



Greendale Roberton Mains,  
Dolphinton EH46 7AB

Offers Over £400,000

Stunning detached family house, with beautifully presented accommodation over two levels. Situated within an extensive plot within a quiet cul-de-sac, accessed via a private lane. Internally the house offers considerable flexibility, offering contemporary open plan family living. Beautifully fully fitted kitchen with large dining area, complete with premium appliances. Spacious living room with Oak flooring and French doors to the patio area. Versatile family room. Formal living/dining room. Master bedroom with walk in wardrobe and luxury en-suite bathroom. Double bedroom with fully tiled shower room and fitted wardrobe. Two further double bedrooms with fitted wardrobes. Luxury family shower room. Study, downstairs WC, cloakroom and utility room plumbed for washing machine and dryer. Mostly laid to lawn front, side and rear garden. Patio area. Driveway suitable for several cars, leading to an integral double garage with electronic doors and full range of fitted cupboards with integral fridge and freezer. Double glazing and oil fired central heating system. Conveniently placed for access to the A702 providing direct access to Edinburgh city by-pass and M74, perfect for the commuter. Regular bus service to Edinburgh. EPC Rating E.

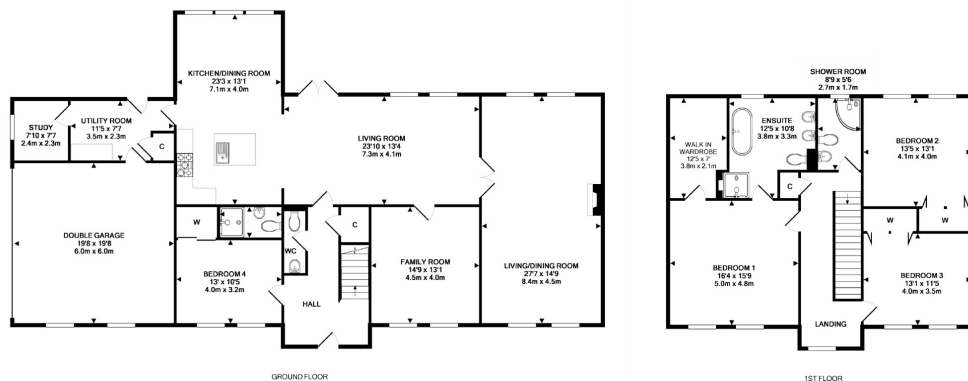
- Detached Villa
- Lounge
- Dining Room
- Family Room
- Dining/Kitchen
- Utility Room
- 4 bedrooms
- 2 Shower Rooms
- EnSuite







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Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of items, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan shall operate as a general guide only and should be used in conjunction with a prospective purchaser. The vendor, agent or other person named herein does not warrant or guarantee as to their accuracy or efficiency and no guarantee shall be given.

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T: 03330 430090 | E: [genea@thorntons-law.co.uk](mailto:genea@thorntons-law.co.uk) | [www.thorntons-property.co.uk](http://www.thorntons-property.co.uk)

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