


**ROSEBERY
ESTATES**

Property To Let

**Wester Dalmeny Cottage No.3
Dalmeny
EH30 9TT**



This cottage is situated in the Main Street of the attractive village of Dalmeny. This South facing property looks out over the Village Green. The accommodation comprises living room, 1 double bedroom, kitchen and bathroom.

FOR VIEWING TIMES

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

Email: property@roseberyestates.co.uk

ACCOMMODATION

Hall

The main door opens into a small hallway

Living Room

4.6m x 4.55m
Telephone Point
1 x radiator

Kitchen

3.3m x 2.75m
Extractor fan
Electric cooker point
1 x radiator

Storage Cupboards

Two rear hallway storage cupboards.

Bathroom

3.0m x 1.6m
Bath, whb, wc
Over bath electric shower
1 x radiator

Bedroom

4.6m x 3.0m
1 x radiator

Garden Ground

There is an easily maintained enclosed garden to the rear of the property.
Existing coal shed.

Services

The property is equipped with gas central heating and mains electricity and water.

Council Tax

The Council Tax band for this property is Band B.

EPC Rating: D58

Landlord Registration No. 11267/230/24280

Rent: £695 per calendar month

Note:

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