

Peebles

Call 01721 723999

Offers Over £240,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



Toll House, Dolphinton, West Linton, EH46 7HH



A Characterful Detached cottage with Substantial Workshop and Countryside Village Setting.

Offering approximately 75 m² or thereby of internal accommodation, this detached cottage combines traditional character with generous outdoor space and a substantial 97m² outbuilding, providing useful additional storage and scope for a variety of practical pursuits.

The property retains traditional charm, including an attractive stone fireplace and period details. Its detached setting and single-storey layout offer practical living, while the surrounding garden ground provides outdoor space to enjoy. Off-street parking to the side adds further convenience.

Situated in the village of Dolphinton, near West Linton, the property enjoys a semi-rural setting, with the amenities of Biggar approximately six miles away. Combining a detached home, sizeable outbuilding, garden ground and off-street parking, this is a distinctive opportunity for buyers seeking a characterful property with useful space both inside and out.

Accommodation

GROUND FLOOR

- * Entrance vestibule
- * Hallway
- * Living room with open fire
- * Dining kitchen
- * Two spacious double bedrooms with fire places
- * Bathroom with over-bath shower

ADDITIONAL INFORMATION

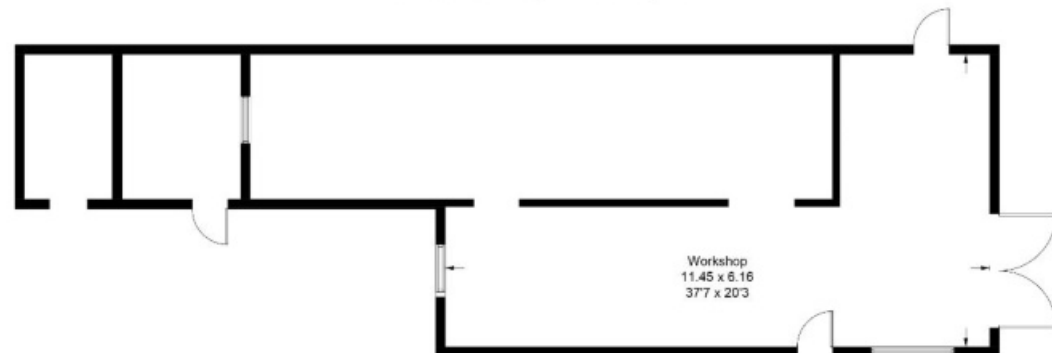
- * Oil fired central heating
- * Double glazing
- * Driveway providing ample off-street parking
- * Large workshop/store
- * Private enclosed garden grounds to the front, side and rear

Toll House, Dolphinton, West Linton, EH46 7HH

Approximate Gross Internal Area = 75.0 sq m / 807 sq ft

Outbuilding = 97.4 sq m / 1048 sq ft

Total = 172.4 sq m / 1855 sq ft



(Not Shown In Actual Location / Orientation)

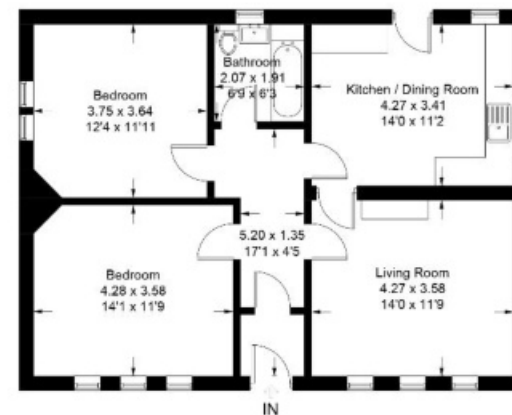


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1338811)

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 E

Council Tax

Band C

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?
Peebles
Call 01721 723999

5 Northgate,
Peebles, EH45 8RX
Phone: 01721 723999
Fax: 01721 723888
Email: peebles@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
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.