



Ninety Property

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9 Stevenson Place Lasswade, EH18 1JZ

Extended four bedroom, semi-detached property peacefully situated in a quiet cul-de-sac within Polton Village, Lasswade.

The property is peacefully hidden away from the hustle and bustle of everyday modern life yet minutes away from excellent local amenities. This exquisite semi-detached villa has been finished to a beautiful high standard and briefly comprises; welcoming entrance vestibule, sizeable living area, stylish modern kitchen, dining area/secondary reception room, utility area, four well-proportioned bedrooms - one with luxurious ensuite, and contemporary bathroom.

Externally there is are private front and rear gardens with a sizeable driveway and low maintenance grounds for year-round enjoyment.



Substantial 4 Bedroom Semi Detached Property

Low Maintenance Garden Grounds

Large Private Driveway

Generously Extended to the Rear

Peaceful Location

Gas Central Heating and Double Glazing

Fixed Price £285,000

Outside

The property's idyllic setting in the North Esk Valley is surrounded by woodland and is adjacent to the River North Esk and the Springfield Mill Nature Reserve. Externally the property enjoys low maintenance front and rear gardens. The rear garden offers a decked sitting area and a handy shed providing additional storage.

Living Room

The generous living room is bathed in natural light and further benefits from neutral décor and wooden flooring to ensure a high level of finish. Set to the front of the property the living room offers excellent proportions for relaxation and entertaining.

Kitchen

A stunning feature of the house is the exceptionally spacious kitchen featuring a luxurious Rangemaster, vast cupboard storage and worktop space. The contemporary kitchen boasts a plethora of modern wall and base units complimented by stunning granite worktops and offering plentiful space for dining options.

Dining Room

Set to the rear, adjacent to the kitchen is the dining area which provides the property with an additional layer of flexibility as it can also work perfectly as a secondary reception area. The dining room benefits from modern décor and wooden flooring while giving direct access to the rear garden via the patio doors.

Bedroom One

Set to the rear of the property is the first of the generous double bedrooms. Finished to a high standard with fresh décor and carpeted flooring while enjoying a peaceful, leafy outlook towards the back garden.

Bedroom Two

Again set to the front of the property is the second sizeable double bedroom which features convenient storage wardrobe, neutral fresh décor and fresh carpeted flooring.

Bedroom Three

The third of the double bedrooms is set on the ground level and again benefits from ample floor area with modern décor, carpeted flooring and an elegant en-suite shower room featuring a floor-to-ceiling wet wall tiling and vanity unit wash hand basin.

Bedroom Four

Offering further flexibility to the property the fourth bedroom can also be used as a nursery or work from home office. Located to the front of the property on the first floor with a pleasant outlook across the cul-de-sac towards Springfield Mill.

Bathroom

The stylish bathroom is set on the upper level, and features modern wet wall panelling surrounding the wet area that include bath with overhead shower, vanity unit wash hand basin, WC and chrome effect heated towel rail. The opaque window provides excellent natural light while maintaining privacy.



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

9 STEVENSON PLACE, POLTON, LASSWADE, EH18 1JZ

Dwelling type: Mid-terrace house
Date of assessment: 15 February 2024
Date of certificate: 21 February 2024
Total floor area: 108 m²
Primary Energy Indicator: 172 kWh/m²/year

Reference number: 0160-2565-2020-2294-7715
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 CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*

£3,990

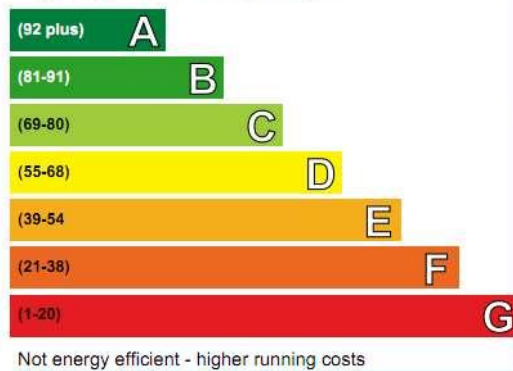
See your recommendations report for more information

Over 3 years you could save*

£186

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

Very energy efficient - lower running costs



Current	Potential
75	85

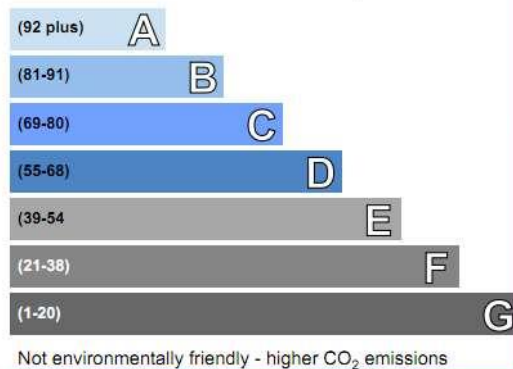
Energy Efficiency Rating

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 (75)**. 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.

Very environmentally friendly - lower CO₂ emissions



Current	Potential
73	83

Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band C (73)**. 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 Solar water heating	£4,000 - £6,000	£186.00
2 Solar photovoltaic (PV) panels	£3,500 - £5,500	£1569.00

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 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