

3 Newhouse Farm Cottages, North Berwick



Rent - £1200pcm	Bedrooms – 3	Deposit - £1400
Type – End Terraced Cottage	Parking – Private/On Street	Garden – Rear
Criteria – Rent in advance, full deposit, no smokers, pets considered, available End Sept Energy Efficiency Rating – Band F Environmental Impact Rating – Band C Landlord Registration No: 126398/210/28260 Council Tax Band: C		

Property Details

An excellent opportunity to rent a **delightful traditional stone-built end-terrace cottage**, situated in a peaceful rural location on the outskirts of North Berwick.

Offering the best of both worlds, this charming **three-bedroom UNFURNISHED cottage** enjoys a tranquil countryside setting while being just minutes from the excellent amenities, shops, cafés, restaurants and beaches of North Berwick.

The accommodation comprises: Spacious lounge; Modern fully fitted kitchen with appliances; Three bedrooms, one of which could alternatively be used as a dining room, home office or additional living space; Modern shower room; Electric heating; DG; Fully enclosed rear garden, maintained by the landlord; Private parking.

The rent includes **year-round garden maintenance**, ensuring the enclosed rear garden is kept looking its best without the responsibility falling on the tenant.

Water and sewage charges are also included in the rent.



Letting Agent Registration Number: **LARN1806008**
 23 Jarnac Court, Dalkeith EH22 1HU
info@gladstonesproperty.com
 Ask inside for more details!

0131 663 7266
gladstonesproperty.com