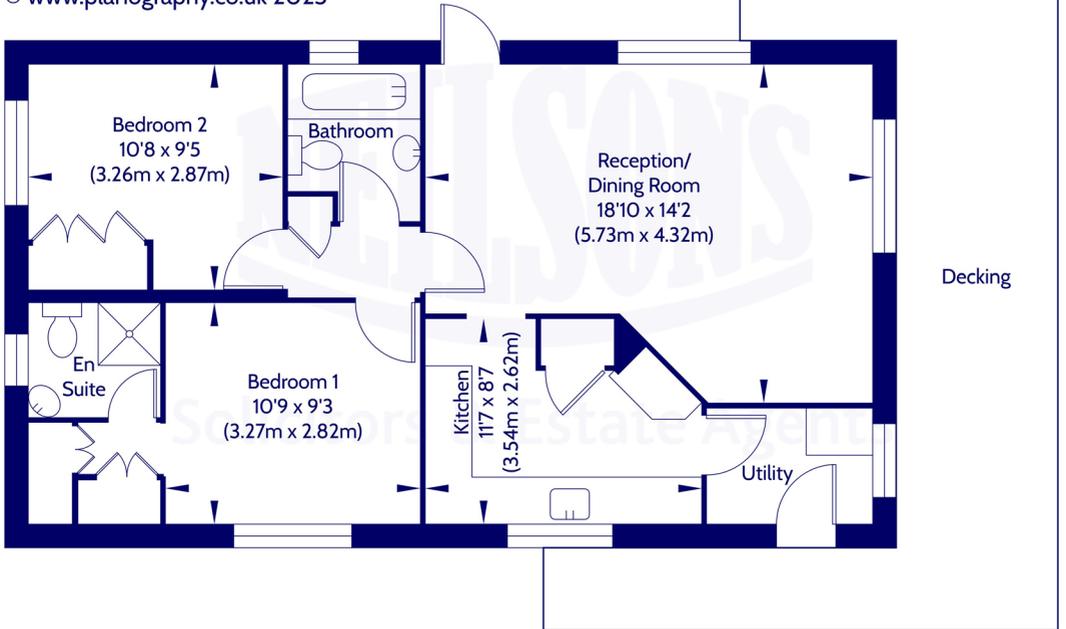
The popular village of Lasswade is approximately seven miles to the south of Edinburgh City Centre. The property is conveniently located for access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network. The area is well served by local shops and schools. There is a range of recreational facilities in the vicinity including a Leisure Centre adjoining Lasswade High School with swimming pool. Kings Acre, Broomieknowe and Melville golf courses are within easy reach and the nearby Pentland Hills offer further outdoor pursuits including the Midlothian Snow Sports Centre at Hillend. Good public transport links the area to the city centre.

## Ground Floor

Approx. Internal Area 63.33 Sq M / 682 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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