



# 4 CARMABEN BRAE

*Dolphinton, West Linton, Peeblesshire, EH46 7HF*

  
**McEwan Fraser Legal**  
Solicitors & Estate Agents





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McEwan Fraser Legal is delighted to present this elegant family home set in a beautiful countryside location. Built to a high specification, this dwelling is spacious, light filled and stylish. Design features which include natural wood and glass, deliver real character in a contemporary setting. The ground floor provides an abundance of different living, dining and relaxing spaces, from the formal to the cosy and relaxed.

Highlights of the property include great living and entertaining spaces opening to the garden, an elegant drawing room with marble fireplace, large conservatory, state of the art kitchen with quality Siemens appliances, four stylish bedrooms, two of which have en suite facilities, designer fitted wardrobes, high quality oak wooden and Italian designer ceramic flooring throughout.

The accommodation is arranged over two floors. The ground floor has four public rooms (including the conservatory), plus a dining kitchen, utility room and WC and cloakroom, which can easily be adapted for a variety of living, dining, work or family needs. Arranged around a large spacious central hall, formal spaces of the lounge and dining conservatory are balanced by rooms designed for family living that open on to the garden.









CONSERVATORY



FAMILY ROOM





## LANDING



MASTER BEDROOM



BEDROOM 2

Upstairs there are four stylish bedrooms with views over open countryside, two of which have en suite shower rooms. The exceptionally large landing is currently used as a morning area, but could be used equally as well as a study or library area.

This property enjoys the most elevated plot of the Muir development and large gardens laid to lawn surround the property on all sides and look onto woods and open countryside. Paved terraces are accessed from the conservatory and family room, providing yet more entertaining space.

The house and garden are attractively illuminated after dark, enhancing this outstanding home. The property is approached via a mono-blocked driveway and there may be a possibility of developing the current garage with space to build a new double garage to the side.

## BEDROOM 3



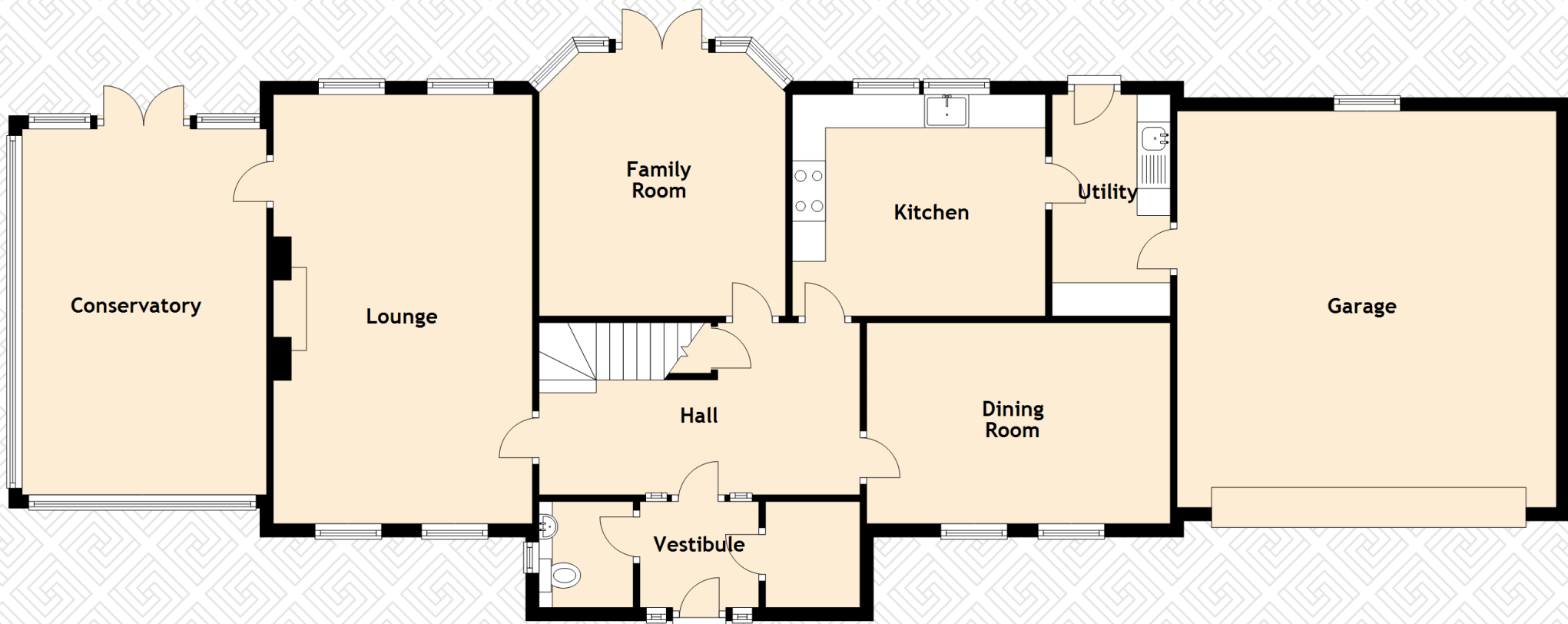
BEDROOM 4





# SPECIFICATIONS

*Floor Plan and Dimensions*



Approximate Dimensions  
(Taken from the widest point)

Ground Floor	
Lounge	6.45m (21'2") x 3.90m (12'10")
Family Room	3.96m (13') x 3.71m (12'2")
Kitchen	3.81m (12'6") x 3.33m (10'11")
Utility	3.33m (10'11") x 1.78m (5'10")
Dining Room	4.57m (15') x 3.02m (9'11")
Conservatory	5.42m (17'9") x 3.68m (12'1")
Garage	5.91m (19'5") x 5.71m (18'9")

First Floor	
Master Bedroom	3.90m (12'10") x 3.54m (11'7")
En-suite	2.81m (9'3") x 2.24m (7'4")
En-suite 2	2.13m (7') x 1.11m (3'8")
Bedroom 2	3.48m (11'5") x 3.19m (10'6")
Bathroom	2.42m (7'11") x 2.20m (7'3")
Bedroom 4	3.28m (10'9") x 2.86m (9'5")
Bedroom 3	3.93m (12'11") x 3.07m (10'1")

Gross internal floor area (m<sup>2</sup>): 188m<sup>2</sup>

EPC Rating: C

Extras (Included in the sale): All light fixtures and fittings and fitted carpets are included within the sale price.









# LOCATION

*Dolphinton, West Linton,  
Peeblesshire, EH46 7HF*

Carmaben Brae is situated in the village of Dolphinton which is approximately 16 miles from the Edinburgh city bypass.

Dolphinton is a much sought after area, as it is both a beautiful and tranquil environment in which to live and highly accessible for commuters to Edinburgh, Glasgow and the South. The area provides an abundance of country sports, including fishing, shooting, riding, a good selection of local golf courses and ready access to diverse country walks backing directly onto the Black Mount and the southern boundary of the Pentland hills.

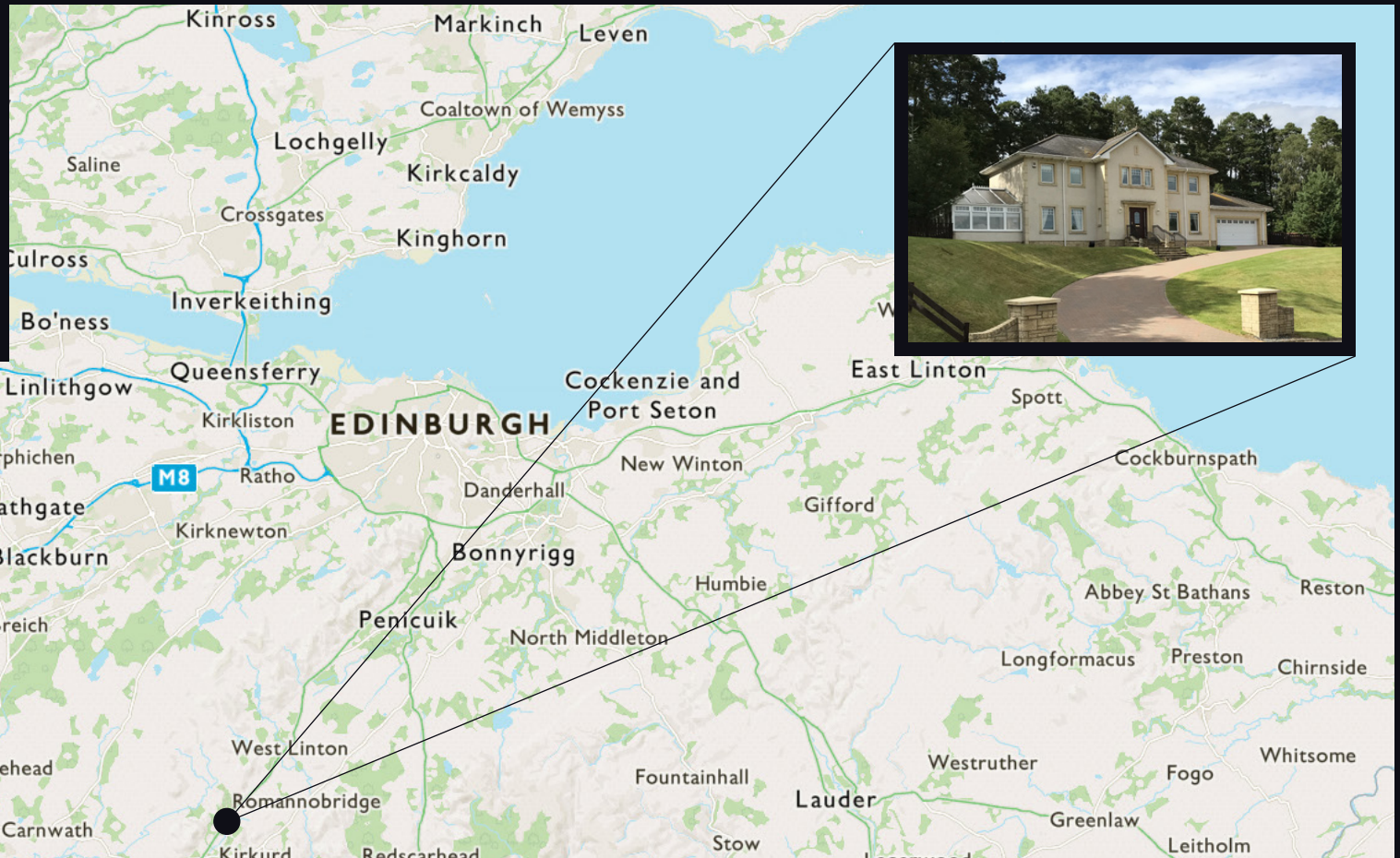
Nearby West Linton is a pretty conservation village set in picturesque countryside and offers excellent local amenities, including a health centre, bank, post office, hotel, restaurants, and local shops, all of which contribute to an enviable and attractive village lifestyle. Excellent primary school education is available in nearby West Linton, Walston and Biggar with secondary education in Peebles, Biggar and Edinburgh.





### Travel Directions

Follow the A702 from the city centre of Edinburgh through Morningside and Fairmilehead and continue, passing Carlops and West Linton. Dolphinton is approximately two miles south of West Linton and Carmaben Brae is located close to the beginning of the village on the right hand side.



# McEwan Fraser Legal

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