



BLACKWOOD & SMITH LLP
SOLICITORS & ESTATE AGENTS



4 MACKENZIE GARDENS

DOLPHINTON, SOUTH LANARKSHIRE EH46 7HS



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WELCOME TO

4 MACKENZIE GARDENS

Offering spacious and versatile accommodation in the village of Dolphinton, this detached bungalow accommodates three bedrooms, a generous living room, a breakfasting kitchen with a large utility room and boot room, a conservatory, and two bathrooms, plus front and rear gardens and a private multi-car driveway.

An inviting hallway welcomes you into the home, immediately setting the tone for the interiors to follow with tasteful décor and warm wood flooring. The hall enjoys a flowing open aspect to the living room, with a few steps leading down into the light-filled space, creating a convivial space that is perfect for everyday life and entertaining alike.

FEATURES

- Generous detached bungalow in Dolphinton
- Well-presented, attractive interiors
- Welcoming entrance hall
- Elegant living room with multi-fuel stove
- Stylish breakfasting kitchen with Aga stove
- Large utility room and boot room
- Three double bedrooms (two with built-in wardrobes)
- Stylish en-suite bathroom
- Beautifully presented four-piece family bathroom
- Large gardens to the front and rear
- Private multi-car driveway
- Oil-fired central heating, solar panels and double glazing





The living room provides plenty of space for configurations of lounge furniture, all arranged around a homely multi-fuel stove, and features south-facing French doors capturing sunny natural light throughout the day and opening onto the front garden. Along the hall in the kitchen, a wide range of Shaker-inspired cabinets are accompanied by wood worktops, and a central breakfasting island caters for morning coffee and socialising while cooking. A dark green Aga stove takes centre stage in the kitchen, whilst a fridge is integrated.

A large adjoining utility room houses stainless-steel cabinetry and additional workspace, and it offers an ideal separate space for laundry appliances and drying, with a handy clothes pulley. It is also connected to a generous boot room, providing excellent space for storage, additional appliances, and wet coats and shoes, with direct access out to the front garden. These two rooms could easily be reconfigured to suit the new owner's needs, with a multitude of opportunities for creative use. A conservatory, accessed from the kitchen and utility room, offers a multipurpose space with French doors onto the rear garden.



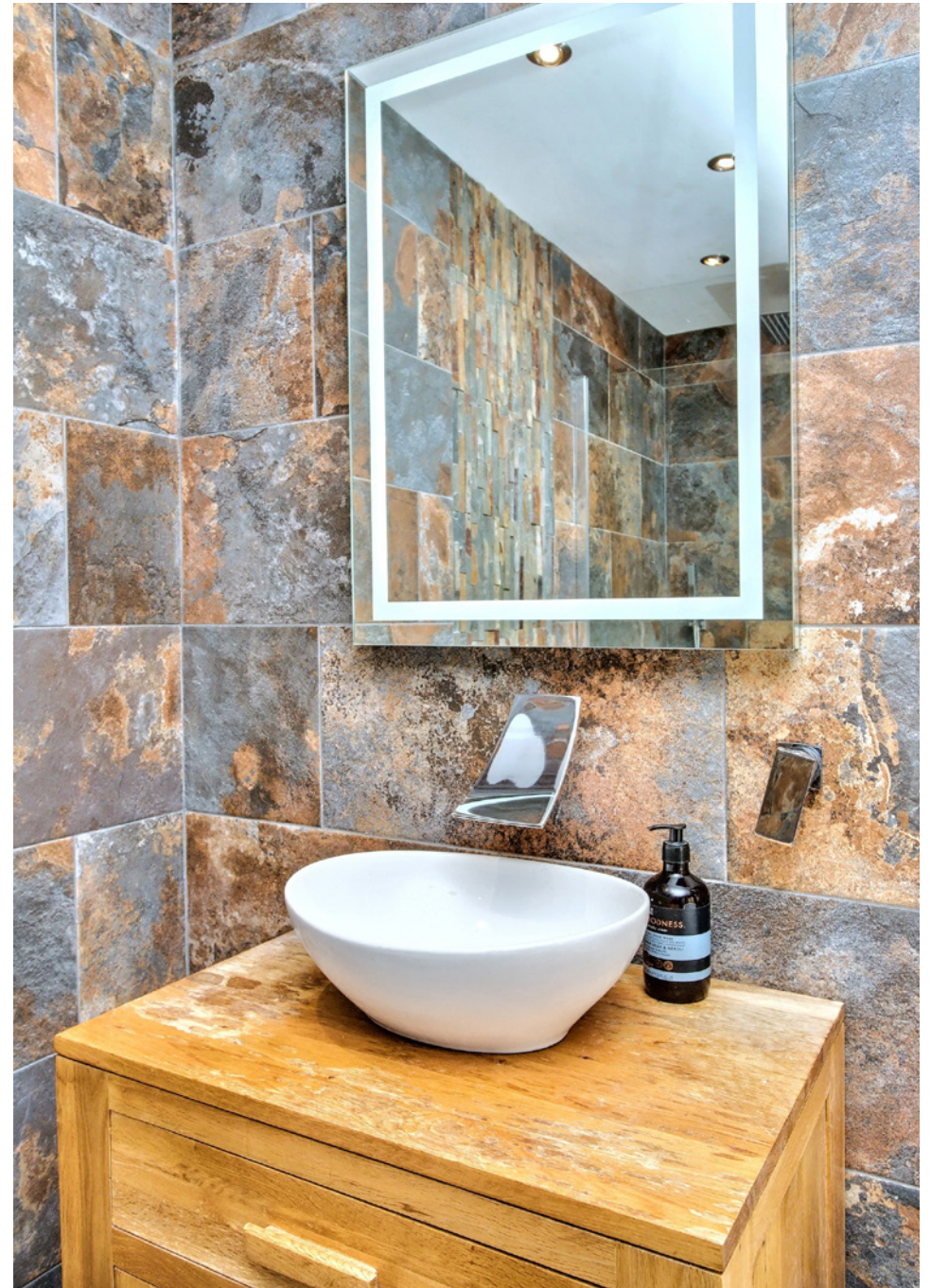




BEDROOMS

AND BATHROOMS

The bungalow's three double bedrooms are spacious and airy, and they all continue the attractive presentation of the preceding accommodation with tasteful décor and carpets for optimum comfort underfoot. The two larger bedrooms feature built-in wardrobes, whilst the third is currently being utilised as a study, ideal for homeworking. The principal bedroom also boasts a stylishly tiled en-suite shower room comprising a cubicle with a rainfall showerhead, a countertop basin with an illuminated mirror above, and a WC. A family bathroom, with contemporary tiling to match the en-suite, comes complete with a freestanding bathtub, a deluxe walk-in cubicle with a large rainfall showerhead and handset, a basin atop a vanity unit, and a WC. Oil-fired central heating, solar panels and double glazing ensure year-round comfort and efficiency.









Externally, the house is perfectly complemented by large gardens to the front and rear, with well-maintained lawns and a decked dining terrace to the front, with a hedged border for privacy, and a low-maintenance gravelled area to the rear, along with a double-lined shed and kennels. Excellent private parking is provided by a multi-car driveway.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale. All furniture and freestanding appliances are available via separate discussion.



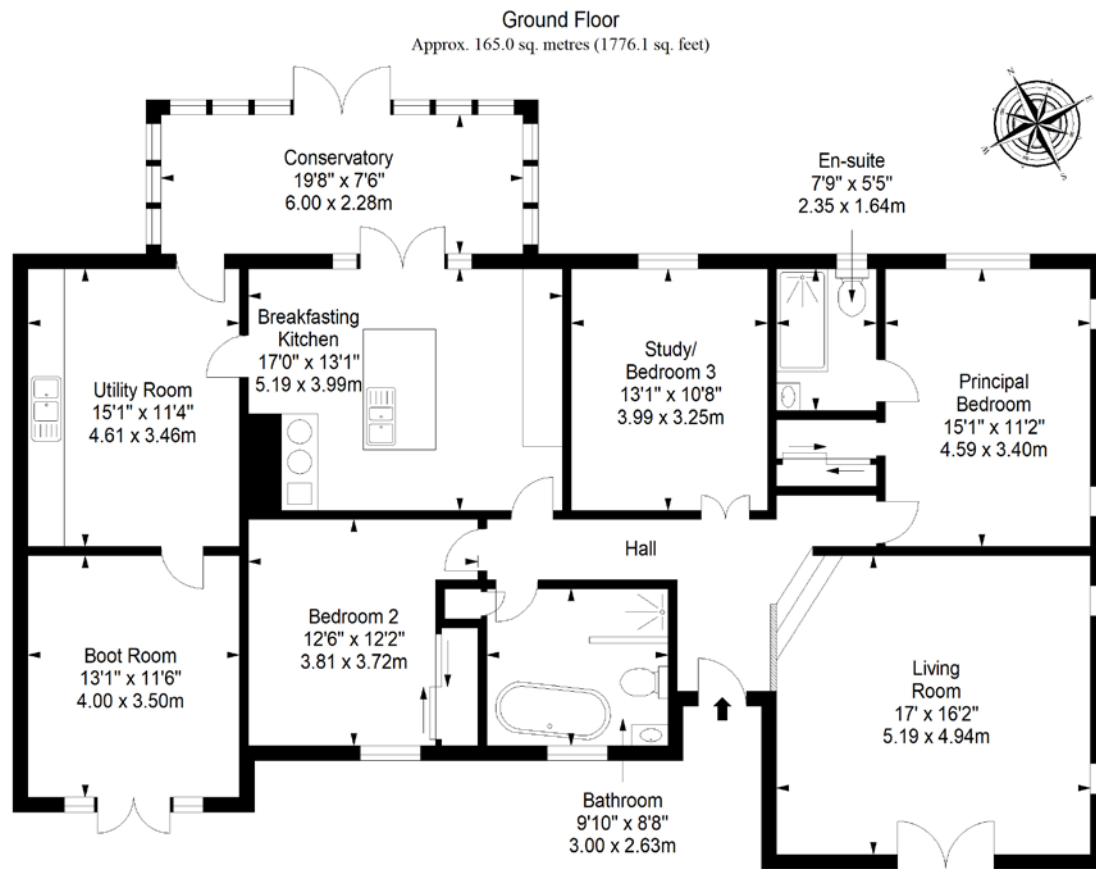


THE AREA

DOLPHINTON

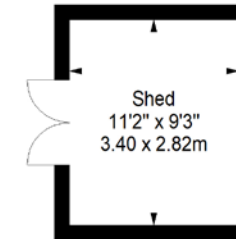
Positioned on the A702 on the border of South Lanarkshire and the Scottish Borders, the tranquil village of Dolphinton offers a stunning rural retreat within easy commuting distance of Edinburgh. For everyday essentials, the pretty conservation village of West Linton and the thriving town of Biggar are both home to a selection of independent shops and small supermarkets, a post office, newsagents, cafés, pubs and restaurant, while more extensive retail outlets are available in Penicuik or at Straiton Retail Park, which are a twenty or thirty minutes' drive away respectively. In addition to numerous country walks right on its doorstep, Dolphinton is well placed for Pentland Hills Regional Park, as well as the lush and varied countryside of Midlothian, South Lanarkshire and the Scottish Borders. In addition, the local area boasts a rich and diverse heritage: the Black Mount Parish Church in the village traces its origins back to the 13th century. Schooling is provided locally at Black Mount Primary School and Biggar High School; there is also a choice of independent schools in Edinburgh. Dolphinton allows swift and convenient travel to Edinburgh via the A702, and towards Glasgow and the south. The village is also served by a regular bus link to Biggar and to Edinburgh city centre via West Linton and Penicuik.

FLOORPLAN

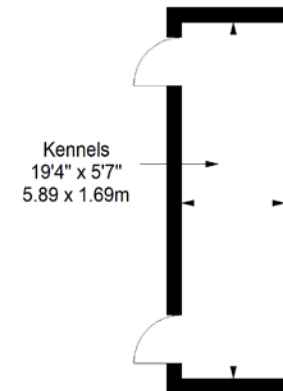


Total area: approx. 184.5 sq. metres (1986.0 sq. feet)

Shed
Approx. 9.6 sq. metres (103.3 sq. feet)



Kennels
Approx. 9.9 sq. metres (106.6 sq. feet)



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