MURRAY & CURRIE
PROPERTY

Looking Forward

Property Sales
Property Management
Investments







# Carmaben Brae

, Dolphinton, West Linton, EH46 7HF

## Rental £2,395 pcm

4 bedroom House available 09 December 2026

60 Queen Street , Edinburgh, , EH2 4NA
**enquiry@murrayandcurrie.com**
0131 226 5050

Opening Times
Mon 08.00 - 18.00; Tues 08.00 - 18.00
Wed 08.00 - 18.00; Thurs 08.00 - 18.00
Fri 08.00 - 17.00; Sat 10.00 - 16.00; Sun 10.00 - 13.00

* Unfurnished
* Good Storage
* Fridge Freezer
* Secure entry phone

* Garden Private
* Washing Machine
* Shower
* N/A

* Good Storage

## Situation

An elegant detached four bedroom family home set in a beautiful countryside location of Dolphinton. The accommodation is arranged over two floors and comprises: Ground floor, spacious kitchen/diner with direct access onto a decked patio, utility room, dining room, WC and cloakroom. Upstairs - a bright and spacious living room, four double bedrooms, two which have en-suite shower rooms. A family bathroom with separate shower and bath tub. The property further benefits from double glazing, good storage, log burner, driveway, double garage, large garden with a shed. Carmaben Brea is situated in the picturesque village of Dolphinton. The nearby village of West Linton, which lies four miles away is a charming conservation village and offers a good range of facilities to suit daily requirements including a bank, post office, chemist, health centre and excellent nursery and primary school. There is also a pub, restaurant, supermarket, and a delicatessen. More extensive facilities including secondary schooling are available in both Biggar and Peebles, both within easy reach. The property is situated approximately sixteen miles south of the Edinburgh city bypass via the A702 also giving access to the M74 and the south making it an ideal base for commuters. LARN1904067.

## Accommodation

All measurements are approximate.

## Further Information

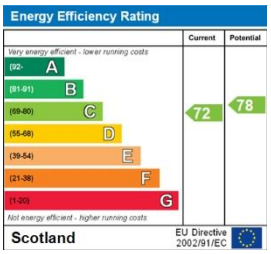
The deposit required is £2,595

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company

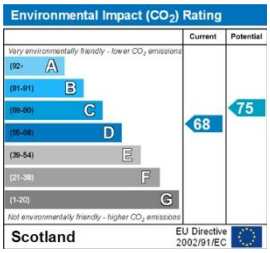
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 12 Months

## Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.




The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.




The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

Property Ref: inst-11260

Creation Date: 07/11/2026

IMPORTANT INFORMATION
For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Murray & Currie Ltd, 2026. Murray & Currie Ltd Registered in Scotland No. SC 342 656