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Offers Over

£250,000

7 Shiel Hall Circle

Rosewell | Midlothian | EH24 9DE

Impressive three bedroom semi-detached villa pleasantly positioned within a modern development in the thriving Midlothian town of Rosewell. Near excellent amenities and commuting links, the property will undoubtedly suit growing families and more.

-  3 beds
-  1 public
-  2 bathroom
-  Private gardens
-  Driveway
-  EPC Band - C
-  Council Tax Band - D



Description

Internally, the property is presented in a move-in condition while briefly comprising of; welcoming entrance hallway, stunning open-plan lounge/kitchen/diner with bi-fold doors leading to the garden, integrated appliances, stylish cabinetry and worktops, and a double utility cupboard, principal double bedroom with integrated wardrobes and room for different configurations, sleek fully-tiled en-suite with a rainfall shower, floating vanity unit and heated towel rail, second sizable double bedroom with more integrated wardrobes and a front aspect, third generous single bedroom allowing for optional use, modern partially-tiled family bathroom with an over-bath rainfall shower, floating vanity unit and heated towel rail, and a ground floor partially-tiled W/C

Further benefits include gas central heating and double glazing throughout.

Factor fees are payable of approximately £50 every six months.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge-freezer, microwave oven/grill, dishwasher, plate warmer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

To the rear of the property lies a substantial private garden offering tons of potential whilst currently laid mostly to lawn with separate patio areas. For the car owner, there is a single driveway for up to two cars as well unrestricted on-street parking.

Viewing

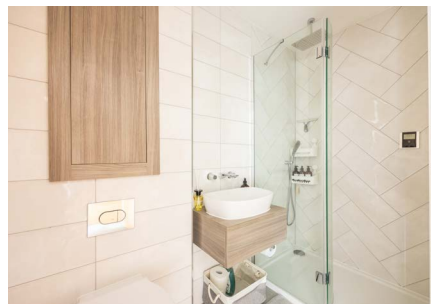
By appointment through Neilsons 0131 625 2222.





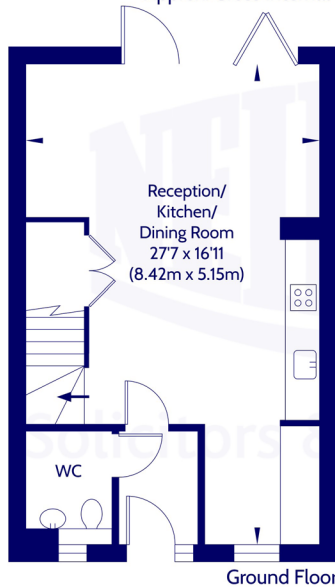
Location

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. 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.

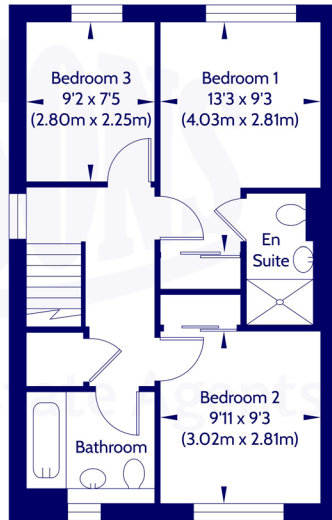




Approx. Gross Internal Floor Area 86.58 Sq M / 932 Sq Ft.



Ground Floor



First Floor

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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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