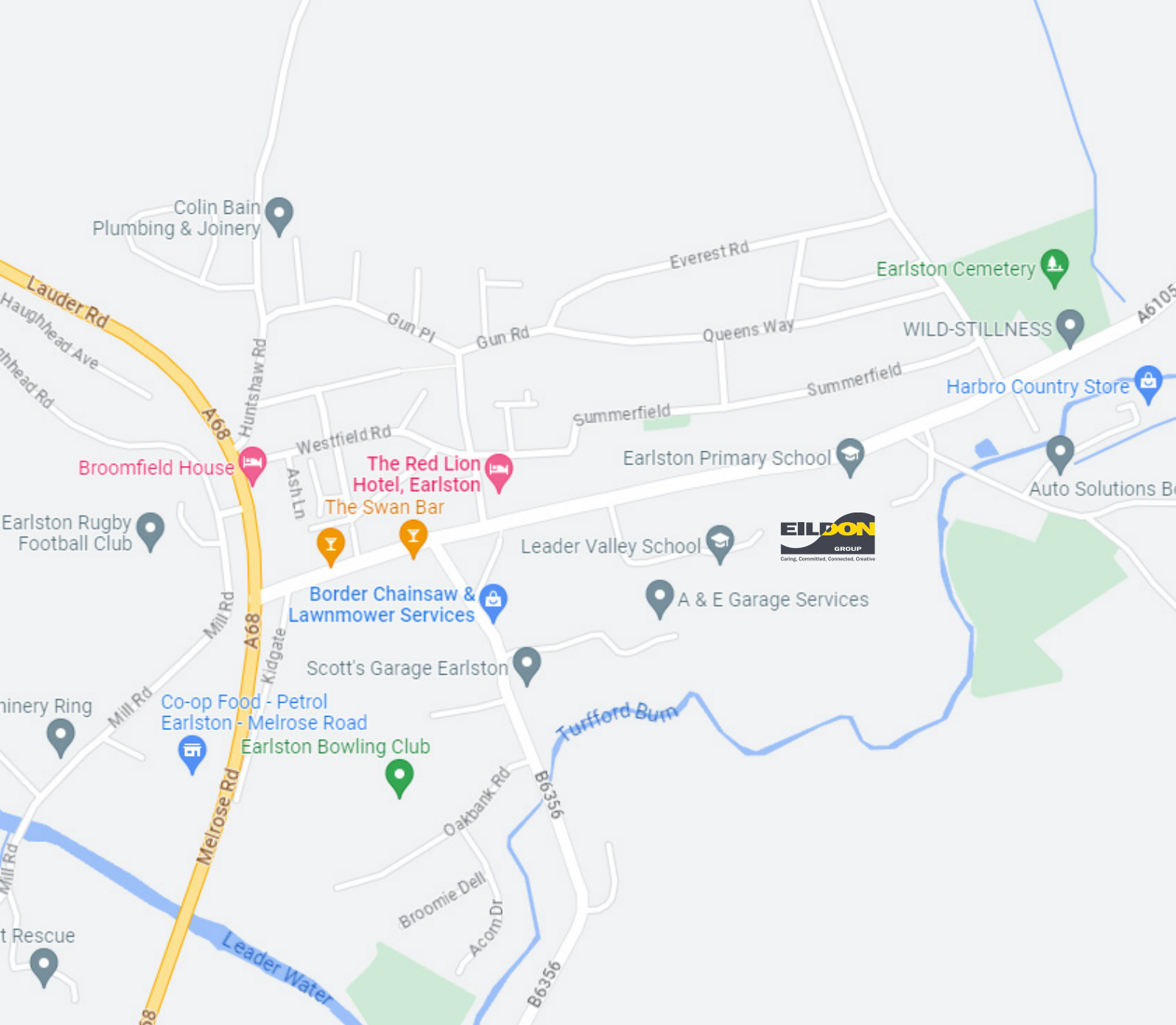




Phase 3b  
**Horsemarket - Earlston**



Earlston is a market town in the county of Berwickshire, within the Scottish Borders. It lies on the River Leader in Lauderdale. The A68 passes through providing direct access to Edinburgh, 30 miles away and the surrounding beautiful countryside. The Borders is served by a train from nearby Tweedbank and a main bus route from Galashiels.

The town has a good selection of pubs and shops that surround the main market square.

Earlston Primary School educates pupils from a number of surrounding villages and hamlets and there is also a High school.

## Property Information

- These new homes form part of phase 3b, with a further 12 new homes coming in the last phase in early summer.
- The heating is air source heating pumps.
- The Energy Performance Certificate rating is band B.



Typical kitchens



Typical kitchens



Typical downstairs bathroom

# Heating

## 1. Why is Gas Central heating not an option?

Using gas as a fuel source is not future-proof with the Scottish Government aiming to be emission net zero by 2045. Individual gas boilers are shown to significantly increase the energy demand of a home and produce large quantities of greenhouse gas emissions. We foresee the need to move away from gas fired heating systems which could require another retrofit in the near future if gas boilers were installed.

## 2. What is an Air Source Heat Pump?

Air-source is a renewable, carbon net-zero heating solution that has been in use in the UK for over two decades. With improvements in technology, air-source is a very efficient electric heating system and much more efficient and environmentally friendly than oil and gas. Air-source heating is now widely adopted in UK homes and larger commercial buildings including schools and hospitals.

## 3. How does it work?

An air-source heat pump can be thought of as a refrigerator working in reverse using the same technology. These pumps take heat out of the outside air and turn it into heat inside of the pump to create temperatures of up to 60 degrees Celsius which can then be circulated around the heating system.

The air-source heat pump can still work efficiently at temperatures as low as -21 degrees Celsius as even below freezing there is still energy in the air that can be used to generate heat.

## 4. How is my heating controlled with an air-source heat pump?

A wall mounted thermostatic controller is used to set the internal air temperature and to set the thermostat to a comfortable temperature. The air-source heat pump will maintain that temperature. Timers will be installed for controlling hot water and heating on a schedule.

## 5. Are the external pumps loud?







Modern quality heat pumps are typically Quiet Mark accredited which means they run mostly silent. Under heavy load, a slight hum can be heard but you shouldn't really hear it unless you were directly next to the heat pump.

## 6. Will my energy bills increase?

Energy bills are generally lower when compared to standard electric storage heaters. Savings will depend on the amount of use and how high the temperature is set at the thermostat. We expect a drop in energy bill costs generally when transitioning to an air-source heat pump from another electricity powered heating system.



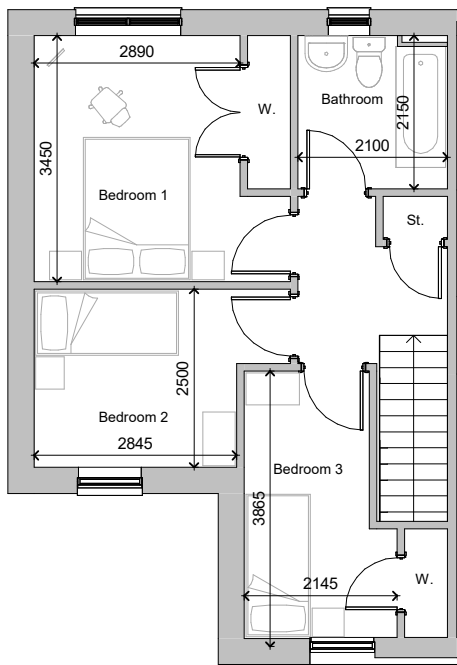
**House type key**

-  Type A  
3 Bed - 4 Person
-  Type B  
2 Bed - 4 Person
-  Type C  
3 Bed - 5 Person
-  Type D  
4 Bed - 6 Person
-  Type G  
2 Bed - 4 Person
-  Type H/J  
H - Lower Flat  
- 2 Bed - 4 Person  
J - Upper Flat  
- 2 Bed - 4 Person

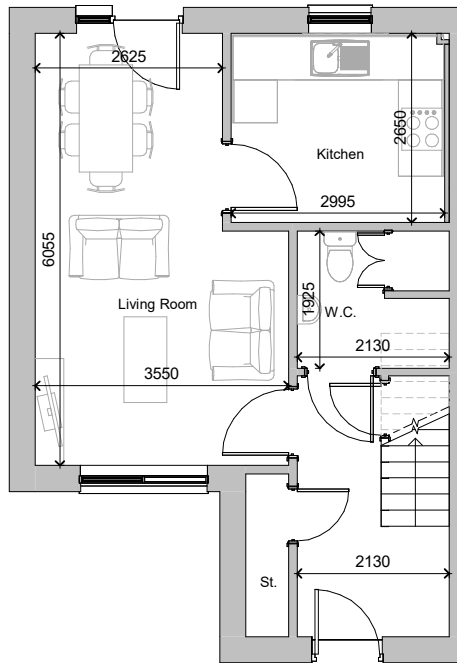
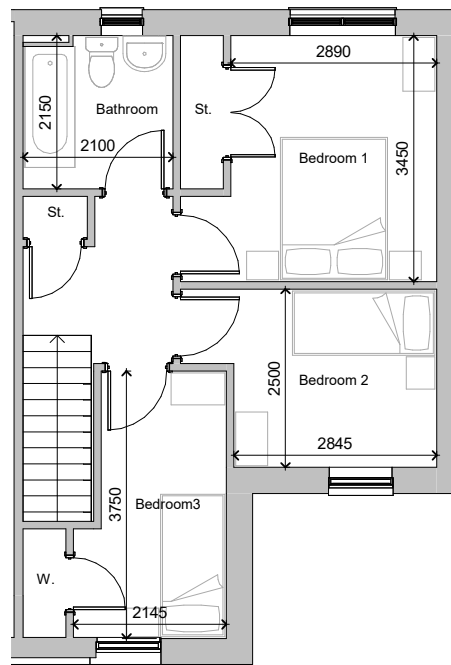
Please note: Not all house types available in each phase.



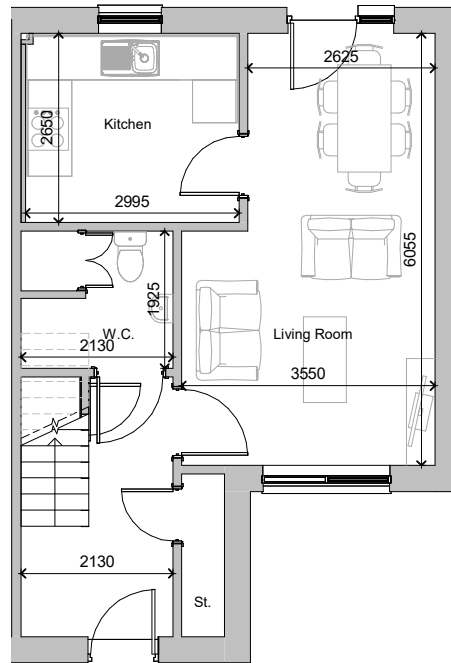
House Type A - 3 Bedroom 4 person house



First Floor



Ground Floor



First Floor	
Room	Dimensions
Bathroom	2.15m x 2.10m
Bedroom 1	3.45m x 2.89m
Bedroom 2	2.50m x 2.845m
Bedroom 3	3.865m x 2.145m

Ground Floor	
Room	Dimensions
Living Room	6.055m x 3.55m / 2.625m
Kitchen	2.65 x 2.995m
W.C.	1.925m x 2.13m

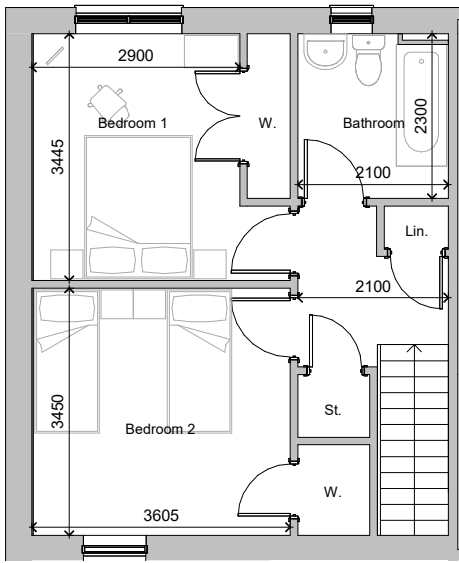
(Dimensions are approximate and should not be relied upon for ordering carpets or furniture)

House Type A - 3 bedroom 4 person house

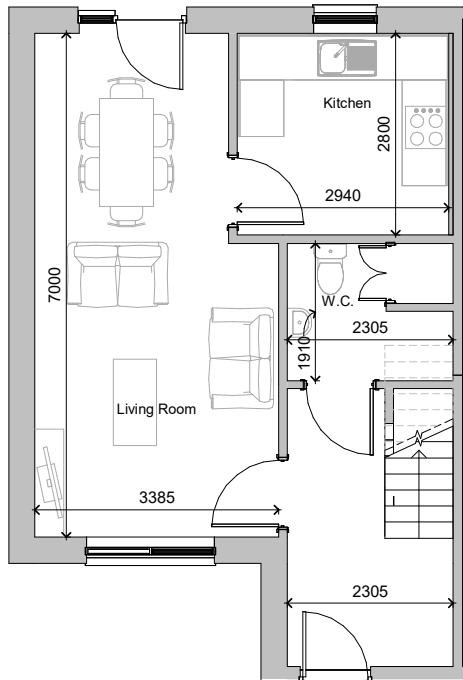
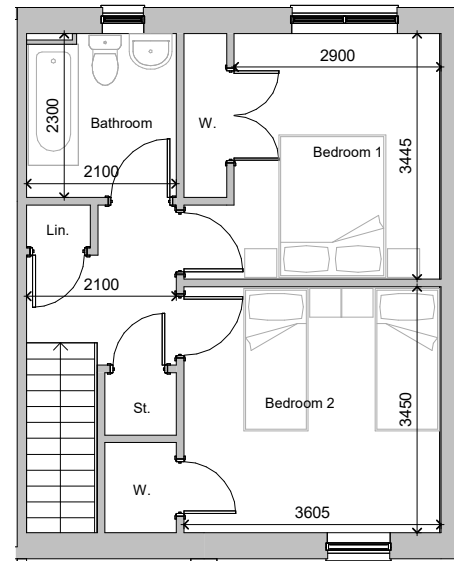


House Type B - 2 bedroom 4 person House

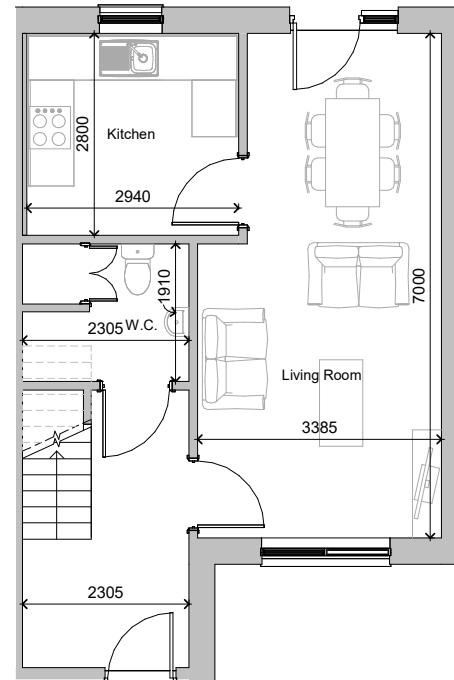




First Floor



Ground Floor



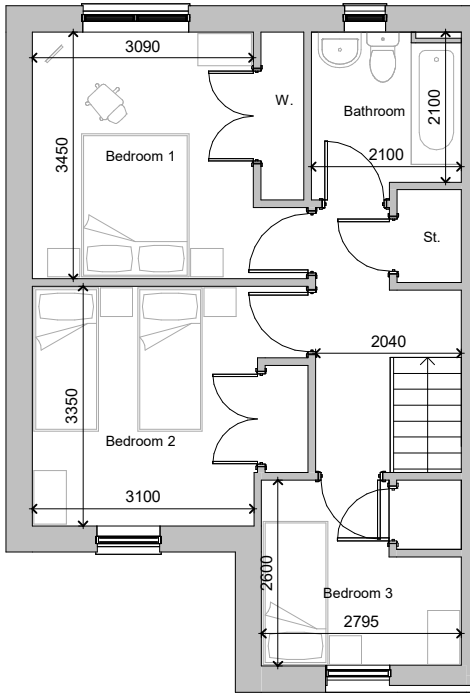
First Floor	
Room	Dimensions
Bathroom	2.30m x 2.10m
Bedroom 1	3.445m x 2.90m
Bedroom 2	3.45m x 3.605m

Ground Floor	
Room	Dimensions
Living Room	7m x 3.385m
Kitchen	2.65 x 2.995m
W.C.	1.91m x 2.305m

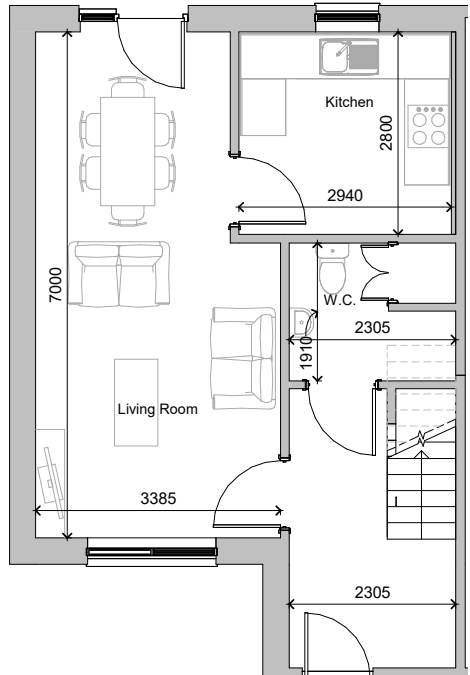
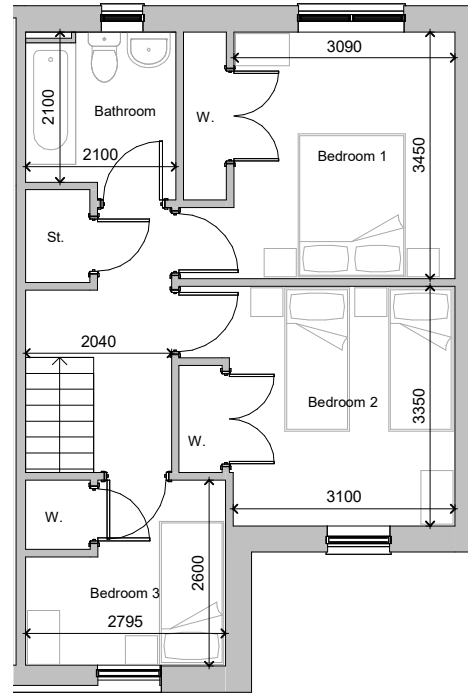
(Dimensions are approximate and should not be relied upon for ordering carpets or furniture)



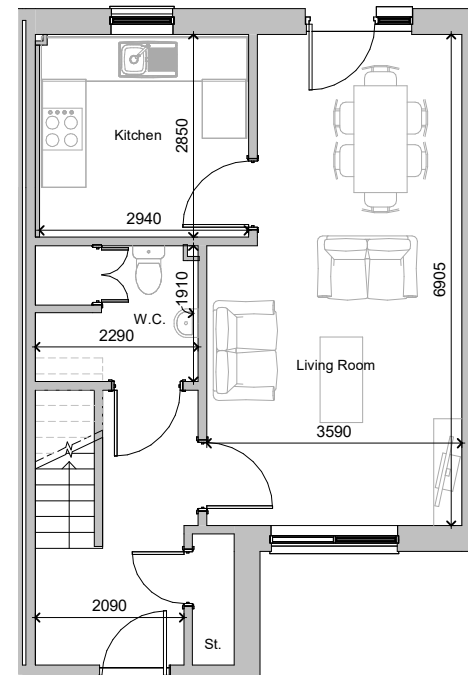
House Type C - 3 bedroom 5 person House



First Floor



Ground Floor



First Floor	
Room	Dimensions
Bathroom	2.1m x 2.1m
Bedroom 1	3.45m x 3.09m
Bedroom 2	3.35m x 3.1m
Bedroom 3	2.6m x 2.795m

Ground Floor	
Room	Dimensions
Living Room	6.905m x 3.59m
Kitchen	2.85m x 2.94m
W.C.	1.91m x 2.29m

(Dimensions are approximate and should not be relied upon for ordering carpets or furniture)



Caring, Committed, Connected, Creative

## EILDON HOUSING ASSOCIATION – HOW TO CONTACT US

We welcome your feedback – there are many ways to let us know what you think.



The Weaving Shed, Ettrick Mill,  
Dunsdale Road, Selkirk TD7 5EB



[www.eildon.org.uk](http://www.eildon.org.uk)



03000 200 217



[www.facebook.com/EildonHousing](https://www.facebook.com/EildonHousing)



[housing@eildon.org.uk](mailto:housing@eildon.org.uk)



[@eildonhousing](https://www.instagram.com/eildonhousing)

Co-operative & Community Benefit Societies Act 1757R(S). A Scottish Charity  
SC015026.

Registered with Scottish Housing Regulator HEP107.

**INVESTORS IN PEOPLE™**  
We invest in people Gold

