










2 Shiel Hall Medway

Rosewell | EH24 9EW

Neilsons are delighted to offer on to the market this exceptionally appealing detached family home, which occupies a popular modern development, enjoying a peaceful location in the popular Midlothian village of Rosewell. The house occupies a generous plot, is tastefully decorated throughout, and offers stylish and flexible living, perfectly suited for the growing family and those working from home on a more permanent basis.

-  3 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

The contemporary accommodation is thoughtfully arranged and briefly comprises a welcoming hallway with staircase to the upper level, a convenient downstairs WC, and a useful utility/storage cupboard. There is an attractive, bright and airy reception room, along with a spacious dining kitchen fitted with an excellent range of modern units and high-quality integrated appliances. Bi-folding doors provide direct access to the rear garden, creating an ideal space for both everyday living and entertaining.

Upstairs, the property offers a spacious landing, a generously proportioned principal bedroom with fitted wardrobes and an en-suite shower room, and two further well-sized bedrooms. The accommodation is completed by a stylish bathroom featuring a three-piece suite with a rainfall shower over the bath.

Further benefits include gas central heating and double glazing throughout.



Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen and the washing machine.

Gardens, Garage & Driveway

A real feature of this property is the superb, beautifully maintained garden to the rear. The landscaped garden is easily maintained with areas of decking, patio and lawn and creates the ideal environment for children to play and to enjoy outside dining/relaxing and benefits from a drainage system. To the front lies well maintained garden grounds together with driveway providing off-street parking leading to the garage with up and over door. The small acer tree in the rear garden will be removed and taken with the current owner.

Factor

The development is managed by James Gibb, with an annual fee of approximately £80 payable for the upkeep of the communal grounds.

Viewing

Sun 2-4pm or by appointment through Neilsons (0131 625 2222).





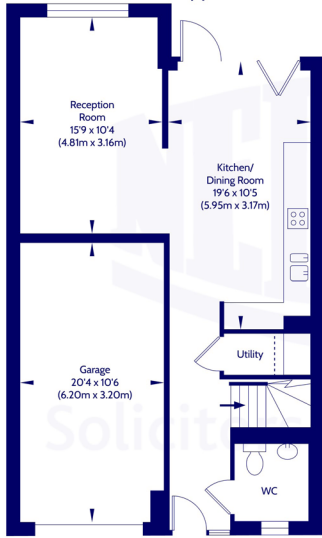
Location

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. The recently opened local community centre (The Steading) is a great place to enjoy local leisure activities. 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.

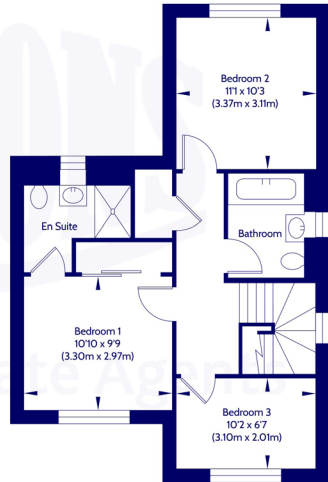




Approx. Gross Internal Floor Area 97 Sq M / 1047 Sq Ft.



Ground Floor



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

