



21 Shiel Hall Crescent, Rosewell, Midlothian, EH24 9DD

Tastefully Presented Four-Bedroom Detached Home with Gardens, a Driveway, and Garage

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Property Description

Tastefully presented, spacious four-bedroom detached family home with south-facing gardens, a double driveway, and an integrated garage. Set within a highly desirable cul-de-sac in Rosewell, just south of Edinburgh city centre.

Accommodation comprises a welcoming hallway, living room, dining room, kitchen, utility room, four bedrooms, an en-suite shower room, family bathroom, and ground-floor WC.

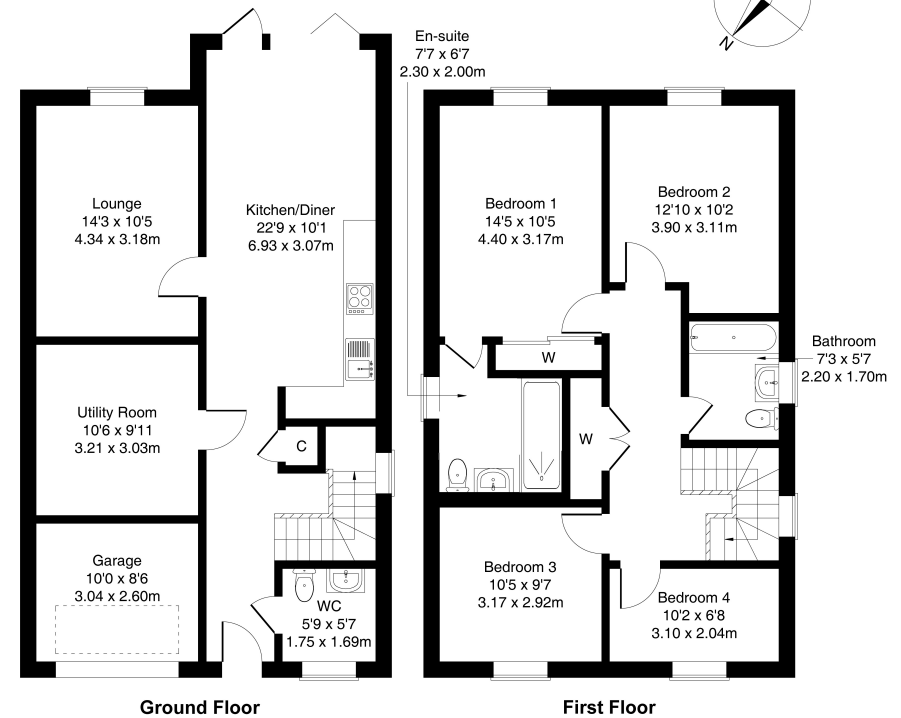
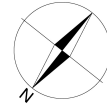
Modern fitted kitchen, contemporary flooring, gas central heating with HIVE controllers, a generous family bathroom, and tasteful finishes throughout. Large rear garden with an EV charger, external power socket, patio, lawn, and terrace, complemented by a front lawn and private driveway.

Welcoming you into this beautiful home, the hallway opens into the dining room and kitchen, finished to a modern standard. The open-plan layout creates a flexible environment, ideal for entertaining, while the living room is set just off to the side, offering the perfect space for relaxation with carpeted flooring and large windows allowing plenty of natural light to fill the room. The dining kitchen is finished with contemporary flooring and benefits from direct access via bifold doors to the private rear garden, making it an ideal space for hosting guests. The kitchen has been finished with modern countertops with matching upstands, a stainless steel sink with drainer, an integrated oven and combination oven, gas hob with canopy above, and a fridge/freezer.

The hallway also benefits from a convenient WC to the front and a utility room set off to the side, perfect for additional storage. Heading upstairs provides access to the bedrooms, all finished to a beautiful standard with carpeted flooring, creating a comfortable and inviting environment. The principal bedroom further benefits from built-in wardrobes and a stylish en-suite shower room for added convenience. Completing the property is the family bathroom, featuring a modern three-piece suite with a shower over the bath.



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Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Rosewell village offers a charming rural setting complete with its own primary schools, a bowling club with a public bar, and a community centre and cafe. It is popular among commuters due to its convenient access to the Edinburgh city bypass and a regular bus service to the city centre. Nearby Penicuik and Bonnyrigg provide secondary schooling and additional shopping options, while the excellent

retail park at Straiton features a wide variety of high-street stores such as Sainsbury's, ASDA, Boots, IKEA, Costco, and M&S Simply Food. The surrounding area of Rosewell is ideal for outdoor enthusiasts, boasting lovely walks, bridle paths, stables, and the scenic woodlands of Roslin Glen Country Park just a short distance away.





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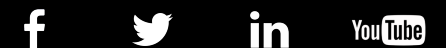
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