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17 CARMABEN BRAE

DOLPHINTON, WEST LINTON, SOUTH LANARKSHIRE EH46 7HF



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WELCOME TO

17 CARMABEN BRAE

Set within an exclusive residential area in the charming village of Dolphinton, this impressive five-bedroom detached family home enjoys a peaceful semi-rural setting surrounded by rolling countryside, while remaining within easy reach of Biggar, Peebles, and Edinburgh via the nearby A702. Occupying a substantial plot, the property combines generous proportions with tasteful contemporary décor, offering flexible accommodation ideally suited to modern family life. The home is complemented by extensive south-facing gardens, a double garage, and a sweeping driveway providing ample private parking.



THE HIGHLIGHTS

- Exclusive rural village setting in desirable Dolphinton
- Impressive detached family home on a substantial corner plot
- Five generous double bedrooms
- Magnificent reception hall with galleried landing
- Elegant living room with fireplace
- Versatile family room
- Spacious open-plan dining kitchen with island
- Formal dining room with garden access
- Principal bedroom with en-suite shower room
- Large family bathroom with corner bath
- Extensive south-facing gardens and terrace
- Integral double garage, store, and private driveway





TAKE A LOOK AROUND

A welcoming vestibule opens into a magnificent reception hall, setting the tone for the spacious accommodation beyond. The ground floor offers exceptional versatility, including an elegant living room with a fireplace, a stylish family room, and a fifth bedroom/study for guests or home working. At the heart of the home lies a superb open-plan dining kitchen featuring extensive storage, a central island, and a casual dining area, flowing seamlessly into a formal dining room with French doors to the garden. A utility room, store, and WC complete the ground floor.

HEAD ON UP

Upstairs, a generous galleried landing leads to four well-proportioned double bedrooms, served by a large family bathroom with a corner bath. The principal suite is particularly impressive, incorporating a spacious sleeping and sitting area, fitted wardrobes, and a contemporary en-suite shower room. Three further double bedrooms provide excellent family and guest accommodation, with two also sporting en-suite facilities. Double glazing and central heating ensure year-round comfort and efficiency.



THE DETAILS

Extras: All fitted floor and window coverings, light fittings and appliances are included in the sale. Integrated appliances include oven and microwave, induction hob and extractor, fridge freezer and dishwasher. Freestanding appliances include washing machine and tumble dryer.



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THE PROPERTY COMBINES
GENEROUS PROPORTIONS
WITH TASTEFUL
CONTEMPORARY DÉCOR





TOUR THE GROUNDS

The outstanding outdoor space is a particular highlight. Expansive lawned gardens wrap around the property and enjoy a sunny south-facing aspect, creating a wonderful setting for family life and entertaining. A large paved terrace offers ample space for outdoor dining and relaxation, while mature planting and open countryside views enhance the sense of privacy and tranquillity. The property is completed by an integral double garage, adjoining store, and an extensive private driveway.

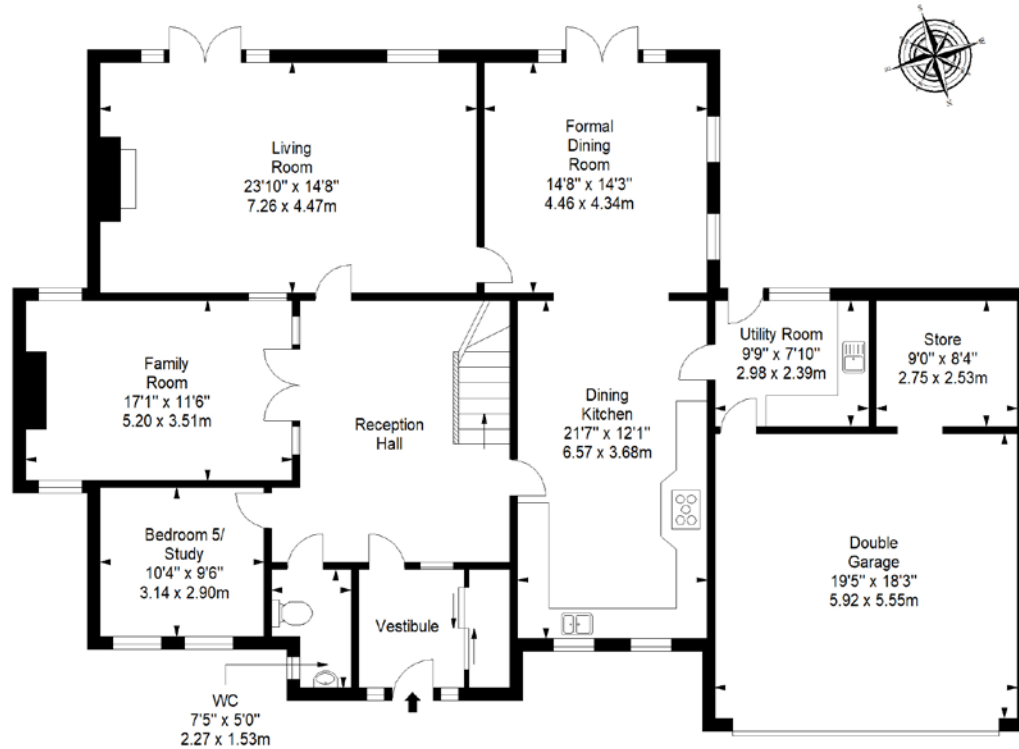
TELL US ABOUT

DOLPHINTON

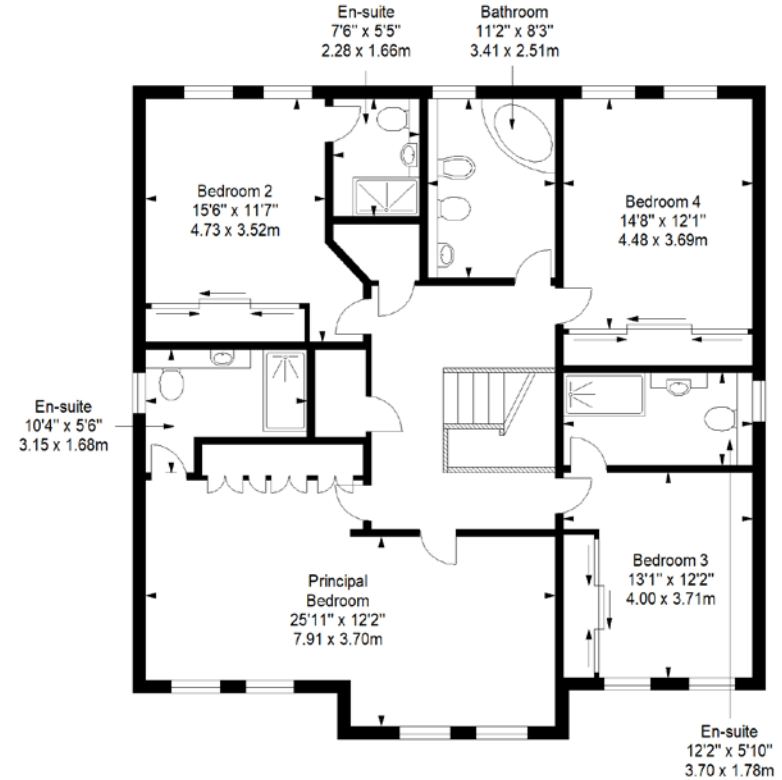
Positioned on the A702 on the border of South Lanarkshire and the Scottish Borders, the tranquil village of Dolphinton offers a stunning rural retreat within easy commuting distance of Edinburgh. For everyday essentials, the pretty conservation village of West Linton and the thriving town of Biggar are 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 fifteen 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 to flora and fauna, 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 Walston 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

Ground Floor
Approx. 191.2 sq. metres (2058.1 sq. feet)



First Floor
Approx. 137.9 sq. metres (1484.4 sq. feet)



Total area: approx. 329.1 sq. metres (3542.5 sq. feet)

Property Office:

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