

## 55 Shiel Hall Circle Rosewell EH24 9DE

### Offers Over £270,000

- Open plan living/kitchen/dining room featuring bi-folding doors
- Kitchen fitted with a range of floor and wall mounted units, induction hob and electric oven and integrated appliances
- Two double bedrooms both with master featuring en-suite and fitted wardrobes
- Single bedroom
- Family bathroom fitted with three-piece suite and mains shower over the bath
- W.C
- Utility cupboard
- Gas central heating and double glazing
- South facing garden
- Off-street parking

**Council Tax Band: D**

**Tenure: Freehold**

**Annual Service Charge: £79**

**Shared Ownership: No**



1



3



2



EPC B



## Semi-detached Villa

Blair Cadell is delighted to bring to market this beautifully presented semi-detached home in the highly sought-after village of Rosewell. Boasting immaculate finishes throughout and a south-facing garden, this property is in true turn-key condition and viewings highly recommended.

The accommodation features a stunning open-plan living, kitchen, and dining area, bathed in natural light from bi-fold doors that open seamlessly into the garden. This versatile space is perfect for entertaining friends and family. The contemporary kitchen is equipped with a stylish range of wall and floor-mounted units, an induction hob, electric oven, and integrated appliances, offering both functionality and modern elegance. There are two spacious double bedrooms, with the master bedroom benefits from fitted wardrobes and a sleek en-suite with a walk-in mains shower and a two-piece suite. A third single bedroom provides the ideal space for a home office or nursery. The family bathroom includes a three-piece suite with a mains shower over the bath, complemented by the convenience of a ground-floor WC. A utility cupboard offers additional storage and space for white goods, which are available by separate negotiation. The property further benefits from gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency. Outside, the fantastic south-facing garden is a haven for relaxation, complete with a decking area perfect for summer barbecues, along with a useful garden shed included in the sale. Off-street parking for at least two cars. **Please note:** curtains are not included in the sale, and white goods are available by separate negotiation. Factor fee of £79 per annum to Ross & Liddell for estate maintenance.

Situated in the charming Midlothian village of Rosewell, just 11 miles from Edinburgh city centre, this home enjoys a semi-rural setting with excellent commuter links. The city bypass is easily accessible, and regular public transport provides convenient travel to Edinburgh and nearby towns. Local amenities cater to day-to-day needs, while more extensive shopping and leisure facilities can be found in Bonnyrigg, Dalkeith, and Penicuik, all just a short drive away. For families, the village offers local primary schooling, with secondary education available at Lasswade High School. Rosewell is ideal for outdoor enthusiasts, boasting its own golf course, bowling club, and access to scenic country walks, bridle paths, and the woodlands of Roslin Glen Country Park. Nearby attractions include the Scottish Mining Museum, Dalkeith Palace, Rosslyn Chapel, and a selection of award-winning restaurants. A community hospital and the Eskbank train station for the Borders Rail Link are also conveniently close.

**Viewing by appointment on 0131 337 1800**

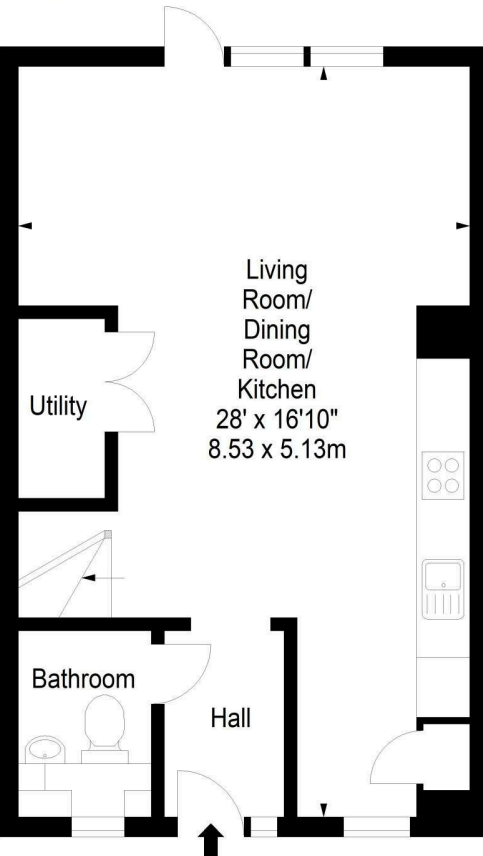




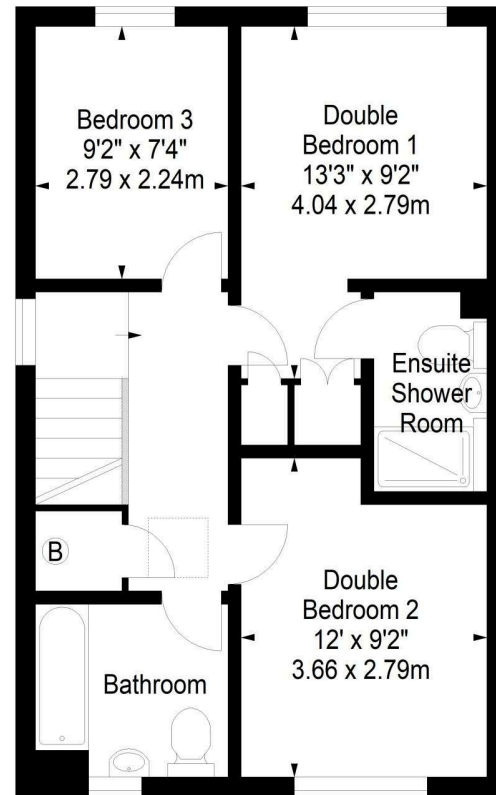
**Shiel Hall Circle,  
Rosewell,  
Midlothian, EH24 9DE**



Approx. Gross Internal Area  
960 Sq Ft - 89.18 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor



First Floor



Property Centre:  
1 Harrison Gardens  
Edinburgh EH11 3NA  
Tel: 0131 337 1800  
Fax: 0131 337 1118

DX ED 92, Edinburgh  
E-mail: [property@blaircadell.com](mailto:property@blaircadell.com)  
[www.blaircadell.com](http://www.blaircadell.com)

