



ROSEBERY ESTATES

Dalmeny Estate Office, Dalmeny House
South Queensferry EH30 9TQ

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PROPERTY TO LET

Aikendeane Cottage No.2
Gorebridge
EH23 4LW

Picture to follow

**A newly modernized and refurbished 3 bedroom detached cottage lying outside the village of Carrington, Midlothian.
A very rural location with open views.**

FOR VIEWING TIMES

Tel: 0131 331 1888 during office hours: 9 a.m. – 4.45 pm.

Email: property@dalmeny.co.uk

Website: www.dalmeny.co.uk

ACCOMMODATION

Living Room

5.43m x 4.47m
2 x Radiator
South Facing views to Carrington
Village

Kitchen

3.63m x 2.42m
New Fitted kitchen units
Electric cooker point, cooker hood
Radiator

Bedroom 1

5.10m x 4.50m
2 x Radiator
Recessed cupboard
TV Aerial point

Bedroom 2

3.83m x 3.05m
Radiator
Recessed Cupboard

Bedroom 3

3.39m x 3.07m
Radiator

Bathroom

2.43m x 1.83m
New fitted bathroom suite,
Bath, over bath mixer shower tap
WHB with vanity unit
WC
Respatex wall panelling
Extractor fan
Towel radiator

Hallway

Cupboard
Velux Roof lights
Attic access hatch
Radiator

Boiler Room

1.69m x 1.25m
New Rhino oil fired combi boiler

Services

Mains electricity and water.
Newly fitted Oil fired central heating.
Drainage is to a septic tank.

Garden Ground

This property benefits from very
spacious garden ground to all
elevations and ample off street parking.

Council Tax

The Council Tax band for this property is G.

Rent: Offers over £8000 per annum are invited

Please contact Rosebery Estate for further details.

Note:

Measurements are for general guidelines only and are not warranted. These particulars do not form part of any contract.