



## 6 KEVOCK ROAD

*Lasswade, Midlothian EH18 1HT*







## 6 KEVOCK ROAD

Lasswade, Midlothian EH18 1HT

**An immaculately presented 3-4 bedroom detached family home, recently renovated and extended to provide spacious accommodation, with mature gardens surrounding the home including a beautiful 1-bedroom garden house**

Edinburgh City Centre 6 miles, Edinburgh Airport 12 miles  
(all distances are approximate)

### Summary of Accommodation:

**Ground Floor:** Entrance Vestibule, Hall, Sitting Room, Dining Kitchen, Dining Room/Double Bedroom 4, Principal Bedroom with En-Suite Shower Room, Family Bathroom, Boot Room and Utility Room

**First Floor:** Two Double Bedrooms and a Shower Room

**Garden House:** Sitting Room/Kitchenette, Double Bedroom and Shower Room with Decked Surround

**Garden:** Lawns, Patio, Drive and Garden Store

**About: 0.32 Acres (0.13 Ha)**



## 6 KEVOCK ROAD

Lasswade, Midlothian EH18 1HT



2



4



3

### Situation:

6 Kevock Road enjoys an enviable location situated between the small thriving towns of Lasswade and Loanhead in Midlothian, making it ideally positioned for both country living as well as commuting into Edinburgh. There is local shopping in Lasswade and Loanhead together with Straiton Retail Park offering a wider array of national retail outlets.

Respected state schools within the catchment area include Lasswade Primary and Lasswade High School. In addition, there is an excellent choice of private schooling in nearby Edinburgh.

The area is well served by a local bus service linking the surrounding towns and Edinburgh City centre, whilst Eskbank Train Station is just over 2 miles away. Its location also makes it easily accessible by car to the City By-Pass, Edinburgh Airport and motorway links north and south.

Within the area are a number of excellent golf courses, alongside countryside and woodland walks with two large country parks nearby, as well as Lasswade Riding Stables a short walk away. There is a popular racecourse at Musselburgh and the beautiful villages and beaches of East Lothian are all within close proximity.

### Description

6 Kevock Road is a delightful 3-4 bedroom detached family home that was built in the 1950's, boasting a stereotypically pleasing aesthetic of a central front door surrounded by symmetrical windows. The current owners have stylishly renovated and extended the house, creating a deceptively large living space, alongside the addition of a fantastic timber garden house known as, 'The Tiny House', offering fully operational living accommodation to include an open plan sitting room/kitchenette, double bedroom and shower room.





The house benefits from a Hive central heating system with Hydronic underfloor heating in the Kitchen and Boot Room and further underfloor heating in the three Bathrooms. The front door opens into an entrance vestibule with storage for coats and shoes, whilst a further door opens into the central Hall which provides access to all the primary rooms on the ground floor. On the right is the Principal Bedroom (which is currently utilised as an office/ guest bedroom) that has been carefully extended into the adjacent garage to create a walk-in closet and a modern en-suite Shower Room.

The neighbouring Sitting Room retains the original 1950's working fireplace whilst the far wall has been removed to open the sitting room up into a beautifully renovated Kitchen extension. The Kitchen, with two walls of dual aspect floor-to-ceiling windows and sliding doors that lead out to the garden patio, boasts a large central island with breakfast bar and plenty of space for a table and chairs. A range of stylish floor and wall mounted kitchen units incorporate various integrated appliances including an Elica electric hob, Belfast sink, Quooker hot tap, Hisense dishwasher, Zanussi double ovens, Lamona microwave oven and a fridge freezer. Adjacent to the Kitchen is a rear Boot Room that provides access to the side garden, with a further door leading into a Utility Room fitted with wall and floor units and space for a washing machine and tumble drier.

Returning to the Hall, there is another bright dual aspect reception room that is currently being used as an office, but could also be utilised as a more formal Dining/Sitting Room with an attractive central fireplace, or as an additional Bedroom if required. A modern family Bathroom completes the ground floor accommodation with twin wash basins, a walk-in shower, separate bath and a WC.

Stairs ascend to the first floor where there are two spacious dual and triple aspect double Bedrooms, both with eaves storage and views over the surrounding countryside. A modern Shower Room is situated between the two Bedrooms and completes the first floor accommodation.

The Tiny House is located at the side of the rear garden and has a dedicated parking space off Kevock Road. A separate gateway leads down a garden path, around the side of the house, to a decked area where sliding doors open into an open plan kitchenette/ sitting room. There is ample space for a sofa and dining table alongside there being a wall of floor mounted units incorporating a Belfast sink and an instant hot water tap. A door from the Sitting Room leads to a double Bedroom with views over surrounding farmland to the rear, whilst a stylish Shower Room completes the accommodation. The decking to the outside of the Tiny House is wired for a barrel sauna, with an outside shower located to the rear. The heavily insulated house is timber panelled with a flat roof, large windows, smart electric remote-controlled heating as well as boasting ceiling mounted speakers. It is fully equipped with wifi and therefore offers extremely versatile accommodation that the current owners have utilised as an office, additional guest accommodation as well as a playroom, however it could also be utilised as a successful holiday let (subject to obtaining the current council licence).



### Garden

The gardens surrounding 6 Kevock Road are a real feature of the property, with a lawn to the front bordered by mature trees and shrubs alongside a gravel drive that provides ample parking. The completely enclosed rear garden is a real sun trap with a large patio accessed directly from the Kitchen, providing a perfect spot for alfresco dining. Steps lead up from the patio to a large lawn featuring two apple trees and bounded by herbaceous borders and silver birch trees. The perimeter boundary is demarcated by a mixture of timber fencing and hedging.

### Outbuildings

The former garage, part of which is now incorporated into the house, is a useful storage shed and in addition there is a timber garden shed in the rear garden.

### Planning Permission

There is planning permission (22/00492/DPP) to extend the house to the west in order to create additional accommodation. Further details are available from the selling agents and can be seen on the Midlothian Council planning portal.

### GENERAL REMARKS AND INFORMATION:

#### Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

#### Services

Mains electricity, water, gas and drainage with gas fired central heating in the house.

#### Internet

Full fibre internet to the house and garden house

#### Viewing

Strictly by appointment only with Rettie & Co. 0131 220 4160. Email: [mail@rettie.co.uk](mailto:mail@rettie.co.uk).

#### Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH18 1HT.

#### EPC – Band D

#### Local Authority

Midlothian Council, Freepost SC05613, Dalkeith, Midlothian, EH22 0BR. 0131 561 5444.

#### Council Tax - Band E

#### Entry and Vacant Possession

Entry and vacant possession will be by mutual agreement.









### Home Report:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

### Particulars and Plans:

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

### Offers:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

### Servitude Rights, Burdens & Wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

### Important Notice:

Rettie & Co, their clients, and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of particular importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.



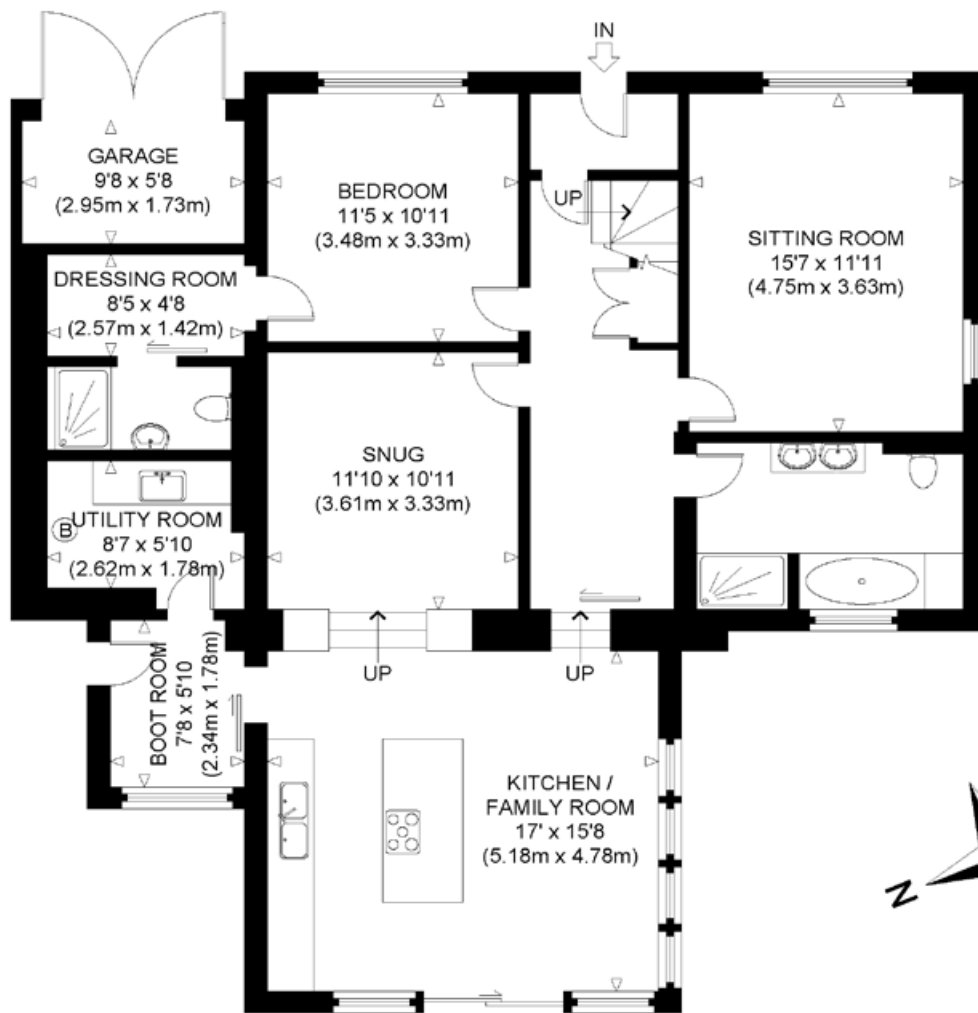




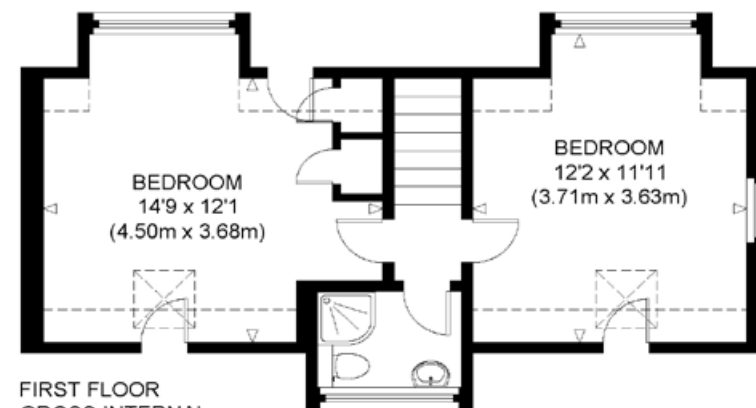








GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1294 SQ FT / 120.3 SQ M



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 411 SQ FT / 38.2 SQ M

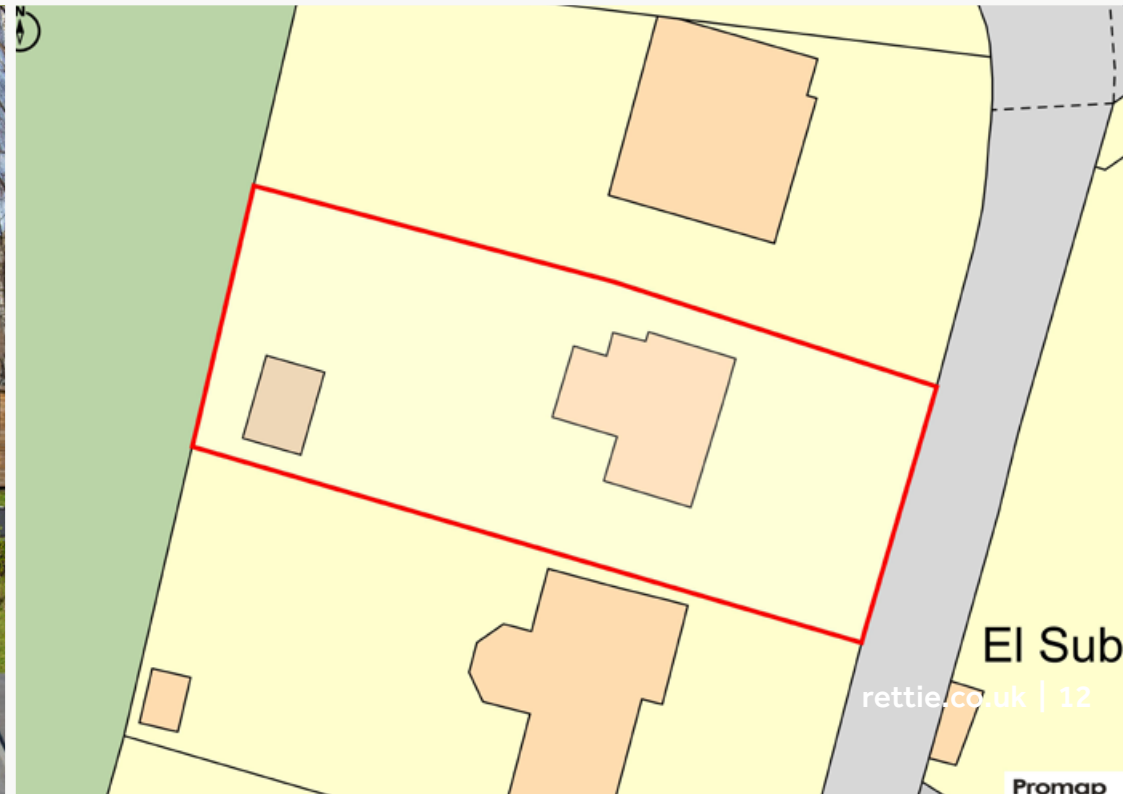


GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 282 SQ FT / 26.2 SQ M

KEVOCK ROAD  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1705 SQ FT / 158.5 SQ M  
(INCLUDING AREAS OF RESTRICTED HEIGHT)  
EXTERNAL OUTBUILDING FLOOR AREA 282 SQ FT / 26.2 SQ M  
TOTAL COMBINED FLOOR AREA 1987 SQ FT / 184.7 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

Copyright © exposure  
www.photographyandfloorplans.co.uk







Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

## RETTIE

📞 0131 624 4183  
✉️ [mail@rettie.co.uk](mailto:mail@rettie.co.uk)  
🏠 11 Wemyss Place  
Edinburgh  
EH3 6DH

