

21 Shiel Hall Medway, Rosewell, EH24 9EW



### Description

Beautifully appointed 3 bed semi detached villa of immense appeal set in the heart of a popular modern residential estate. Benefiting from carefully considered interior specification, which features thoughtful design elements and acute attention to detail throughout, this energy efficient property offers a fantastic, contemporary space inside and out.

### Features

- Hallway with WC
- Living/dining room open plan to a ultra sleek kitchen with integrated appliances
- Utility pantry
- Master bedroom with fitted wardrobe and en-suite shower room
- Two further bedrooms
- Bathroom consisting of a stylish white suite with shower over bath
- Gas central heating and double glazing
- Enclosed sunny rear garden
- Driveway

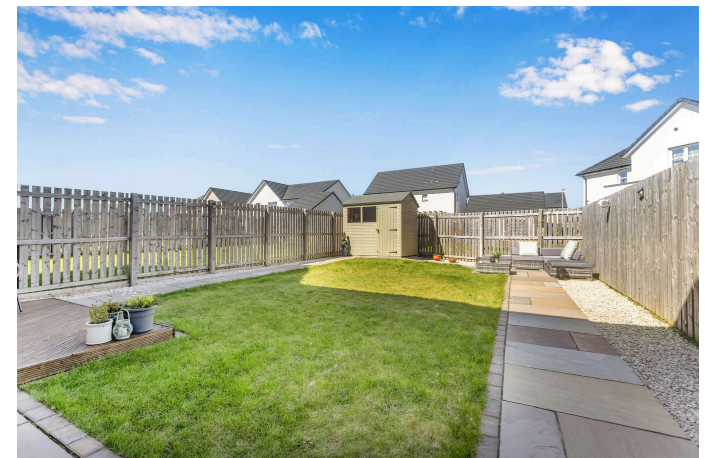
### Extras

The integrated oven, microwave, warming drawer, dishwasher, fridge/freezer, washing machine and garden shed are included.

### Factor

The development is factored by Ross + Liddell for approx. £143 per annum according to the seller. This includes maintenance of communal areas.

EPC Rating: B

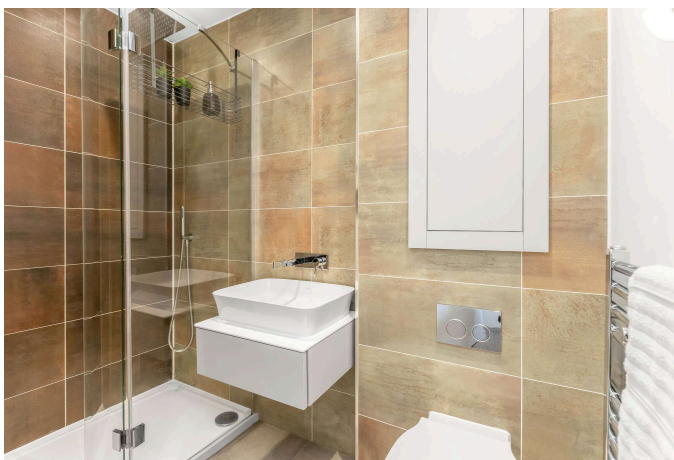


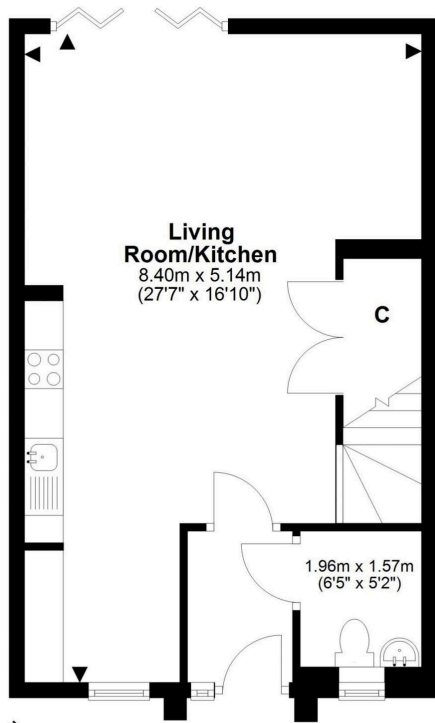
### Location

Surrounded by open countryside at the foot of the Pentland Hills, 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 with a hydrotherapy suite, a state-of-the-art gym, and a programme of fitness classes, or 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 award-winning Lasswade High School Centre. The City Bypass is within easy reach, providing access to the M8/M9 motorway networks and Edinburgh International Airport. The village is also served by regular bus links to and from the city centre via neighbouring towns and villages.

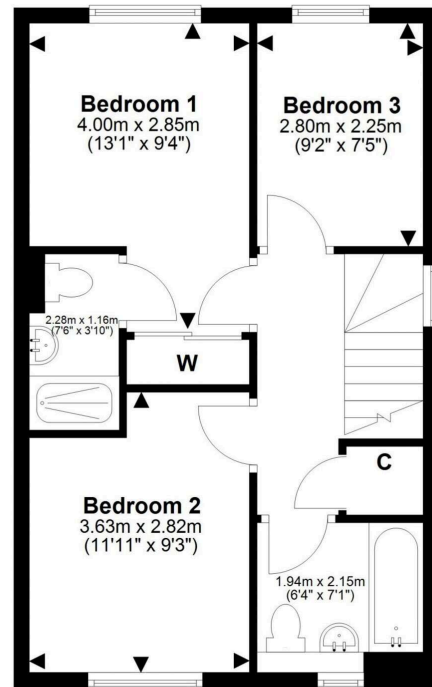
### Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.



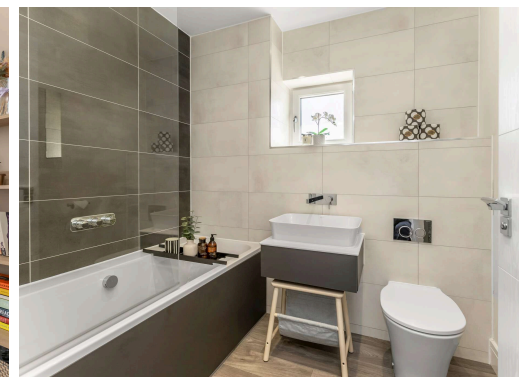


**Ground Floor**



**First Floor**

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.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

