

2 Shiel Hall Loan

Rosewell, Midlothian, EH24 9DG



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Executive detached

house of superior standards

Presented in walk-in condition, this modern four-bedroom detached house is a stunning family home of a high specification. Going above and beyond expectations, it boasts an impressively large living area, a statement German kitchen, and high-quality bathroom facilities. It also has excellent storage to help maintain the flawless interiors, as well as a private driveway and a large garden designed with the whole family in mind. Furthermore, the home has additional scope for development with full planning permission approved for an attic conversion which includes two additional bedrooms and a bathroom. Part of a highly sought-after development in Rosewell, the property offers semi-rural living just 9 miles from Edinburgh city centre.

General Features

- An executive detached house of superior standards
- Approved planning permission for attic conversion
- Forms part of a sought-after modern development
- Situated in the charming village of Rosewell
- Beautiful modern styling and high-end finishings

Accommodation Features

- Welcoming entrance hall with a convenient WC
- Living room with media wall and bi-folding doors
- State-of-the-art Kuhlmann dining kitchen
- Cleverly designed utility room with chic styling
- Landing with an airing cupboard and attic access
- Three double bedrooms (two with wardrobes)
- One further bedroom for added versatility
- Stylish contemporary en-suite shower room
- Premium family bathroom with rainfall shower
- Fully-floored attic with outstanding potential
- Gas central heating and double-glazed windows

Exterior Features

- Monoblock front driveway with an EV charger
- Large rear garden that is enclosed and landscaped



A standout family home

with beautiful modern styling

Nestled behind a manicured front lawn and with an attractive façade, the home has instant appeal. Stepping inside reinforces the strong first impression as you are greeted by a hall with beautiful William Morris-inspired wallpaper alongside half-height wall panelling and an LVT herringbone floor (found throughout the ground level). A convenient WC completes the introduction.



Welcome to an executive four-bedroom detached house which is finished to superior standards, providing large rooms with sumptuous modern décor and a host of enviable features; it is a truly exceptional property that also offers a village lifestyle as part of a family-friendly development in Rosewell.

An alluring reception room

of considerable size





Living room

with media wall and bi-folding doors

The living room is a substantial reception area which spans 426 square feet, ensuring abundant floorspace for a varied choice of furnishings. It is organised around a bespoke media wall which includes useful display alcoves and a wall-set (remote-controlled) fireplace with a living-flame effect – a perfect accompaniment to this alluring space. A light neutral palette brings a minimalist air to the ambience, while bi-folding doors create a seamless indoor-outdoor connection – great for summer get-togethers and for letting children play freely. Built-in storage adds another touch of practicality.

Openly accessed from the hall, the dining kitchen balances sophistication and practicality, enjoying a bespoke, state-of-the-art design by the renowned German designers Kuhlmann. With sleek, handle-less cabinetry and streamlined, wood-toned worktops, it is brimming with contemporary appeal.

Stone-inspired splashbacks complement the aesthetic, while integrated appliances ensure a cohesive finish (induction hob, raised oven, raised microwave and hotplate, tall larder fridge, tall larder freezer, and dishwasher).



A statement

Kuhlmann dining kitchen

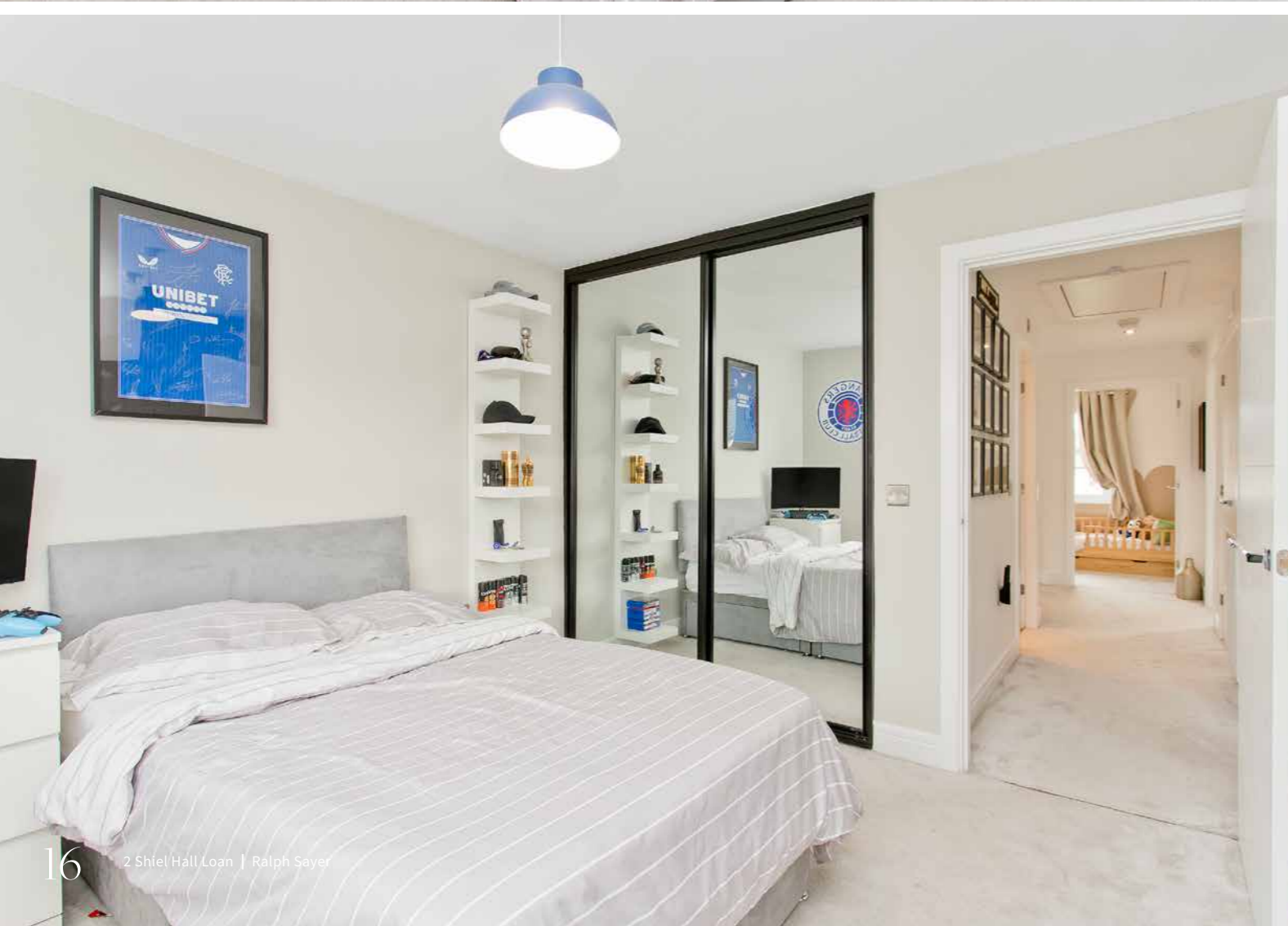
A truly elegant and inviting setting

for sociable dinner parties

Cleverly designed



Utility room with chic styling supplements the kitchen



Bedrooms



with space, style, and comfort

On the first floor, a naturally-lit landing offers a double-door airing cupboard and access to a fully-floored attic (via a drop-down Ramsay ladder) before connecting to the four bedrooms. Each room is finished with a sharp eye for detail and with soft carpeting, providing space, style, and comfort.

The second bedroom is a double with a built-in mirrored wardrobe, whereas bedroom three is a versatile double and bedroom four is a single currently used as a nursery.



The principal suite (backed by elegant Shaker wall panels) is a large double with a built-in mirrored wardrobe and a contemporary en-suite shower room with a stylish aesthetic.



The principal suite

Bathrooms

finished to high standards

In addition to the WC and en-suite, the property has a premium family bathroom with attractive tile work and a modern three-piece suite. It is comprised of a hidden-cistern toilet, a floating washbasin, and a bath with an overhead rainfall shower.

For optimal comfort, the property has gas central heating and double-glazed windows.



Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

Factor: The factor is managed by Ross & Liddell at an approximate yearly cost of £120.00



A large garden

designed for the entire family



Outside, the home has a large rear garden that is safely enclosed by a high wall and fence. It has a sunny aspect and a professionally landscaped design too, featuring a patio, a generous lawn (with an embedded trampoline), and a deck for summer dining. It is a wonderful space for the whole family. Also, a monoblock front driveway provides off-street parking and an electric vehicle (EV) charger.



Property Name

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Location

Rosewell, EH24 9DG

Approximate total area:

134.8 sq. metres (1451.0 sq. feet)

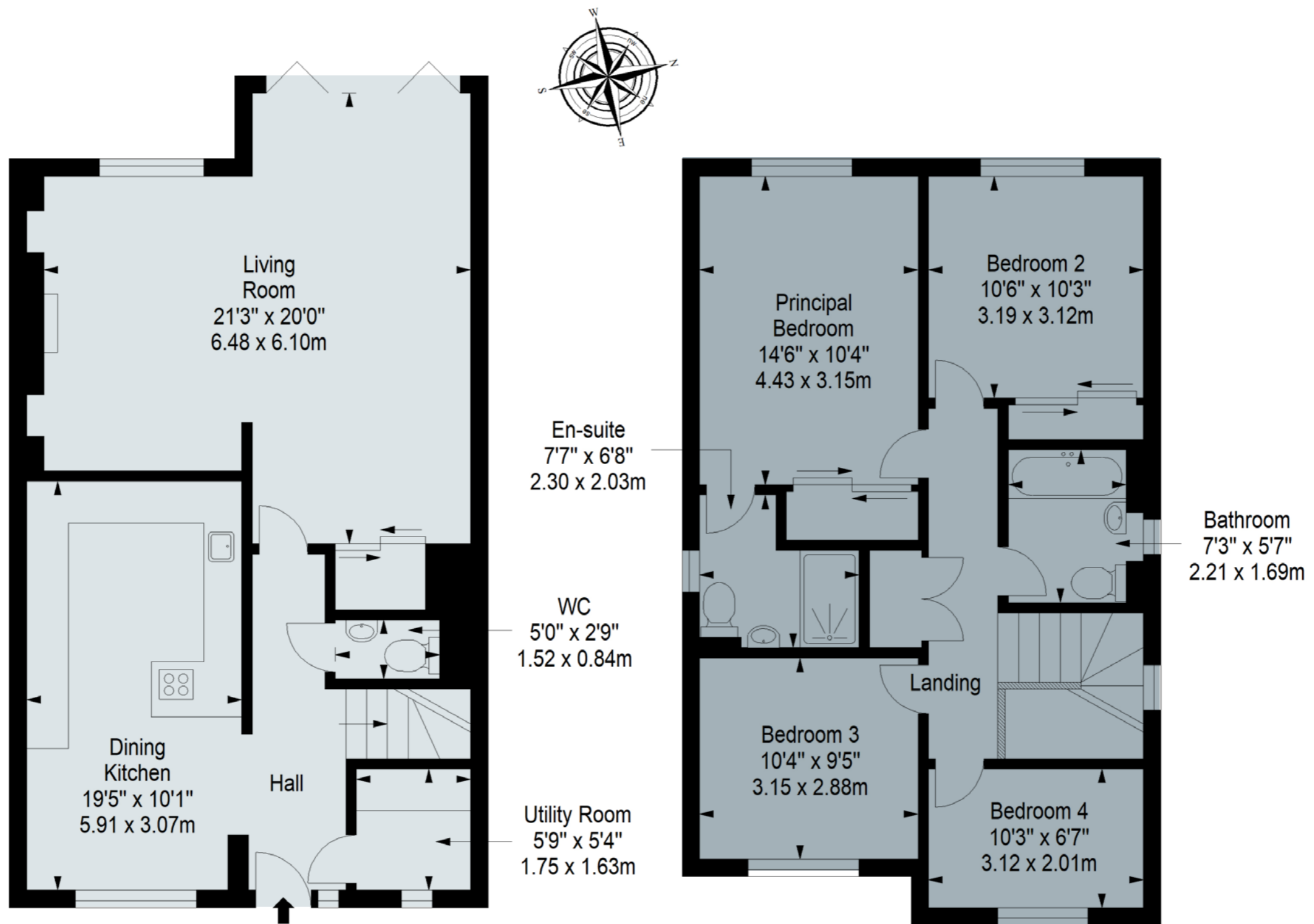
The floorplan is for illustrative purposes.
All sizes are approximate.

- Ground Floor
- Second Floor

EPC Rating - C

Council Tax Band - F

Home Report Value - £395,000





Rosewell, Midlothian

an idyllic village lifestyle in a rural setting

Rosewell offers an idyllic village lifestyle in a rural setting, whilst being well placed for easy commuting to both Edinburgh (less than 10 miles away) and the Borders. 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.

Let us help you find your next
dream property!



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