

COULTERS®

6 SHIEL HALL WAY

ROSEWELL, MIDLOTHIAN, EH24 9DF

 4 BED  3 BATH  1 PUBLIC



TAKE A LOOK INSIDE

6 Shiel Hall Way is an outstanding four-bedroom detached home, combining sleek modern design with the tranquillity of a semi-rural setting. Located within a contemporary and well-maintained residential development in the sought-after village of Rosewell, the property offers generous living space, a private driveway and garage, and a beautifully landscaped garden – making it an ideal choice for families seeking both comfort and convenience within easy reach of Edinburgh.

Inside, the ground floor presents a welcoming and spacious layout, featuring a bright sitting room and a stunning open-plan kitchen and dining space creating a fantastic sociable area. The kitchen is equipped with high-quality integrated appliances including an induction hob, oven, microwave, dishwasher, and fridge-freezer. A striking addition is the central kitchen island, finished with elegant quartz worktops, upstands, and a matching splashback-providing both a stylish focal point and additional preparation space. Floor-to-ceiling bi-fold doors open directly onto the rear garden, creating a seamless transition between indoor and outdoor spaces. A spacious WC and built-in storage complete this level.

KEY FEATURES



Immaculately presented detached house.



Spacious and well maintained garden.



Within close proximity to Roslin Glen Country Park.



EPC Rating - B



Four double bedrooms, one with an-ensuite.



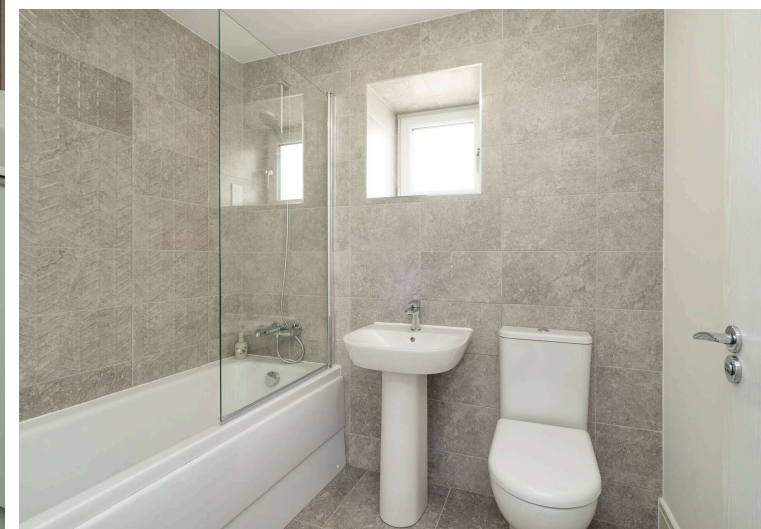
Private driveway with parking for two cars.



Within a short drive of Bonnyrigg's amenities.



Council Tax Band - F



Upstairs, four generously sized double bedrooms offer comfort and flexibility, with the principal bedroom enjoying the added benefit of an ensuite shower room. A contemporary family bathroom with an overhead shower serves the remaining rooms. Throughout the home, double glazing and gas central heating ensure a warm and energy-efficient environment.

The enclosed rear garden is thoughtfully designed with a decking area and barked play area, making it ideal for entertaining or gathering as a family. The driveway accommodates two vehicles, and the garage provides excellent additional storage.





THE LOCAL AREA

Surrounded by beautiful countryside, Rosewell, is a popular Midlothian village located between Roslin and Bonnyrigg and just 10 miles from Edinburgh. This small but growing village has an excellent community with two primary schools, community centre and multiple sports clubs including tennis and football.

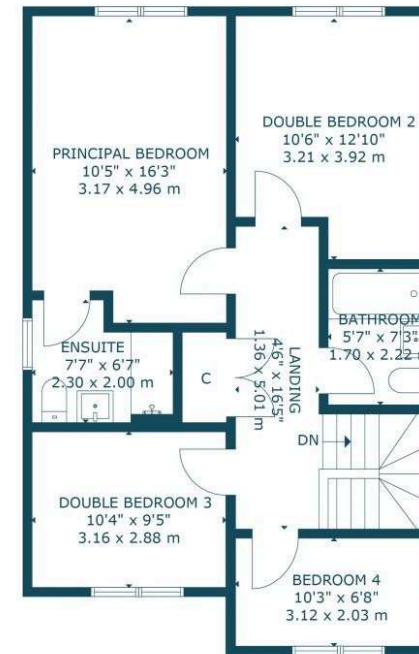
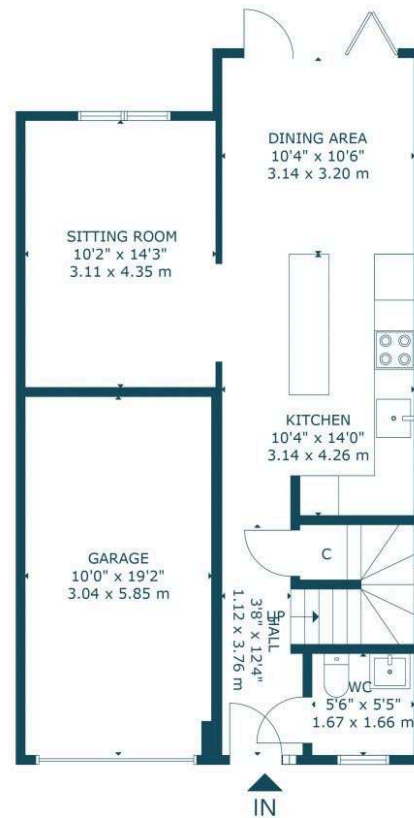
The town of Bonnyrigg, located very nearby, has a good selection of supermarkets, shops and pharmacy. There is a library and a leisure centre with a swimming pool, providing both indoor and outdoor activities. Rosewell is in the catchment area for Lasswade High School which is less than a ten minute drive from the property. Quick and easy access to the city bypass and other main arterial routes make this an ideal location for the city centre, airport and the Borders towns.

EXTRAS

All blinds, fitted flooring and integrated appliances are included in the sale price. The light fittings, curtains, washing machine, wooden climbing frame and slide are not included within the sale.







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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,249 SQ FT / 116 SQ M
 GARAGE 194 SQ FT / 18 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.