










Offers Over  
**£340,000**

## 32 Shiel Hall Crescent

Rosewell | Midlothian | EH24 9DD

This immaculate and truly stunning detached villa, built by Avant homes in 2019 features fantastic private gardens, a driveway and garage. Nestled quietly within an established, family-friendly modern development, it is in true move-in condition. Early viewing is highly recommended.

-  4 Bedrooms
-  2 Public Rooms
-  2 Bathrooms and Separate WC
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – A
-  Council Tax Band - F



## Description

The property briefly comprises a bright entrance hallway, a spacious reception room with a view over the rear garden and plush carpet flooring, an open-plan kitchen incorporating a dining space and family area. The kitchen boasts ample modern fitted wall and base units, integrated appliances including eye level oven and stylish worktop. Off the hallway is a convenient downstairs W/C. On the first floor, you will find four bedrooms, the principal bedroom is a generous double benefitting from mirror fronted built in wardrobes and a luxurious en-suite shower room. A second double room to the rear has a neutral décor and again the benefit of convenient built in wardrobes. Two further well proportioned bedrooms are to a front aspect offering flexibility to the accommodation with one room currently used as a home office. The contemporary bathroom suite showcases striking tiling, a crisp white three piece suite and overhead rainfall shower.

The property benefits from double glazing throughout, gas central heating along with energy efficient solar panels and battery.

There is a factoring fee payable to Ross & Liddell for the upkeep of the communal areas and the cost is approximately £38.36 paid every six months.



## Extras

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

## Gardens, Garage & Driveway

Quietly positioned within a modern development by Avant homes the property benefits from a private monoblock driveway for two vehicles which leads to a garage, great for additional storage. To the rear is a private enclosed garden, accessed from the dining kitchen via glass doors, this is directly accessing a decked area allowing for easy outside entertaining. A large lawn enhances the space while making it child and pet friendly with a further area of decking at the rear for a quiet and peaceful retreat.

## Viewing

Please contact Neilsons on 0131 625 2222.





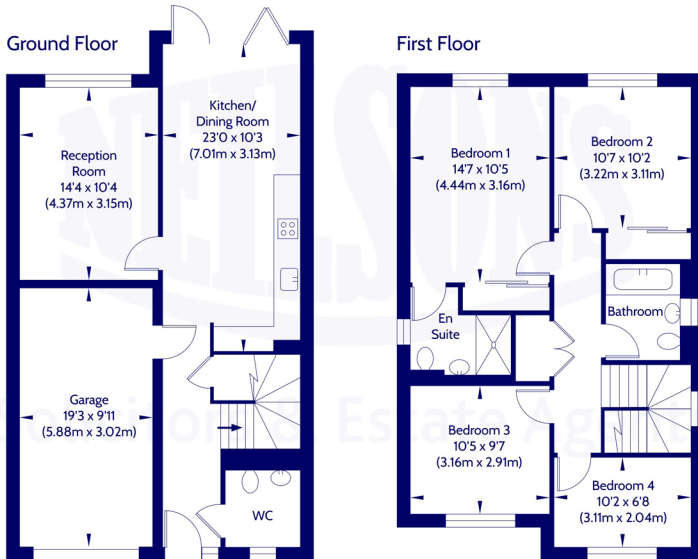
## Location

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. 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 115.99 Sq M / 1249 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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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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