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SOLICITORS & ESTATE AGENTS



# CARNMHOR, KILBUCHO

BROUGHTON, SCOTTISH BORDERS ML12 6JQ



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# WELCOME TO

## CARNMHOR, KILBUCHO, BROUGHTON

Experience the best in country living with this three-bedroom, two-bathroom detached cottage on the edge of Broughton, a village served by convenience shopping and a primary school with further amenities just 10 minutes' drive away. The perfect family home boasts a driveway and garage for private parking, along with an enclosed south-facing garden surrounded by open fields and woodland. The inviting interiors are spread over two levels, with the upper floor dedicated entirely to the principal suite.

Upon entering, the vestibule and hall lead into a bright living room, offering a flexible space for furniture, lit by double windows capturing leafy views. This delightful sitting area conveniently connects to the south-facing kitchen, which incorporates a dining area with garden access and a serene rural outlook.

The kitchen has a classic country-style design and is equipped with an integrated electric oven and hob, an under-counter washing machine and dishwasher, and an upright fridge freezer. A multi-use conservatory leads off the kitchen, sharing its south-facing scenic position and ideal as a sunny sitting area or playroom.

Also located on ground level and reached from the hall are two carpeted double bedrooms (one with fitted wardrobes) and a bathroom featuring a shower-over-bath.











Stairs from the kitchen lead up to the secluded principal suite. Nestled beneath the eaves, the sky-lit carpeted bedroom feels spacious yet cosy. It is reached via a versatile light-filled study and connected by an elegantly decorated shower room. There is also plentiful storage on this level. The property is kept warm and energy-efficient via double glazing and central heating with an air-source heat pump.

Extras: The sale includes all fitted floor and window blinds, light fittings, and integrated/freestanding kitchen appliances. Some furniture items may be available by separate negotiation.

## FEATURES

- Peaceful village setting with pastoral views
- Detached two-storey cottage
- Entrance vestibule and hall, both with storage
- Bright living room with access to:
  - South-facing dining kitchen with garden access
  - Sunny conservatory, off the kitchen
- Secluded principal suite with shower room, study, and good storage
- Two further double bedrooms (one with storage)
- Bathroom with shower-over-bath
- Easy-upkeep gardens, enclosed and south-facing to the rear
- Generous private driveway and attached single garage
- Efficient central heating and double glazing





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SECLUDED PRINCIPAL SUITE WITH  
SHOWER ROOM, STUDY, AND  
GOOD STORAGE











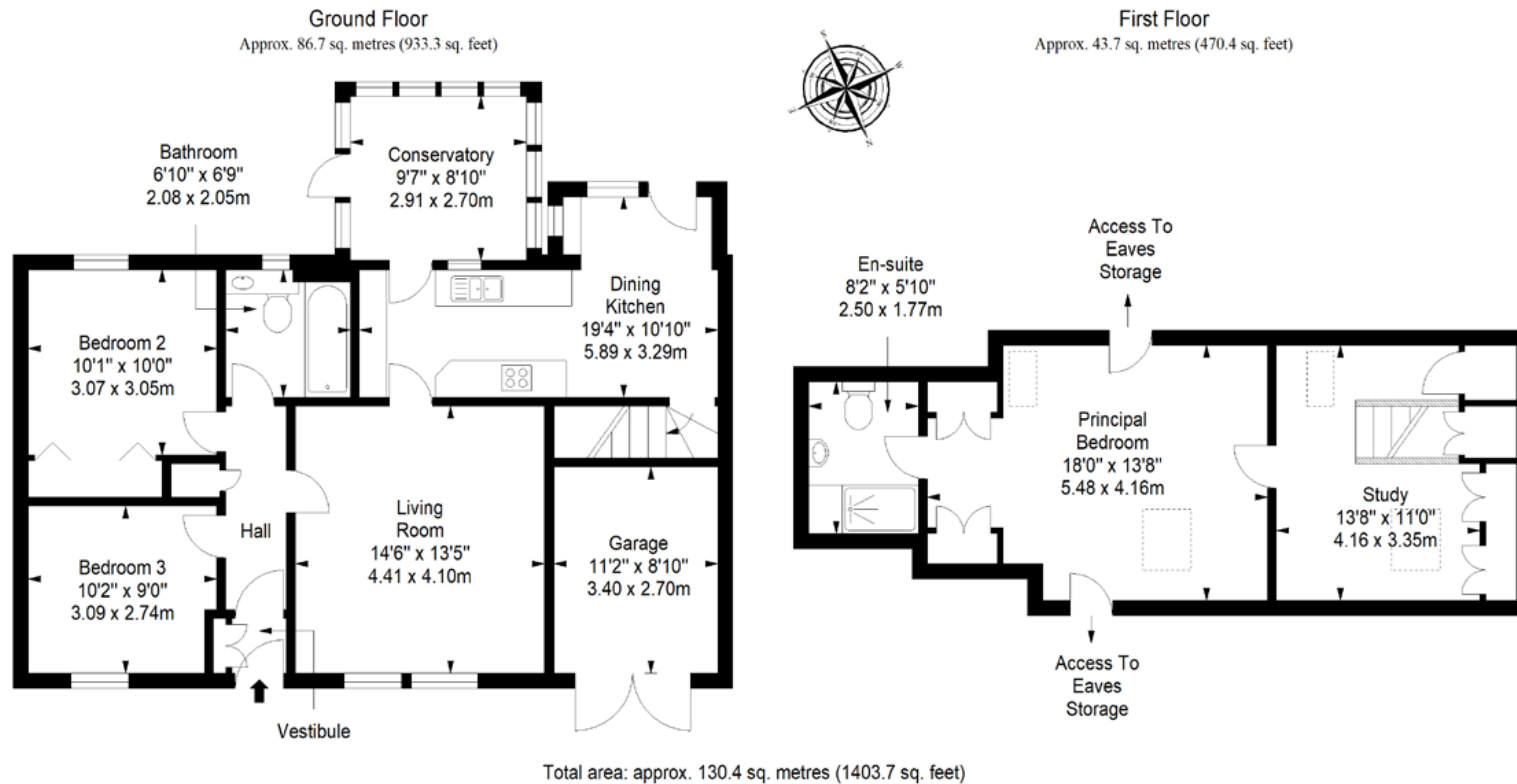
## THE AREA

### *BROUGHTON, SCOTTISH BORDERS*

Positioned by the A701 between Peebles and Biggar, the tranquil village of Broughton offers a picturesque rural retreat within commuting distance of Edinburgh, which is less than thirty miles away and approximately an hour's car drive. The village is nestled within scenic surroundings and is defined by its traditional white cottages and stone-built bungalows. It has a lovely community spirit and a welcoming village hall, as well as select amenities, including the Laurel Bank Tea Room and Bistro Bar, a handy convenience store, a garage for car repairs, a bowling and tennis club, plus the playing fields and a primary school. For more extensive facilities and shopping, nearby Biggar (5.5 miles) and Peebles (12.7 miles) enjoy thriving amenities, from various independent shops to supermarkets, newsagents, cafes, pubs, and restaurants. Straiton Retail Park is also a forty-minute journey away, offering a wealth of fashionable stores. The beautiful surroundings of Broughton village, with rolling hills and extensive farmland, provide a wealth of countryside walks right on the doorstep. It is also well-placed for exploring the best of the Scottish Borders and for hiking in the Pentland Hills Regional Park. Furthermore, there are excellent cycling, horse riding, and fishing opportunities to enjoy.



# FLOORPLAN



## Property Office:

15 Eastgate, Peebles EH45 8AD | Tel: 01721 721515 | Email: [property@blackwoodsmith.com](mailto:property@blackwoodsmith.com) | [www.blackwoodsmith.com](http://www.blackwoodsmith.com)

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