



ROSEBERY ESTATES

Dalmeny Estate Office, Dalmeny House
South Queensferry EH30 9TQ

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PROPERTY TO LET

Peggy's Cottage Moorfoot Farm, Gorebridge EH23 4TF



A delightful little 2 bedroom detached cottage nestled at the foot of the Moorfoot Hills.

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

4.9m x 3.8m
Open fire
Radiator



Kitchen

4.9m x 1.7m
Radiator
Fitted kitchen units
Electric cooker point

Storage cupboards
1.6m x 1.0m - housing oil fired boiler
and shelved for storage
1.5m x 1.1m - shelved for storage

Bedroom 1

4.8m x 2.7m
Radiator
Open shelved storage area

Bedroom 2

4.8m x 2.1m
Radiator

Bathroom

1.7m x 1.7m
Bath, whb, wc
Radiator

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 both sides of
the property



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

View of The Moorfoot Hills from the front of Peggy's Cottage



Aerial View of Peggy's Cottage at Moorfoot Farm

Council Tax

The Council Tax band for this property is C, current charges being £1075.56

Rent: Offers over **£6,000 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.