

# 7 Shiel Hall Crescent

Rosewell, Midlothian EH24 9DD



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# Stylish

## four-bedroom detached home in a peaceful setting

Situated within a modern residential development in the village of Rosewell, this stylish four-bedroom detached house offers beautifully presented contemporary interiors, generous open-plan living, and excellent family accommodation. The home features a spacious reception room, a high-specification dining kitchen with garden access, a utility room, a principal bedroom with en-suite, three further bedrooms, a family bathroom, and a ground-floor WC. Externally, the home benefits from a fully enclosed rear garden with decking, a private driveway, and an integral garage.

### General Features

- Stylish four-bedroom detached house within a modern residential development
- Peaceful village setting in Rosewell
- Beautifully presented interiors with high-quality contemporary finishes
- Bright, spacious accommodation with excellent natural light throughout
- Ideal family home offering flexible living across two levels
- Close to local amenities, schooling, and scenic countryside walks
- Excellent transport links to Edinburgh via the A7 and City Bypass

### Accommodation Features

- Welcoming entrance hall with built-in storage and wood-effect flooring
- Generous living room with garden outlook and ample space for seating
- Impressive open-plan kitchen/dining room
- Sleek modern kitchen with integrated appliances and feature splashback
- Direct access to the garden via bi-fold doors from the dining area
- Separate utility area within the integral garage
- Four well-proportioned bedrooms, offering flexible family accommodation
- Principal bedroom with fitted storage and contemporary en-suite shower room
- Stylish family bathroom with bath and overhead shower
- Ground-floor WC conveniently located off the hall
- Partially-floored attic with pull-down ladder

### Exterior Features

- Fully enclosed rear garden ideal for families and pets
- Decked seating areas perfect for outdoor dining and entertaining
- Large shed providing excellent storage
- Well-maintained lawn with space for play equipment
- Private front driveway providing off-street parking
- Integral single garage with electric vehicle recharging point

Set within a peaceful, family-friendly development in Rosewell, this attractive home enjoys a semi-rural feel whilst remaining within easy commuting distance of Edinburgh. The village offers local amenities, schooling, and scenic countryside walks, with nearby Bonnyrigg and Dalkeith providing a wider range of shops and leisure facilities. Excellent road links via the A7 and city

bypass ensure swift access to the capital and beyond. The property itself combines modern design with practical family living, offering flexible accommodation, a private garden, and off-street parking.





# Bright & inviting

entrance hall

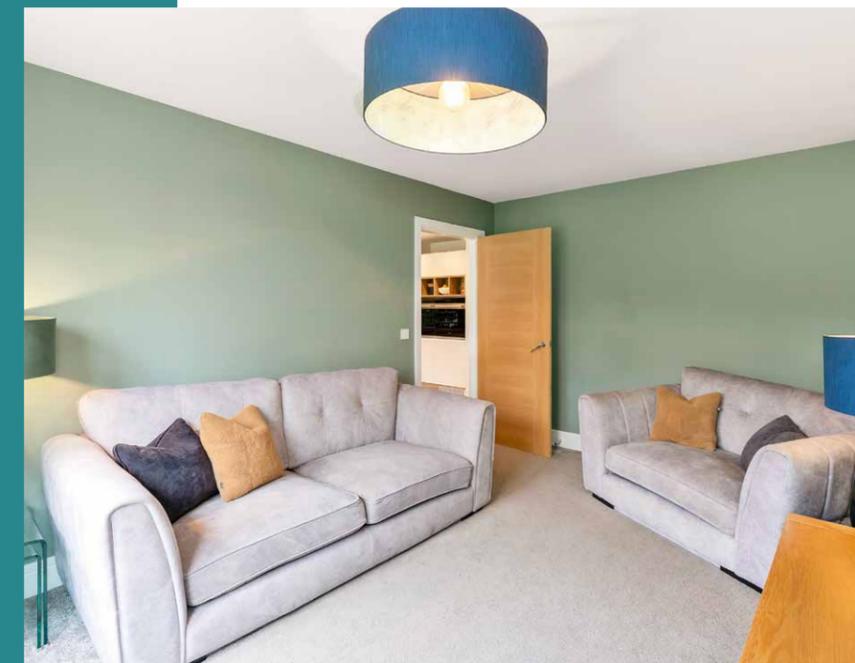
A bright and inviting hallway sets the tone for the interiors, finished in a soft neutral palette with wood-effect flooring. There is useful built-in storage, and a stylish ground-floor WC is conveniently located just off the hall.



# Living room

Bright spaces for relaxation and entertaining

The generously proportioned living room is a calm and comfortable retreat, enhanced by contemporary décor and a large window overlooking the rear garden. There is ample space for lounge furniture, creating an ideal setting for both everyday living and entertaining.





# High-spec

kitchen and dining space with garden access



The impressive kitchen and dining room spans the full depth of the home, forming a sociable heart of the property. Sleek, handleless cabinets are paired with quality worktops and integrated appliances, while a striking splashback adds a modern design feature. The dining area enjoys excellent natural light and opens directly onto the decked terrace via bi-fold doors, creating seamless indoor-outdoor living. A utility area within the integral garage offers extra space for freestanding appliances.



# Bedrooms



Well-proportioned  
bedrooms



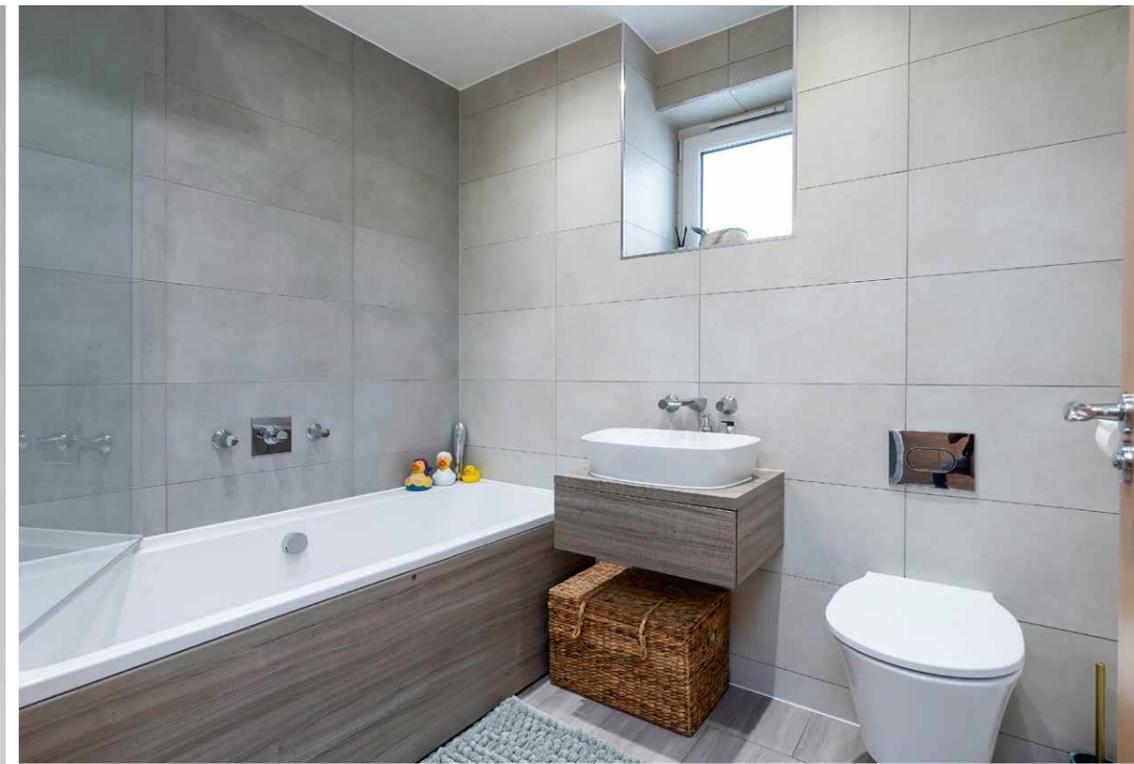
# Excellent flexibility



Located quietly at the rear of the property, the principal bedroom is a beautifully styled double room, complete with fitted mirror wardrobes and a contemporary en-suite shower room finished with sleek tiling and modern fittings. Three additional bedrooms provide excellent flexibility for family life,

guests, or home working. Each room is well-proportioned and attractively presented, with space for freestanding furniture and storage. Two have built in mirrored wardrobes, while the third offers home study potential.





# The bathrooms

In addition to the en-suite, there is a stylish family bathroom featuring a double-ended bath with overhead shower, a modern vanity unit, and quality tiling. The ground-floor WC adds further convenience for guests.



# Secure

landscaped garden with  
decked seating



The enclosed south-facing rear garden is ideal for families, offering a generous lawn, planted borders, and two decked seating areas perfect for alfresco dining. There is also space for children's play equipment, creating a safe and versatile outdoor environment. A large shed provides handy outdoor storage space.

A front monoblock driveway provides off-street parking for two vehicles and leads to an integral single garage, offering additional storage or potential hobby space. An electric vehicle charging point is mounted on the garage for convenient recharging.

Extras: The sale includes all fitted floor and window coverings, light fittings and integrated appliances. Integrated appliances include oven, microwave and hotplate, gas hob and dishwasher.

Factor: The factor is managed by Ross & Liddell at an approximate yearly cost of £100-150.







# Property Name

7 Shiel Hall Crescent,

# Location

Midlothian EH24 9DD

## Approximate total area:

136.6 sq. metres (1470.4 sq. feet)

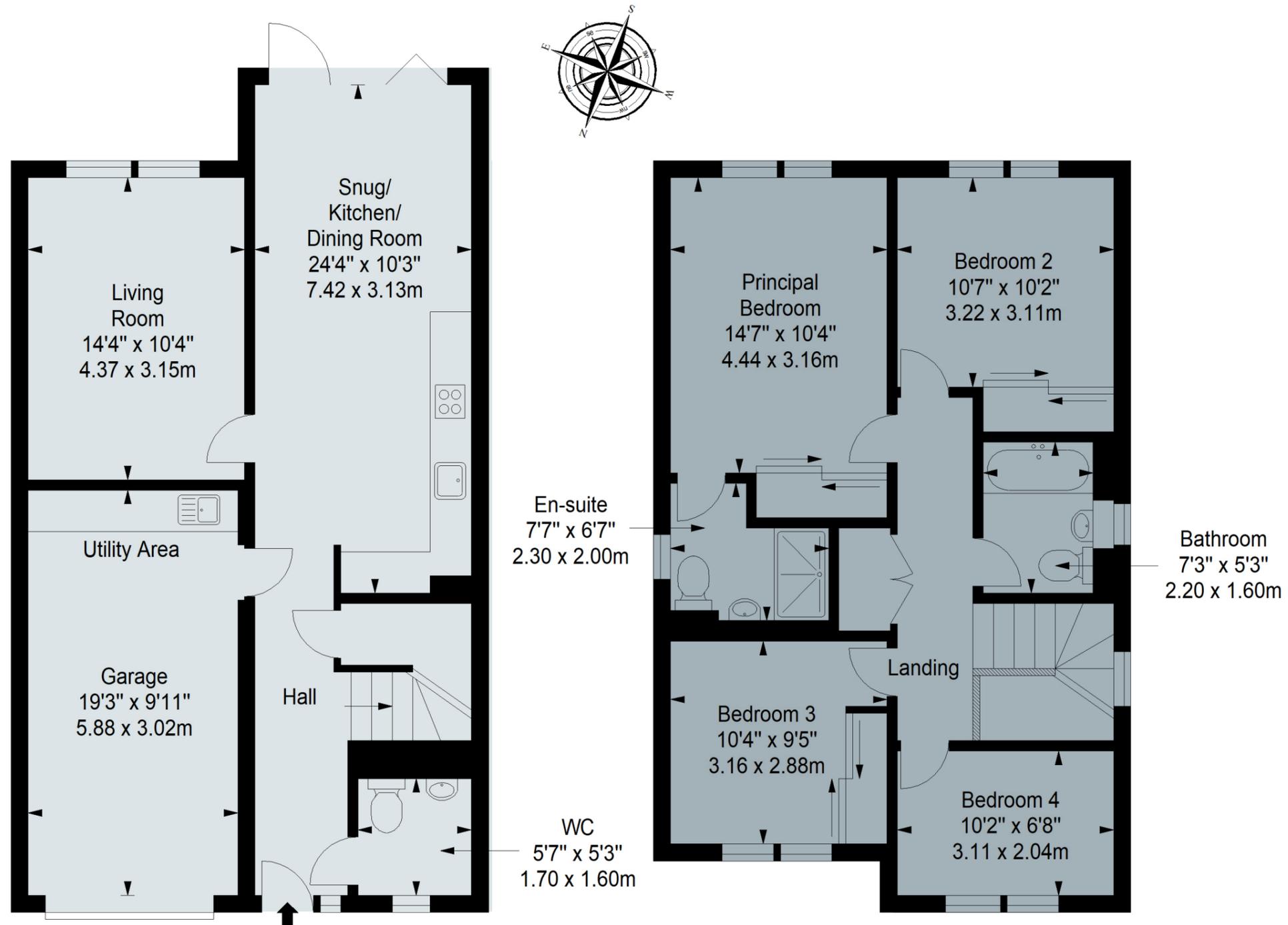
The floorplan is for illustrative purposes.  
All sizes are approximate.

- Ground Floor
- Second Floor

EPC Rating - C

Council Tax Band - F

Home Report Value - £370,000

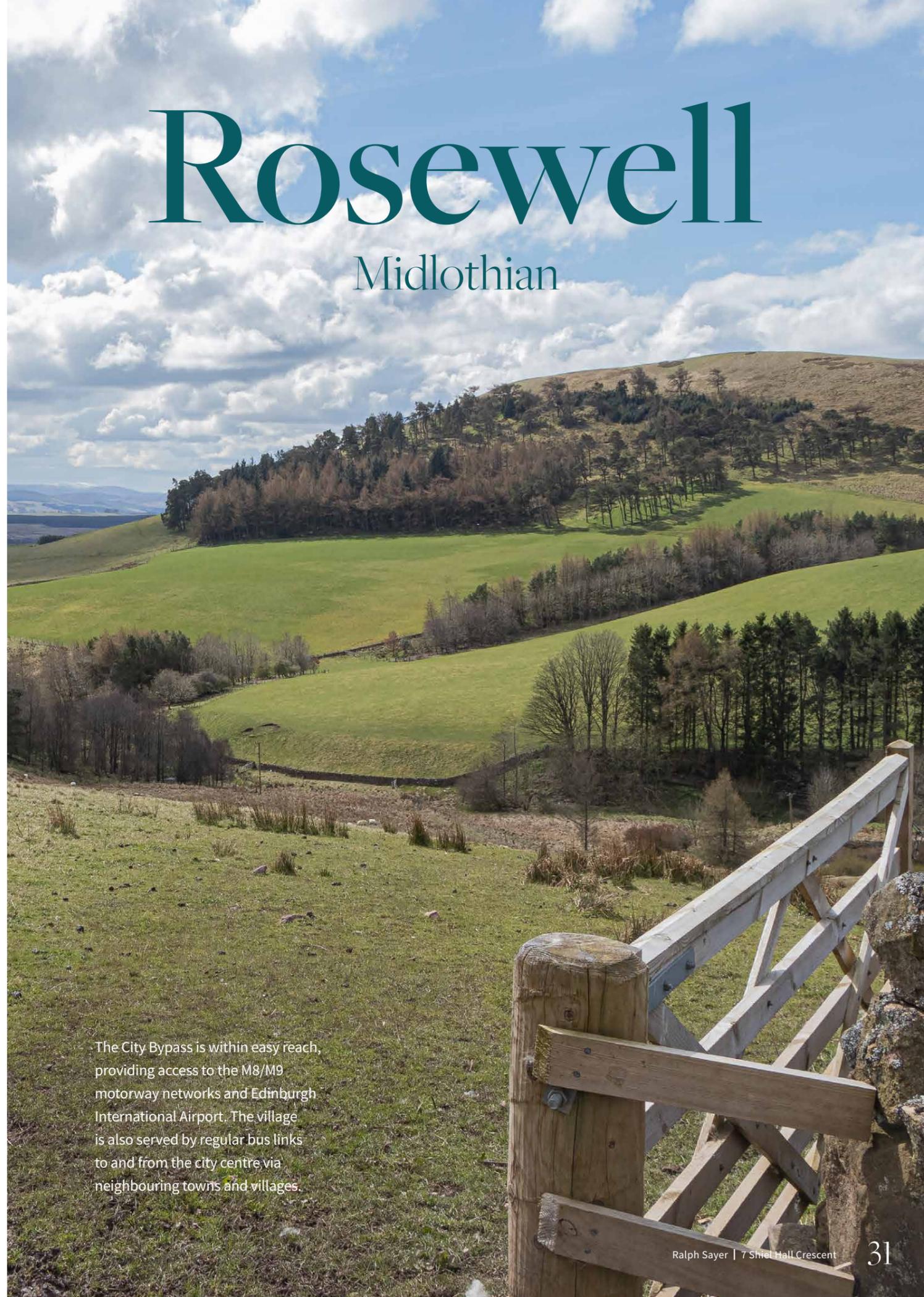




Rosewell offers an idyllic village lifestyle in a rural setting, whilst being well placed for easy commuting to both Edinburgh (less than 10 miles away) and the Borders. Surrounded by open countryside at the foot of the Pentland Hills, this thriving village enjoys good local amenities, with more extensive 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.

# Rosewell

## Midlothian



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.

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**dream property!**



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