



51 Shiel Hall Crescent, Rosewell, Midlothian, EH24 9DD

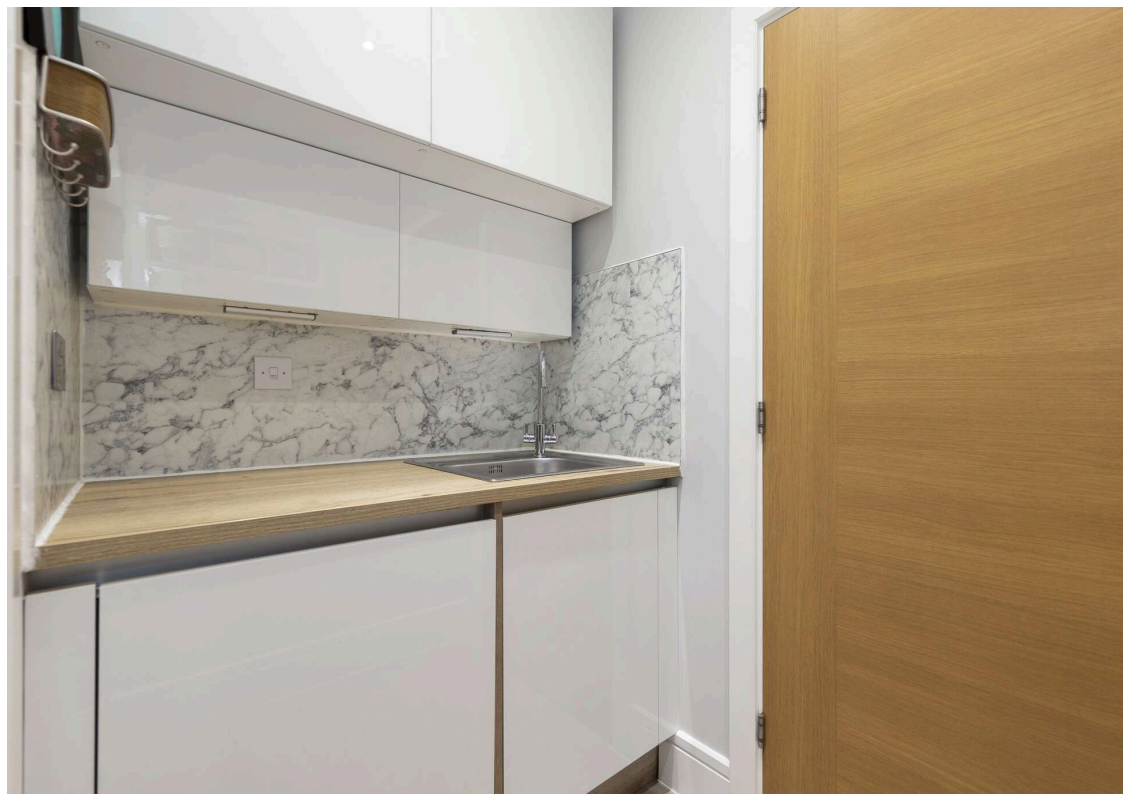


Welcome

Welcome to 51 Shiel Hall Crescent, a stunning, bright, spacious, and modern five-bedroom, two-bathroom executive detached villa with a ground floor WC, built around 2018 by Avant Homes. This beautiful detached home features the Tetbury design and sits on a spectacular plot in a much sought-after, small, and desirable modern residential estate on the edge of the lovely Midlothian village of Rosewell. Conveniently located, the property is within walking distance of all local amenities, including nursery and primary schooling. The property is offered for sale in superb condition throughout, having been maintained and improved to an extremely high standard by its current owner. It will make a lovely home for professional couples or those with a growing family and is sure to prove immensely popular with many potential purchasers. The property occupies a generous plot with exceptional views towards the Pentlands at the rear and gorgeous private garden grounds to the front and rear, which are ideal spaces for outside entertaining. A monoblock driveway provides off-street parking for several cars and gives access to a detached double garage that has light, power, a plumbed sink, and overhead storage. We advise viewing at your earliest convenience to avoid the disappointment of missing this stunning family home.

- Welcoming hallway with understair shelved storage.
- Spacious, bright living room with a front-facing window and double doors to the rear decking area and garden.
- High-specification statement designer dining kitchen with bi-fold doors to the rear decking and garden. Triple fixed full-height windows also flood the room with light. It includes base and wall units, a full glass splashback, an induction hob, and an extractor, designed with a host of quality integrated appliances, including a mid-height oven, microwave with plate warmer, dishwasher, and fridge freezer.
- Utility room with base and wall units, worktop, sink, and integrated washing machine, plus space for coats.
- Ground floor WC with a wall-mounted flush, large wall-mounted sink, and a wall mirror with touch light, along with a free-standing tall storage unit.
- Bedroom five/study with front-facing windows.
- Upper hallway with a galleried landing, double-store shelved cupboard, and loft ladder access for additional storage.







- Main bedroom with mirrored built-in wardrobes and a front-facing window.
- High specification tiled en-suite shower room with a walk-in shower area, raindrop digitally controlled shower, hand shower, floating wall-mounted sink with integral storage drawer, integral shelved unit, WC, and a tall heated towel rail.
- Guest bedroom two with a rear-facing window, offering a spectacular view of the Pentland hills, and built-in wardrobes.
- Bedroom three with a front-facing window and built-in wardrobes.
- Bedroom four with a front-facing window.
- Modern high-spec tiled family bathroom with a raindrop shower, hand shower attachment over the double-ended bath, wall-mounted taps, shower screen, floating wall-mounted sink with integral storage drawer, and floating WC. It also includes a full-height heated towel rail and a full-height mirrored storage unit.
- Double glazing and Hive-controlled dual zone gas central heating.
- Large monoblock driveway providing parking for several cars and access to a detached double garage with overhead storage, light, power, and plumbing with a sink.
- Superb front and rear gardens created by a garden designer, providing great entertainment and outdoor living space.
- Stunning views towards the Pentlands from the rear.
- A host of quality fixtures and fittings with additional extras, including bespoke window shutters and hard-wired CCTV.







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

All floor coverings, 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 furniture, may be available by negotiation with the seller or subject to offer.






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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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.