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Offers Over

£285,000

9 Shiel Hall Grove

Rosewell | Midlothian | EH24 9EX

This beautifully presented semi-detached family home forms part of a modern development and offers spacious, contemporary accommodation ideally suited to modern family living. Finished to a high standard throughout, the property benefits from an impressive open-plan living space, generous bedrooms, landscaped private gardens and a driveway with electric vehicle charging point.

-  3 Bedrooms
-  1 Public Room
-  2 Bathrooms Plus WC
-  Driveway with EV Charger
-  Enclosed Rear Gardens
-  EPC Rating – C
-  Council Tax Band - D



Description

The welcoming entrance hallway provides access to the convenient downstairs WC and leads through into the impressive main living accommodation. The superb open-plan living space creates a fantastic hub for everyday family life and entertaining, with clearly defined lounge and dining areas complemented by a stylish modern kitchen. The kitchen is fitted with a generous range of wall and base units, integrated appliances and a central island with breakfast bar, creating both excellent preparation space and a sociable focal point. Rear glazed bi-fold doors flood the room with natural light and provide a wonderful outlook towards the garden and the Pentland Hills, while a useful utility cupboard provides additional storage. The principal bedroom is a generous double with a pleasant rear-facing aspect and open views towards the surrounding countryside. Finished with carpet flooring, the room benefits from built-in wardrobe storage and a stylish en-suite shower room. The en-suite is fitted with a contemporary white two-piece suite, complemented by attractive tiling and a rainfall shower within a walk in cubicle. Bedroom two is another well-proportioned double with a front-facing aspect, carpet flooring and neutral décor, while bedroom three enjoys a rear aspect and offers excellent flexibility, currently providing an ideal nursery or home office. Completing the accommodation is the contemporary family bathroom, finished to a matching standard to the en-suite. The room features a white three-piece suite with rainfall shower over the bath, complemented by a chrome heated towel rail and attractive contemporary finishes.



The common grounds within the development are maintained by the factor Ross and Liddell, approx cost £120 per annum.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Driveway

Externally, the property benefits from an enclosed private rear garden designed for both relaxation and entertaining. The garden features two decked areas, together with a lawn and a useful garden shed with power. To the front, a private driveway provides off-street parking and benefits from an electric vehicle charging point.

Viewing

By appointment through Neilsons (0131 625 2222).





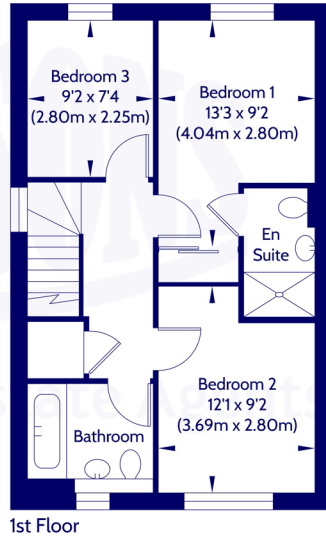
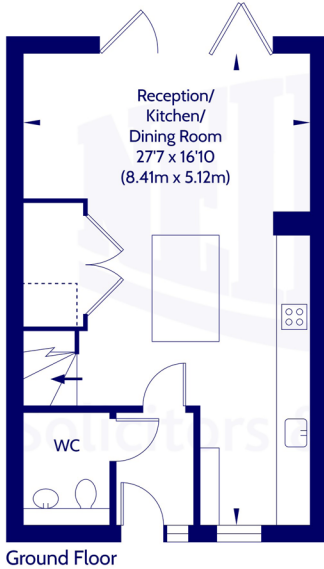
Location

Surrounded by attractive open countryside, Rosewell is a thriving village offering a good range of local amenities, with more extensive shopping and services available in nearby Dalkeith, Lasswade and Bonnyrigg. The surrounding area provides plenty of opportunities for walking and outdoor pursuits, including Roslin Glen Country Park, with its scenic woodland walks and historic Rosslyn Chapel, together with the Penicuik–Dalkeith cycle path. For leisure facilities, The Lasswade Centre in Bonnyrigg offers a swimming pool and gym, while Whitehill House and Glencorse golf courses are both within a short drive. The recently opened Steading community centre also provides a range of local leisure activities. Rosewell benefits from local nursery and primary schooling at Rosewell Primary School, with secondary education provided at Lasswade High School in Bonnyrigg. For commuters, the City Bypass is easily accessible, providing convenient connections to Edinburgh, the wider Scottish motorway network and Edinburgh International Airport. Regular bus services also operate to and from Edinburgh city centre via neighbouring towns and villages.





Approx. Gross Internal Floor Area 86 Sq M / 929 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [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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