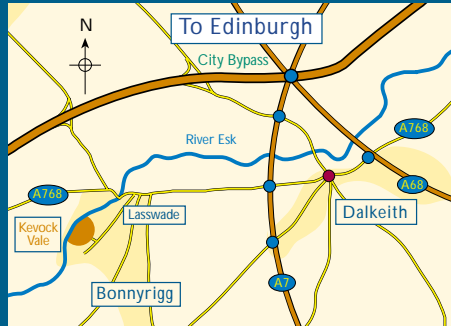




## Kevock Vale Park Homes



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*"Quality Homes set amidst beautiful scenery"*

## Local Area

Lasswade is located 1<sup>1</sup>/<sub>2</sub> miles from the Edinburgh City bypass, and only about 20 minutes from the city centre. It is a small village built around the old river crossing where reputedly the local laird was given a piggy back to cross the river by a local lass named Jenny. Once up he said "Jenny LASS, WADE"! The modern village currently contains a post office/general store, a restaurant, public house & the beautiful 'Kings Acre' 18 hole golf course and driving range developed in late 1990s by a local farmer. Within 1<sup>1</sup>/<sub>2</sub> miles lies further 18 and 9 hole courses and a further driving range. A more comprehensive range of shops are available 1 mile off in the neighbouring town of Bonnyrigg. Buses stop in Lasswade for Bonnyrigg, Dalkeith and Edinburgh.



The valley of Kevock Vale is wooded and a lovely disused yet restored railway viaduct forms a most impressive backdrop to the park.

The natural woodland supports a rich diversity of wildlife: kingfishers, herons, ducks, mink, foxes, squirrels, trout, and reputedly otters will be your new neighbours.



Themed landscaping around the park gives an attractive overall finish.

Kevock Vale is a particularly quiet and peaceful place to live. The "Neighbourhood Watch" type environment and our own staff presence contribute towards ensuring your security. All residents are carefully but sensitively vetted to ensure that the Park continues to be a haven of peace and quiet for all. The park management go to great lengths to ensure that this continues to be the case.



## General Details

- Homes are let on "Short Assured Tenancies" (6 month or longer). Rental is exclusive of fuel, electricity, council tax and other utilities.
- Parking is provided at or near each home, and garden maintenance may be provided.
- Management and maintenance staff are on the Park most weekdays so enquiries and repairs should be dealt with promptly.
- All homes have central heating, mostly gas.
- Homes are generally let "unfurnished", although if additional furnishings are required this may be arranged by separate and individual agreement. Storage facilities may be provided if required. Cooker & fridge or fridge-freezer are provided and space is available for your own washing machine. If a washing machine is required, this again may be provided by separate agreement.
- Central Park facilities include a large tumble dryer and public call box. Occupiers are welcome to have telephones installed: in most cases the line is already in place.

## Sizes and Locations

### Bungalow Homes

These are our larger homes, with lounges generally 20' x 10' and good sized kitchens. They normally have two bedrooms, although there are a limited number of three bedroom models. Several homes have riverside locations, prices vary according to size and location.

Currently these are from £ [redacted] per week

### Caravan Homes

A section of the Park has Caravan Homes for let. These are more compact with one bedroom, or one plus a box-bedroom. Prices vary according to size.

Currently these are from £ [redacted] per week

### Flats

We have a limited number of properties between Penicuik and Dalkeith on our books. Please enquire as to size, location and availability.

## Letting Procedures

Please telephone to make a viewing appointment to view any of the currently vacant properties or to request an application form. You may also request to be placed on our waiting list if the type or location of property that you require is not currently available. The application procedure requires that you provide us with the following:

- A reference from your employer if you are employed or a reference of similar standing if self-employed or retired. If un-employed, we may request a 'Guarantors' warranty.
- Two private references (not friends) for yourself and similarly two references for any guarantor. We suggest banker, lawyer, doctor, policeman, or other professional persons. This is to enable us to satisfy ourselves concerning financial and social matters. All referees should be contacted by the applicant and references sent to KEVOCK VALE PARK HOMES for checking.
- A deposit equivalent to one month's rent is required.
- Rent is to be paid monthly in advance.
- A Standing Order Form (or similar payment arrangement if your rent is being paid by another party).
- Filled in and returned forms as follows:-

Application to Rent, Reference Details, Guarantor Details (if applicable)

The Park's decision is final and is not negotiable.

### You will receive:-

- A form AT5 to be read over carefully, then signed & returned to us before you agree to sign the tenancy agreement.
- A Tenancy Agreement, to read over carefully, & sign at our office. We will provide you with a copy to keep.
- An inventory of contents and statement of condition of the property, together with any necessary notes on how to use the property and/or its equipment. This is important, as the information contained therein will be used for reference with regards to the returning of your deposit.

## Tenancy Termination

As stated earlier, short assured tenancies are for a minimum of six months, 40 days prior to the cessation date of your tenancy, simply give us notice in writing as to your wishes to either cease the tenancy or continue. When you leave we will inspect the property, and assuming you have kept it in good condition we will refund your deposit, normally within 3 working days or immediately whenever possible.

We provide references for current or previous clients upon request, so you can be assured that future potential landlords can do their checks quickly.