



Offers Over
£375,000

4 MacKenzie Gardens

Dolphinton | South Lanarkshire | EH46 7HS

A fantastic opportunity has arisen to purchase this charming, detached bungalow occupying a sizeable plot with substantial garden grounds, multi-vehicle driveway and enjoying a secluded and private setting with delightful woodland backdrop. Forming part of a small established cul-de-sac in the sought-after Dolphinton district of South Lanarkshire, an idyllic setting with rolling countryside views.

-  4 Bedrooms
-  2 Public rooms
-  2 Bathrooms
-  Private Gardens
-  Driveway
-  EPC Rating – C
-  Council Tax Band – E



Description

The property offers excellent space for the growing family, providing versatile accommodation with excellent potential on offer. The flexible layout is currently set up as a 3 bedroom home with working studio, however it could easily be adapted to create a comfortable 4th bedroom. The studio/4th bedroom benefits from its own private entrance, offering an ideal business opportunity or granny annex.

Internally the property offers a wealth of character and charm yet combines effortlessly with high quality fixtures and fittings including a contemporary 4-piece bathroom, an en-suite shower room and stylish breakfasting kitchen with central island. This home shall undoubtedly appeal to a wide variety of buyers and viewing is recommended to be fully appreciated.

An inviting hallway sets the tone for the interiors to follow with tasteful decor and warm wood flooring. The hall enjoys a flowing open aspect with steps leading down to the main reception room with dual aspect and featuring a multi-fuel stove. French doors lead directly to the raised decked patio which benefits from a sunny, south-westerly aspect. The kitchen is fitted with a range of Shaker-style units, wood worktops and a central breakfasting island providing a great space for casual dining or entertaining. An Aga stove takes centre stage in the kitchen with further appliances included in the sale. The large utility room offers a great space, fitted with stainless-steel units and worktop incorporating the inset sink, providing an ideal space for laundry with useful clothes pulley. The studio/bedroom 4 is located off the utility room, with French doors opening up to the front garden. These two rooms could be reconfigured to suit the new owner's needs, subject to the relevant permissions being obtained, if applicable. A conservatory, accessed from the kitchen and utility room, offers a further space for relaxing and leads to the rear garden. There are three good sized double bedrooms, with the two larger rooms benefiting from built-in wardrobes, with the principal room enhanced with a stylish en-suite shower room with luxury tiling and Rainfall shower. Completing the accommodation is the delightful, contemporary 4-piece bathroom, with free standing bath and walk-in shower with Rainfall shower. Further benefits include oil-fired central heating, solar panels and double glazing.



Extras

The fitted floor coverings, light fittings and curtains will be included in the sale together with the AGA cooker, further cooker, integrated fridge and free standing appliances (washing machine and tumble drier).

Externally

The property affords a substantial plot incorporating extensive gardens to the front, side and rear including extensive lawns, multi-vehicle driveway, large shed and kennels.

Viewing

By appointment through Neilsons on 0131 625 2222.





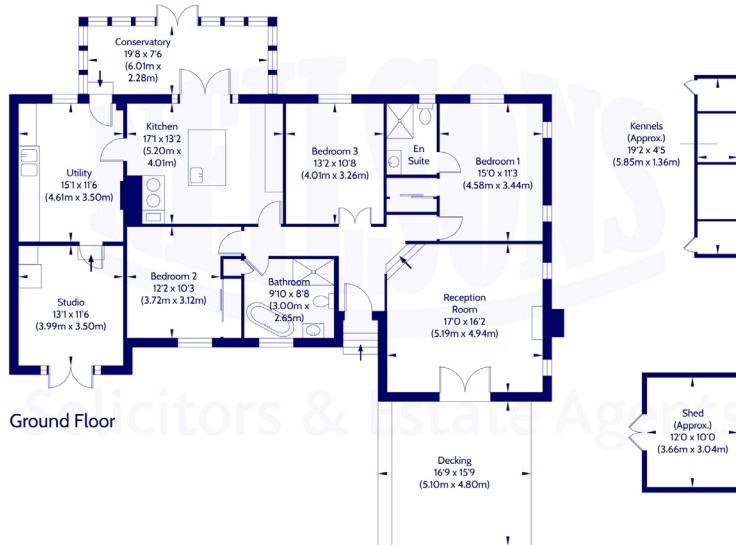
Location

Located along the A702 on the edge of South Lanarkshire and the Scottish Borders, the peaceful village of Dolphinton provides an idyllic rural setting while remaining within easy commuting reach of Edinburgh and Glasgow. The nearby village of West Linton and the bustling town of Biggar both offer a range of excellent amenities to meet everyday needs with further extensive shopping facilities available at Straiton Retail Park. Surrounded by scenic countryside, Dolphinton is perfect for outdoor enthusiasts, with a wealth of country walks on the doorstep and easy access to the Pentland Hills Regional Park, as well as the varied landscapes of Midlothian, South Lanarkshire, and the Scottish Borders. Education is well catered for with Walston Primary School and Biggar High School serving the area, alongside a selection of independent schools in Edinburgh. Dolphinton also benefits from excellent transport links, offering straightforward access to Edinburgh via the A702, as well as routes towards Glasgow and the south. In addition, a regular bus service connects the village to Biggar and Edinburgh city centre via West Linton and Penicuik.





Approx. Gross Internal Floor Area 163 Sq M / 1755 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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