



# ROSEBERY ESTATES

Property To Let

**Carrington Mains Cottage No.2  
Carrington Village  
EH23 4LUT**



This charming cottage is situated in the Main Street of the attractive village of Carrington in Midlothian. The accommodation comprises living room, 3 bedrooms, kitchen and bathroom.

*FOR VIEWING TIMES*

Tel: 0131 331 1888 during office hours: 9 am – 1 pm, 2 pm - 4.45 pm.

Email: [property@roseberiestates.co.uk](mailto:property@roseberiestates.co.uk)

## **ACCOMMODATION**

This cottage is available to let on a Private Residential Tenancy, unfurnished with no floor coverings or white goods.



### **Hall**

The main door opens into generous hallway and has the benefit of a storage cupboard and radiator.

### **Living Room**

4.9m x 3.8m  
Open fire  
Radiator

### **Bathroom**

2.4m x 1.7m  
Bath, whb, wc  
Over bath electric shower  
Radiator

### **Kitchen**

3.8m x 3.3m  
Electric cooker point  
1 x under counter appliance slot with space for upright fridge/freezer  
Radiator

### **Bedroom 1**

3.6m x 2.9m  
1 x radiator

### **Bedroom 2**

3.5m x 3.5m  
Radiator

### **External Store**

The property has the use of a generous external store.

### **Bedroom 3**

This unusual shaped room is 4.9m in length with the width tapering from 2.3m to 1.8m

### **Garden Ground**

There is a very private courtyard garden to the rear of the property.

### **Council Tax**

The Council tax band for this property is Band D.

**EPC Rating:** D68

**Landlord Registration No.** 20409/290/05530

**Rent:** £850 per calendar month

### **Note:**

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