

**Tim Martin**  
— .co.uk



**3 Lindsay Cottages**  
**Crossgar**  
**BT30 9LN**

**Rent**  
**£850 Per Month**

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## SUMMARY

An immaculately presented semi-detached cottage set in a peaceful cul-de-sac enjoying pleasing views over the countryside.

The cottage, set in generous gardens, includes lounge, integrated modern kitchen, 3 bedrooms and recently installed shower room. Oil fired central heating double glazing is fitted. The property is available furnished or partially furnished.

Situated convenient to Crossgar, Killyleagh and Saintfield local amenities and with two primary schools a short distance away, this delightful property is perfect for those with a love of the countryside.

RENT: £850.00 per month

RATES: Landlord Pays Rates

DEPOSIT: £850.00

Strictly No Pets

- Semi-Detached Cottage
- Available Furnished or Unfurnished
- Lounge and Integrated Modern Kitchen
- 3 Bedrooms
- Recently Installed Shower Room
- Oil Fired Central Heating
- Double Glazing
- Generous Gardens

### Entrance Hall

Large walk in store;

### Lounge

Granite and ceramic tiled fireplace and hearth; carved hardwood surround;

### Kitchen

Single drainer stainless steel sink unit with chrome swan neck mixer tap; good range of modern laminate eye and floor level cupboards and drawers; formica worktops; integrated CDA double electric oven and matching four ring ceramic hob; stainless steel and glass extractor hood; integrated dishwasher; vinyl floor;

### Bedroom 1

### Bedroom 2

### Bedroom 3

Double built-in wardrobe;

### Shower Room

Modern white suite comprising rectangular shower cubicle with pvc clad walls and thermostatically controlled power shower; glass shower panel; pedestal wash hand basin with chrome mixer taps; close coupled wc; chrome heated towel radiator; pvc clad walls; hotpress with lagged copper cylinder and immersion heater;

### Outside

Spacious gardens to front, side and rear laid out in lawns;

### Garden / Fuel Shed





Light point;









Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	58
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	

**Comber** ■

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**Saintfield**

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