

## 6 Ramsay Terrace Lasswade, EH18 1DL

Immaculately-presented, three-bedroom, detached house set in a quiet cul-de-sac in the popular commuting town of Lasswade, Midlothian.

Light and bright throughout this impeccable property comprises; welcoming entrance hallway with downstairs WC, spacious living room, stunning kitchen/dining area, three well proportioned bedrooms and modern bathroom. Additionally the property benefits from a sizable conservatory to the rear and a detached garage. Well-tended front and rear gardens include a multiple-car private driveway to add convenience to this pristine family home.

**Immaculate Three Bedroom Detached House**

**Spacious Conservatory**

**Large Private Garden Grounds**

**Detached Garage**

**Stylish Kitchen/Dining Area**

**Generous Living Accommodation**

**Multiple Car Driveway**

**Gas Central Heating and Double Glazing**

**Offers Over £290,000**

### Outside

Located in the extremely popular village of Lasswade in Midlothian this property is conveniently placed for local amenities and good commuting links to Edinburgh. The property comes boasts well-kept and easy to maintain front and rear gardens, private multiple car driveway and detached garage with further off street parking available.

### Entrance Hall

A bright and welcoming entrance hallway provides gives an access to the living area, downstairs cloakroom WC and stairs to the first floor.

### Living Room

The living room is an area of generous proportions. Overlooking the well-kept garden to the front while internal double doors open through to the stunning kitchen/dining area. The living room additionally benefits from bay window, electric fire, and tasteful décor including wooden flooring.

### Kitchen/Dining Room

Stylish open plan modern kitchen/dining room set to the rear. With a direct access to the conservatory kitchen benefitting from breakfast bar, an array of granite effect units set against tiled walls and flooring.

### Conservatory

An excellent addition to the rear of the property giving a flexible layout with impressive floorspace. Featuring wrap around garden views and a fantastic setting to be used as a further reception area.

### Bedroom One

Set to the front of the property is bedroom one. This generously sized room overlooks the front garden area and benefits from fresh neutral décor and wooden flooring.

### Bedroom Two

The rear facing second bedroom is another generous double room. Additionally featuring a built in wardrobe cupboard the second bedroom is also finished to a high standard with modern décor and wooden flooring.

### Bedroom Three

The third bedroom is also set to the front of the property. Another comfortable room finished to a high standard and offering excellent storage over the stairs.

### Bathroom

Floor to ceiling tiling in the bathroom surrounds the wet areas including; L shaped bath with overhead shower, vanity unit wash hand basin, WC and chrome effect heated towel rail. A rear facing opaque window also gives the bathroom fantastic natural light while maintaining privacy.

6 Ramsay Terrace, Bonnyrigg - EH18 1DL



Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. No liability is accepted by the agency as to the exact measurements of the rooms.

# Energy Performance Certificate (EPC)

# Scotland

Dwellings

6 RAMSAY TERRACE, POLTON, LASSWADE, EH18 1DL

**Dwelling type:** Detached house  
**Date of assessment:** 04 October 2021  
**Date of certificate:** 05 October 2021  
**Total floor area:** 94 m<sup>2</sup>  
**Primary Energy Indicator:** 216 kWh/m<sup>2</sup>/year

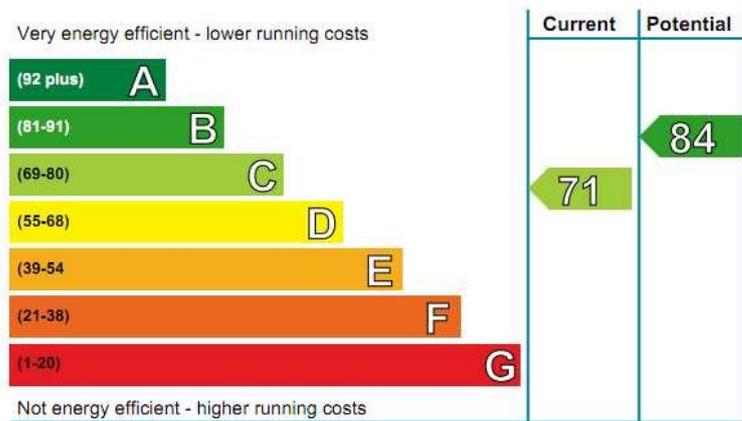
**Reference number:** 6892-6444-3322-4402-1093  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**Main heating and fuel:** Boiler and radiators, mains gas

## You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO<sub>2</sub> emissions by improving your home

<b>Estimated energy costs for your home for 3 years*</b>	<b>£2,304</b>	See your recommendations report for more information
<b>Over 3 years you could save*</b>	<b>£279</b>	

\* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

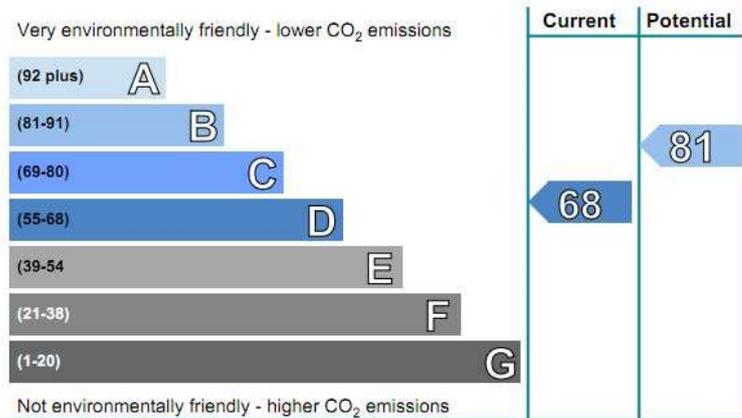


## Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band C (71)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.



## Environmental Impact (CO<sub>2</sub>) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band D (68)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£201.00
2 Solar water heating	£4,000 - £6,000	£78.00
3 Solar photovoltaic (PV) panels	£3,500 - £5,500	£963.00

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.

To find out more about the recommended measures and other actions you could take today to stop wasting energy and money, visit [greenerscotland.org](http://greenerscotland.org) or contact Home Energy Scotland on 0808 808 2282.

**THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED CERTIFICATE**