

**Peebles**

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**1B Roberton Mains, Dolphinton, West Linton, EH46 7AB**







Occupying an enviable and discreet position within the tranquil hamlet of Dolphinton, Glenvale is an exceptional detached country residence of substantial scale, extending to approximately 351m<sup>2</sup>. This distinguished home is presented in immaculate order throughout and offers a superb balance of elegant formal accommodation and relaxed family living. Of particular note is the outstanding one-third acre plot, enjoying a rare and privileged setting bordered by the magnificent grounds of Dolphinton House and uninterrupted open countryside. 'The beautiful woodland and countryside views are simply breathtaking.

What3words: ///galloping.honeybees.surprises

### Accommodation

#### GROUND FLOOR

- \* Striking entrance hallway featuring solid oak flooring and wide staircase
- \* Formal lounge / study and separate family room positioned at the front of the home
- \* Modern kitchen/dining room positioned to the rear of the home
- \* Sitting room connecting to kitchen, with patio doors opening directly onto a substantial decked terrace and mature rear garden, fostering effortless indoor-outdoor living
- \* Superb, versatile entertainment room with full-height glazing and patio door with external electrically operated sun canopy, providing a bright, contemporary space with direct rear garden access—perfect for social gatherings or leisure use
- \* Cloakroom

#### FIRST FLOOR

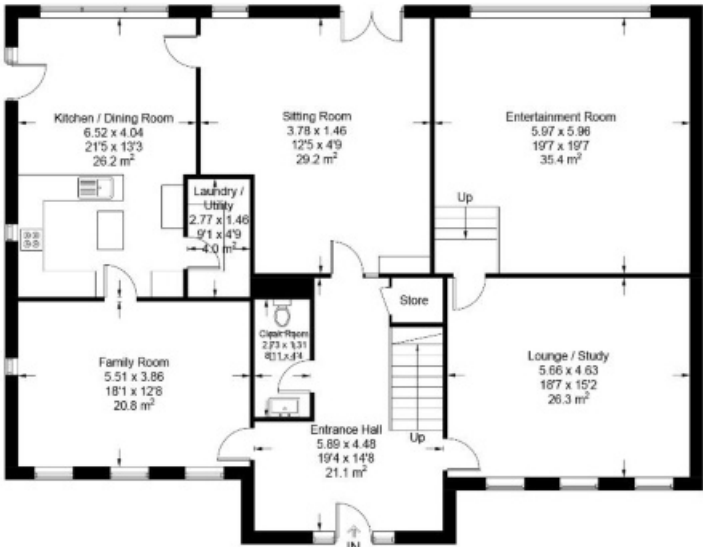
- \* Galleried landing
- \* Luxurious master bedroom suite with private dressing room and en-suite bathroom with separate shower compartment
- \* Guest bedroom with en-suite shower room
- \* Three further generously proportioned bedrooms
- \* Family bathroom

#### ADDITIONAL INFORMATION

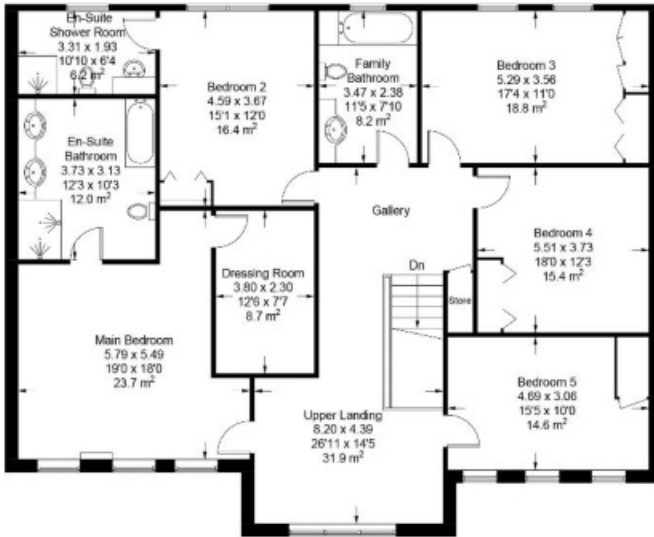
- \* Double glazing
- \* LPG heating
- \* Photovoltaic panels
- \* Mature garden grounds extending to circa 1/3 of an acre and incorporating a generous decked terrace perfect for al fresco dining and outdoor entertaining
- \* Far-reaching rural views creating a stunning natural backdrop
- \* Planning Permission previously granted (now lapsed) for the construction of a garage
- \* Located within easy reach of Edinburgh and the Central Belt via the A702—ideal for commuters
- \* A rare opportunity to acquire a truly exceptional residence of scale and privacy

## Glenvale 1B Robertson Mains, Dolphinton, EH46 7AB

Approximate Gross Internal Area = 351 sq m



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1207245)

#### 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 fixtures and fittings, including integrated appliances, blinds, light fittings and fitted flooring are included in the sale. The free standing cooker is also

included in the sale.

#### Services

Mains electricity, water, LPG heating and septic tank drainage

#### EPC

D

#### Council Tax

South Lanarkshire Council. Council Tax Band G

#### 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**

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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.