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Offers Over

£395,000

57 Shiel Hall Crescent

Rosewell | EH24 9DD

Beautifully presented, stylish detached family house forming part of a popular modern development in the popular Midlothian village of Rosewell. The house benefits from a stunning private rear garden, driveway to the front and offers stylish and flexible living, perfectly suited for the growing family and those working from home on a more permanent basis.

-  4 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Studio and Driveway
-  Front and Rear Gardens
-  EPC Rating – B
-  Council Tax Band - F



Description

This is a wonderful opportunity to acquire a superb detached family home located in the popular area of Rosewell in Midlothian. The property has a delightful private rear garden and driveway to the front as well as a lovely open outlook from the upper level over the fields and surrounding countryside. The impressive interior is bright and generously proportioned and offers versatile accommodation over two levels complemented by quality fixtures and fittings throughout.

The stylish and tastefully presented accommodation on the lower level comprises – welcoming hallway, sitting room, superb open plan kitchen/dining/family room with bi-fold doors out to the rear garden, studio room converted from the integrated garage, utility area and WC.

The upper level comprises – principal bedroom with built-in wardrobes and en-suite shower room, 3 further bedrooms and a family bathroom. There is excellent storage on both levels including a store room created from the integrated garage. Further benefits include gas central heating and double glazing throughout.



Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

Gardens, Garage & Driveway

A real feature of this property is the superb, beautifully maintained garden to the rear which gets sun all day from late morning to the end of the evening. The landscaped garden is easily maintained with areas of decking and lawn and creates the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies well maintained garden grounds together with driveway providing off-street parking.

Factor

The development is managed by James Gibb, with an annual fee of approximately £80 payable for the upkeep of the communal grounds.

Viewing

By appointment through Neilsons (0131 625 2222).





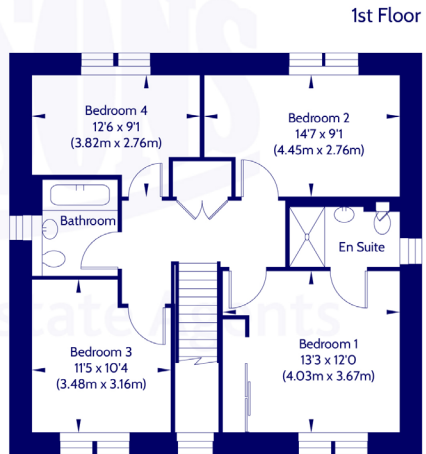
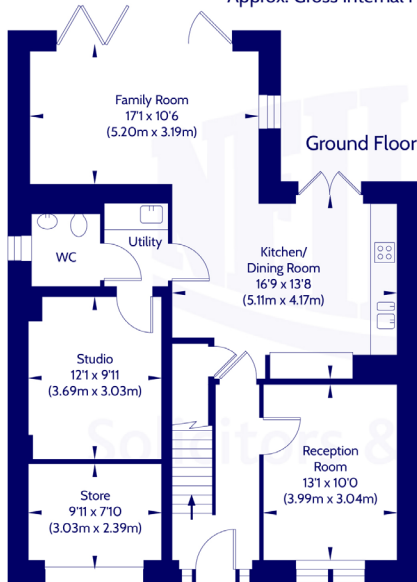
Location

Surrounded by open countryside, this thriving village enjoys good local amenities, with more extensive shopping available in the neighbouring towns of Dalkeith, Lasswade and Bonnyrigg. Many pleasant walks can be enjoyed in the surrounding area including the Roslin Glen Country Park, which takes in the sights of the historic Rosslyn chapel, and the Penicuik-Dalkeith cycle path. Indoor leisure pursuits can be found at The Lasswade Centre in Bonnyrigg, which offers a swimming pool and gym and for the golf enthusiast Whitehill House Golf Course and Glencorse Golf Course are just a short drive away. The recently opened local community centre (The Steading) is a great place to enjoy local leisure activities. Nursery and primary schooling is provided locally at Rosewell Primary School, followed by secondary education at Lasswade High School in Bonnyrigg. The City Bypass is within easy reach, providing access to main Scottish motorway network and Edinburgh International Airport. The village is also served by regular bus links to and from the city centre via neighbouring towns and villages.





Approx. Gross Internal Floor Area 147 Sq M / 1581 Sq Ft.



Area excludes store.

All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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