

Offers Over £525,000

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6 Mackenzie Gardens, Dolphinton, West Linton, EH46 7HS



Set within a quiet cul-de-sac in the charming village of Dolphinton, this impressive detached home offers generous family living with flexible accommodation, large gardens, and excellent transport links to nearby towns. Built around 1988 and extending to approximately 188m² (plus a further 20m² conservatory), the property combines spacious interiors with a semi-rural setting — perfect for those seeking both comfort and convenience.

Located within a small development of similar homes, the property enjoys a peaceful position just five miles from West Linton, with further amenities in Biggar, Penicuik and Peebles. Offering space, flexibility and a desirable village setting, this home is ideal for families or those looking for countryside living within easy reach of town facilities.

Accommodation

GROUND FLOOR:

- * Welcoming entrance hall
- * Spacious living room with multi fuel stove opening to dining area
- * Large conservatory overlooking the rear garden
- * Modern kitchen/breakfast room
- * Utility room
- * Study / sixth bedroom
- * Cloakroom

FIRST FLOOR

- * Upper landing
- * Master bedroom with walk-in wardrobe and en-suite shower room
- * Four further bedrooms
- * Family bathroom with separate shower compartment

ADDITIONAL INFORMATION

- * Integral double garage
- * Oil-fired central heating
- * Double glazing throughout
- * Mature gardens surrounding the property with timber fencing
- * Two timber outbuildings (large store and smaller shed)
- * Driveway providing ample parking

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Approximate Gross Internal Area = 248.8 sq m / 2678 sq ft
(Including Garage)

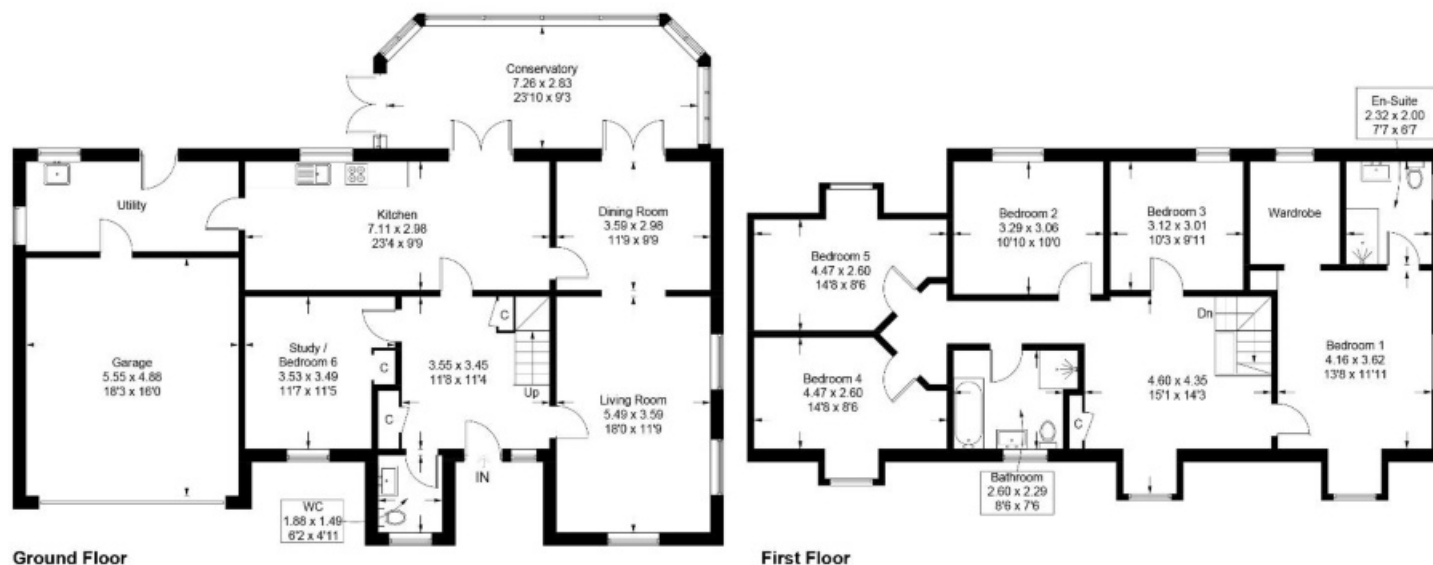


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1241851)

Situation

Dolphinton is a small rural village located in South Lanarkshire, close to the border with the Scottish Borders. Situated approximately 25 miles south of Edinburgh, the village lies on the A702, offering direct road access to the capital and the Central Belt, making it a convenient location for commuters. The village is surrounded by open countryside and farmland, with scenic views toward the Pentland Hills and Tinto Hill. Local amenities are available in nearby villages and towns, including West Linton (6 miles) and Biggar (10 miles), both offering a range of shops, cafes, primary schools, and medical services. Secondary schooling is available in Biggar and Peebles; and a larger range of shops and services are available in Penicuik, Biggar, Lanark and Peebles. Recreational opportunities in the area include walking, cycling, horse riding, and golf, with several courses and outdoor centres located within a short drive.

Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

Services

Mains electricity, water and drainage.

EPC

Band D

Council Tax

South Lanarkshire Council, Tax Band G.

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Opening Hours:



Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
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Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867
Tranent, Tel 01875 611211

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.