

83 Shiel Hall Crescent, Rosewell, EH24 9DD



Description

Delightful extended executive detached villa of immense appeal commanding a generous garden plot in the heart of a popular modern residential estate. Benefiting from carefully considered interior specification, which features thoughtful design elements and acute attention to detail, this energy efficient property offers a fantastic, contemporary space both inside and out, perfect for entertaining and family life. The property is a natural choice for a growing family, and offers generous and stylishly presented living space in walk-in condition.

Features

- Immaculately presented interiors
- High-specification statement kitchen with cooking island and a designed with host of quality integrated appliances
- Dining and family room area (open plan from kitchen) with feature bi-folding doors bringing outside living indoors
- Utility room with adjoining WC
- Snug living room
- Four double bedrooms, one with high-spec en-suite with digitally controlled walk-in shower
- Three piece family bathroom
- Gas central heating with Hive control & double glazing ensures comfortable and ambient living environment
- Expansive rear garden offering an ideal space for summer relaxation and outside entertaining
- Integral garage, double driveway with EV charge point

Factor

The development is factored by Ross & Liddell for approx. £10 per month according to the vendor.

Extras

The oven, microwave, induction hob, cooker hood, dishwasher, fridge/freezer, washing machine, tumble dryer and garden furniture are included. Additional items of furniture may be available by separate negotiation.



Location

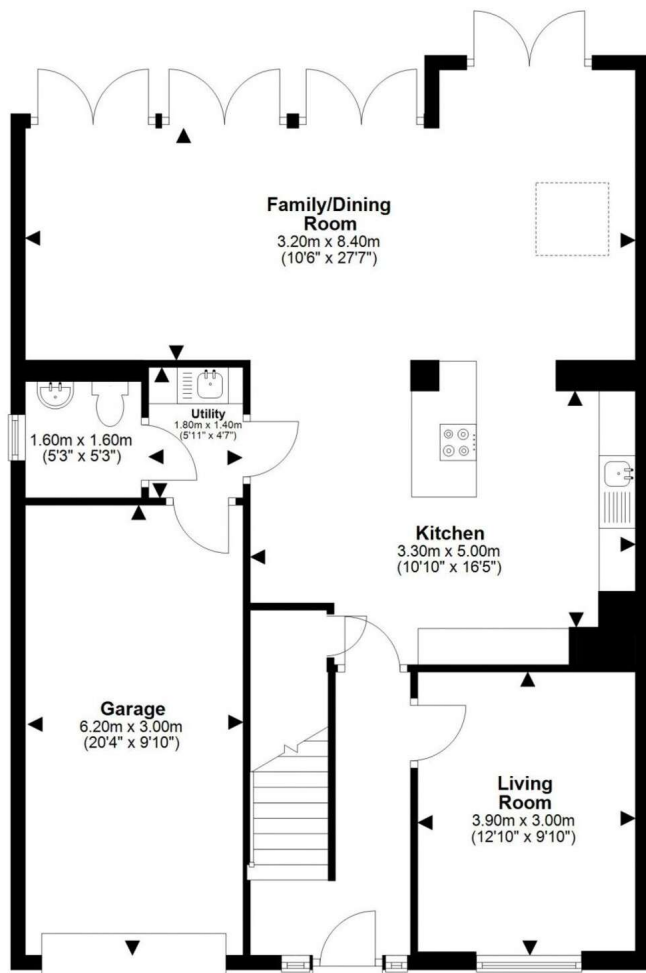
Surrounded by open countryside at the foot of the Pentland Hills, this thriving village enjoys good local amenities, with more extensive shopping available in the neighbouring towns of Dalkeith, Lasswade and Bonnyrigg. Many pleasant walks can be enjoyed in the surrounding area including the Roslin Glen 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 with a hydrotherapy suite, a state-of-the-art gym, and a programme of fitness classes, or for the golf enthusiast, Whitehill House Golf Course and Glencorse Golf Course are just a short drive away. Nursery and primary schooling is provided locally at Rosewell Primary School, followed by secondary education at award-winning Lasswade High School Centre. The City Bypass is within easy reach, providing access to the M8/M9 motorway networks and Edinburgh International Airport. The village is also served by regular bus links to and from the city centre via neighbouring towns and villages.

EPC Rating: B

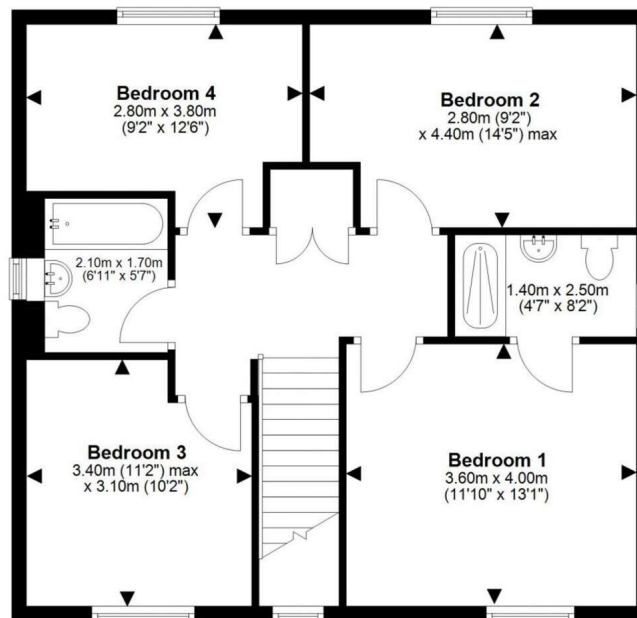
Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





Ground Floor



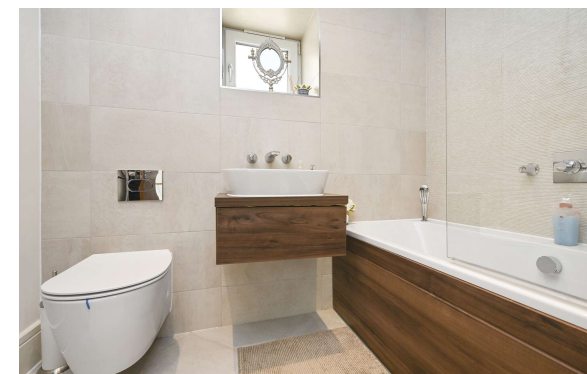
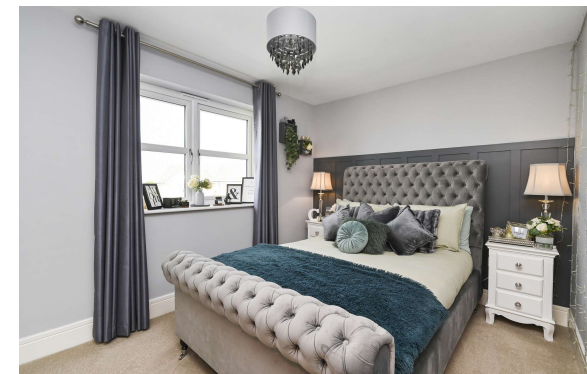
First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



1 Inverleith Terrace
Edinburgh
EH3 5NS
T: 0131 557 3188
F: 0131 557 6561
www.connormalcolm.com

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.



espc