



ROSEBERY ESTATES

Dalmeny Estate Office, Dalmeny House
South Queensferry EH30 9TQ

Tel: 0131 331 1888 Fax: 0131 331 1788 Email: property@dalmeny.co.uk
www.dalmeny.co.uk



PROPERTY TO LET

Moorfoot Cottage No.2 Moorfoot Farm, Gorebridge EH23 4TF



A delightful semi detached 2 bedroom cottage nestled at the foot of the Moorfoot Hills. This property is suitable for wheelchair access.

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

4.81m x 3.41m
Open fire
2 x Radiator
Alcove shelving
Telephone and TV sockets

Kitchen

3.97m x 3.26m
Radiator
Fitted kitchen units
Electric cooker point
Grant oil fired boiler

Bedroom 1

4.89m x 3.76m
2 x Radiator

Bedroom 2

3.59m x 2.49m
Radiator

Bathroom

3.56m x 2.45m
Bath with over bath mixer tap shower spray.
Disabled access shower cubicle with Mira Advance electric shower.
WC, WHB,

Services

Mains electricity and water from a private supply.
Oil fired central heating.
Drainage is to a septic tank.

Garden Ground

There is garden ground to front and side with a very spacious South facing rear garden.
Brick built coal bunker/storage building.



The driveway to Moorfoot Farm which sweeps around the edge of Gladhouse Reservoir

View of The Moorfoot Hills from the side of the Cottage



Council Tax

The Council Tax band for this property is G.

Rent: Offers over £6,500 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.