





Welcome

Welcome to 1 Shiel Hall Gardens, Rosewell, a stunning, bright, spacious and modern four-bedroom, two-bathroom, plus WC, beautiful, detached villa built around 2019 by Avant Homes. Set on a corner plot in a much sought after, small and desirable modern residential estate (Roselea) on the edge of the lovely Midlothian village of Rosewell. Conveniently located, this property is within walking distance of all local amenities, including Nursery and Primary Schooling. The property is offered for sale in excellent condition throughout having been maintained and improved by its current owners. It will make a lovely home for professional couples or those with a growing family and is sure to prove extremely popular with many potential purchasers. There are private garden grounds to the front and rear of the property which are ideal spaces for outside entertaining. A Monoblock driveway provides off street parking and access to an integral garage style store which has both light and power. We would advise viewing at your earliest convenience to avoid the disappointment of missing this lovely family home.

- Welcoming hallway with walk-in under stair storage
- Ground floor WC with floating wall mount sink
- Well-proportioned living room with rear facing window
- High-specification statement dining kitchen with Bi-Fold doors to the rear garden, base and wall units with breakfast bar, gas hob, glass splashback, extractor, designed with a host of quality integrated appliances including oven, combi microwave oven, dishwasher, and fridge freezer
- Large utility room with base units and worktops, plumbed for a washing machine







- Upper hallway with shelved double store cupboard and loft space access (part floored)
- Main bedroom with built-in mirrored wardrobes and rear facing window
- High-spec tiled en-suite shower room with digitally controlled shower
- Bedroom two with rear facing window
- Two further double bedrooms
- Modern high-spec tiled family bathroom with double ended bath, raindrop shower over the bath, shower screen, floating wall mount wc and sink
- Double glazing, dual zone gas central heating, and electric vehicle charger
- Monoblock driveway & integral garage style storage with light and power
- Front and private rear gardens, part walled, providing a great entertainment and outdoor living space







Rosewell

Rosewell itself is located approximately ten miles South of Edinburgh with the larger Midlothian towns of Penicuik, Bonnyrigg, and Dalkeith only a short drive away, as is the Straiton Retail Park, with a host of shops and retail outlets including Next, Nike, M & S Food, Costco, and Ikea. Transport links to the City of Edinburgh are excellent with a local bus service in operation and train stations again only a short drive away at nearby Newtongrange, Gorebridge and Eskbank. Edinburgh City Bypass, the M8 and A1 are also easily accessible linking major commuter routes throughout Scotland and the South. Rosewell offers a number of local amenities and two Primary schools with further secondary education available at neighbouring Midlothian towns of Bonnyrigg and Penicuik.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items including white goods and wall mount TV's may be available by negotiation with





Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

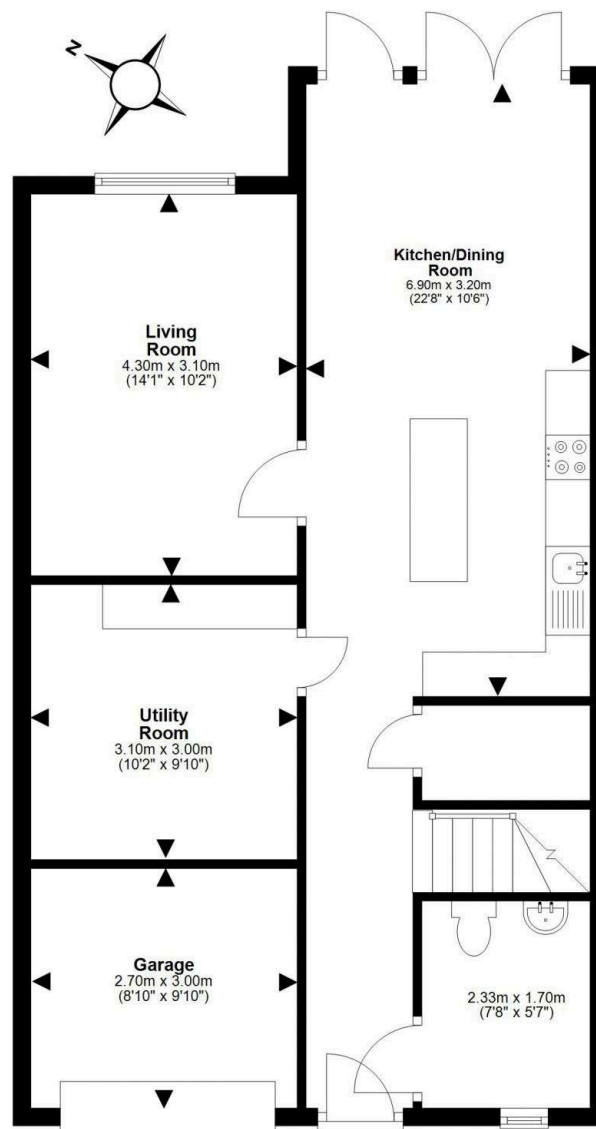
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

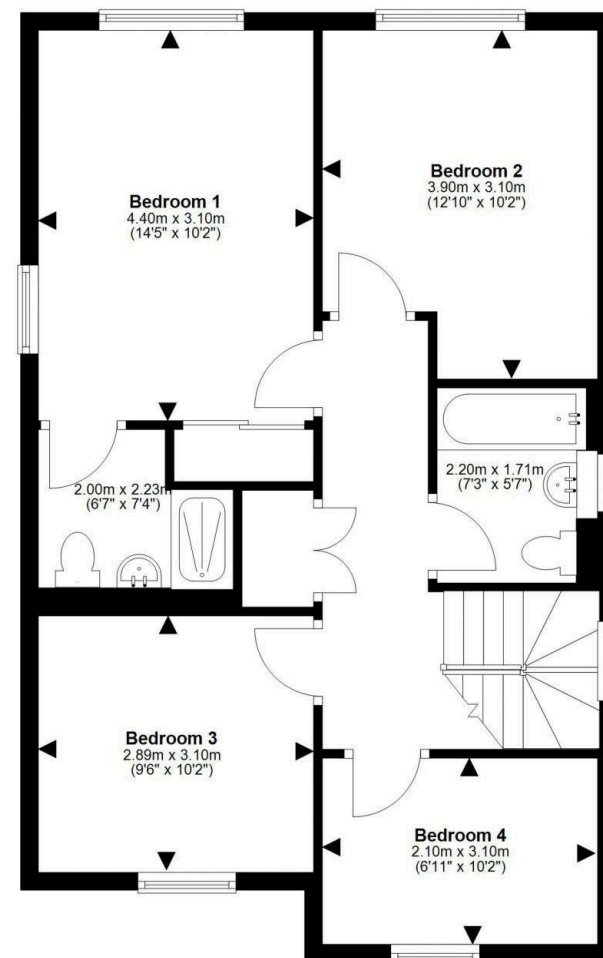


CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



Ground Floor



First Floor

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