



14 Shiel Hall Loan, Rosewell

Offers Over £279,000





14 Shiel Hall Loan

Rosewell

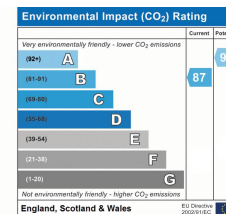
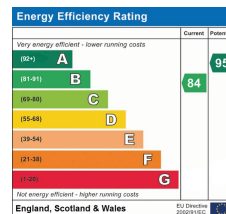
Beautifully presented three-bedroom family home in Rosewell's sought-after Shiel Hall development, offering contemporary open-plan living, private garden, driveway and excellent commuter links.

Council Tax band: D

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Impressive open-plan kitchen, dining and living space
- Beautifully presented and ready to move into
- Contemporary kitchen with integrated appliances
- Luxury LVT flooring throughout, featuring herringbone and staggered finishes
- Principal bedroom with en-suite and fitted wardrobes
- Private enclosed rear garden with decking
- Private driveway with level access
- Sought-after Shiel Hall development in Rosewell
- Excellent commuter links to Edinburgh and surrounding areas
- Catchment for highly regarded Rosewell Primary & Lasswade High School



Rosewell.

Rosewell is one of Midlothian's most desirable villages, offering a welcoming community, excellent local amenities and beautiful countryside on the doorstep, all within easy reach of Edinburgh. The popular Shiel Hall development is particularly favoured by families, with highly regarded schools, woodland walks, parks, a pump track and The Steading community hub all close by. Combining village charm with excellent commuter links, Rosewell offers an outstanding lifestyle for families and professionals alike.

Entrance Hallway

Step inside and you're welcomed by a bright, inviting entrance hallway that immediately sets the tone for the rest of the home. A glazed internal door allows natural light to flood through from the living space beyond, offering an inviting first glimpse through to the heart of the home and the garden beyond. There's plenty of space for everyday family life, with room for coats, shoes and the practical essentials that help keep everything organised. A convenient ground floor WC is positioned just off the entrance hallway, ideal for guests and busy family living.

WC

6' 11" x 5' 3" (2.10m x 1.60m)

Conveniently positioned just off the entrance hallway and separate from the main living areas, the ground floor WC is perfectly placed for both everyday family life and visiting guests. Finished with contemporary white sanitaryware, bespoke porcelain tiled walls and modern fittings, it complements the high standard of finish found throughout the home.





Open Plan Kitchen & Dining

27' 7" x 17' 1" (8.40m x 5.20m)

Designed with modern family living in mind, this impressive open-plan space brings everyone together while creating clearly defined areas for cooking, dining and relaxing. Natural light flows effortlessly throughout, enhancing the sense of space and making it the true heart of the home.

The dining area sits naturally between the kitchen and living space, perfect for family meals, entertaining or simply staying connected while dinner is being prepared. Although completely open plan, each area has been thoughtfully designed to retain its own identity without losing the wonderful feeling of openness.

A cleverly concealed utility cupboard beneath the staircase houses the washing machine and provides valuable additional storage, keeping everyday essentials neatly tucked away while maintaining the room's clean, spacious feel.

Kitchen

27' 7" x 17' 1" (8.40m x 5.20m)

The contemporary kitchen has been thoughtfully designed to combine style with practicality. Crisp light upper units contrast beautifully with warm wood-effect base units and worktops, creating a timeless and welcoming finish. Integrated appliances, an upgraded induction hob, eye-level oven and multi-function microwave make everyday cooking effortless, while an additional worktop beneath the front-facing window provides valuable preparation space.

Beautifully integrated into the open-plan layout, the kitchen offers generous workspace with a design that is both elegant and highly functional.



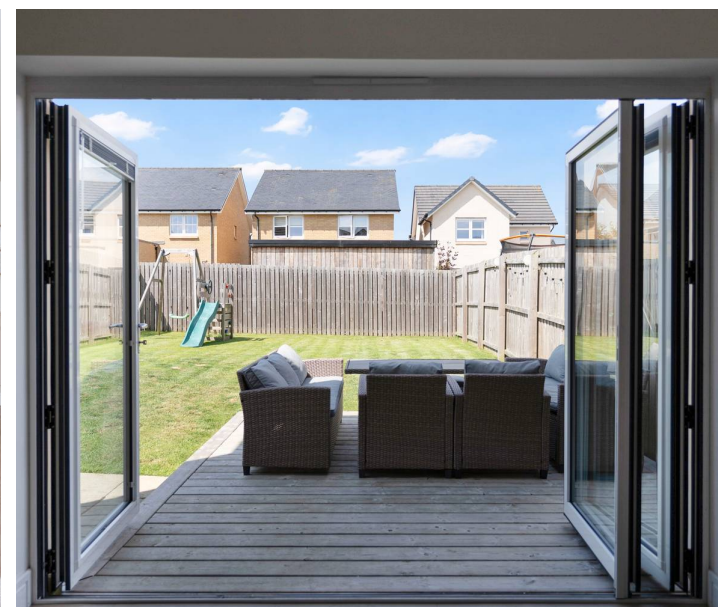
Sitting Area

27' 7" x 17' 1" (8.40m x 5.20m)

Flowing seamlessly from the kitchen and dining area, the living space completes this impressive open-plan layout. A cleverly designed alcove creates a natural sense of separation, giving the sitting area its own identity while maintaining the sociable, open feel that makes the room work so well for modern family living. The generous proportions provide plenty of space to relax, whether enjoying a quiet evening or spending time together with family and friends. To the rear, full-width bifold doors flood the room with natural light and open directly onto the decking, effortlessly extending the living space outdoors. During the warmer months, the garden becomes a true continuation of the home, creating the perfect setting for entertaining, family gatherings or simply enjoying the peaceful surroundings.

Patio & Outdoor Living

Full-width bifold doors open directly onto the patio, creating a seamless connection between the indoor and outdoor living spaces. The patio becomes a natural extension of the home, perfect for outdoor dining, entertaining family and friends, or simply relaxing. A remote-controlled awning provides welcome shade on sunny days and shelter when the weather changes, allowing the space to be enjoyed in comfort throughout the seasons while overlooking the enclosed rear garden.





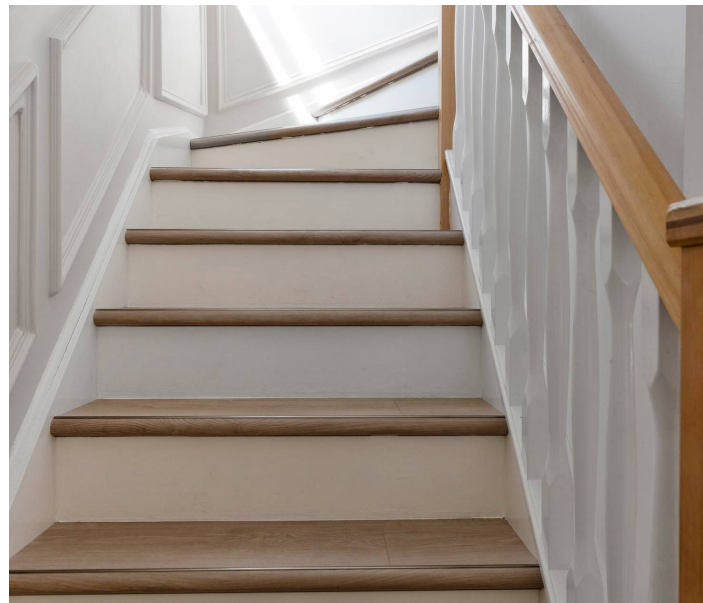
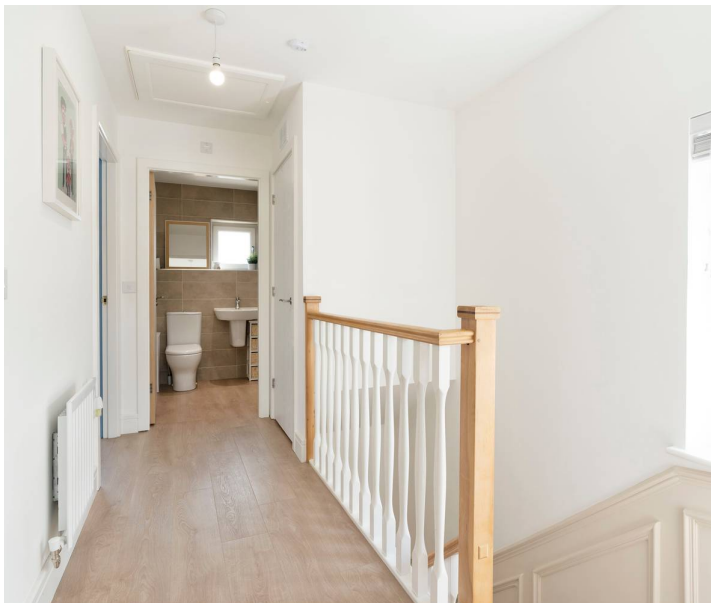
Staircase/Landing

The staircase rises from the main living area to a bright first-floor landing, where a large window allows natural light to cascade down the stairwell and across the upper floor. The landing provides access to all three bedrooms and the family bathroom, while a generously sized storage cupboard above the stairs offers practical space to keep everyday household items neatly tucked away.

Family Bathroom

7' 7" x 5' 7" (2.30m x 1.70m)

The family bathroom has been beautifully finished with contemporary white porcelain sanitaryware and modern tiled walls, creating a bright, fresh and timeless space. A full-sized bath with an overhead shower offers the perfect balance of practicality and convenience, making it equally suited to busy family life and relaxing at the end of the day.



Principal Bedroom 1

9' 10" x 9' 2" (3.00m x 2.80m)

The principal bedroom is a generous double, offering a calm and comfortable retreat at the end of the day. A large rear-facing window overlooks the private garden, filling the room with natural light and creating a peaceful outlook. Built-in wardrobes provide excellent storage without compromising on floor space, making the room both practical and beautifully proportioned.

En-Suite

7' 3" x 4' 3" (2.20m x 1.30m)

Accessed directly from the principal bedroom, the en-suite has been elegantly finished with bespoke porcelain tiled walls, creating a contemporary and refined feel. A spacious walk-in shower is complemented by modern sanitaryware and quality fittings, offering a stylish and practical space designed for everyday comfort.





Bedroom 2

9' 10" x 9' 2" (3.00m x 2.80m)

Bedroom Two is another generous double bedroom, beautifully presented and filled with natural light from a large front facing window. Built-in wardrobes provide excellent storage, allowing the room to remain spacious and uncluttered. Comfortable and well proportioned, it offers a versatile space for family members, guests or anyone looking for a bright and relaxing bedroom.

Bedroom 3

9' 2" x 7' 7" (2.80m x 2.30m)

Bedroom Three is a well-proportioned single bedroom overlooking the rear garden, with a large window that fills the room with natural light and provides a pleasant outlook. Ideal as a child's bedroom, nursery or home office, it also offers the flexibility to accommodate guests while adapting easily to the changing needs of modern family life.



FRONT GARDEN

Occupying a larger than average plot at the end of the row, this attractive semi-detached home benefits from additional front garden space, creating a greater sense of openness and privacy than many neighbouring properties. A generous lawn and pathway lead directly to the front entrance, providing a welcoming first impression while offering excellent scope for buyers to personalise the space to suit their own tastes.

REAR GARDEN

The enclosed rear garden enjoys sunshine throughout the day and into the evening, creating a wonderful outdoor space for relaxing, entertaining and family life. Stepping out through the full-width bifold doors, the patio and decking feel like a natural extension of the home, effortlessly blending indoor and outdoor living. An electronically operated awning provides welcome shade on sunny days and shelter when the weather changes, allowing the space to be enjoyed for longer throughout the year. Beyond, the generous lawn offers plenty of room for children to play while providing an excellent opportunity for buyers to personalise the garden with additional landscaping, planting or seating areas to create their own perfect outdoor retreat.

DRIVEWAY

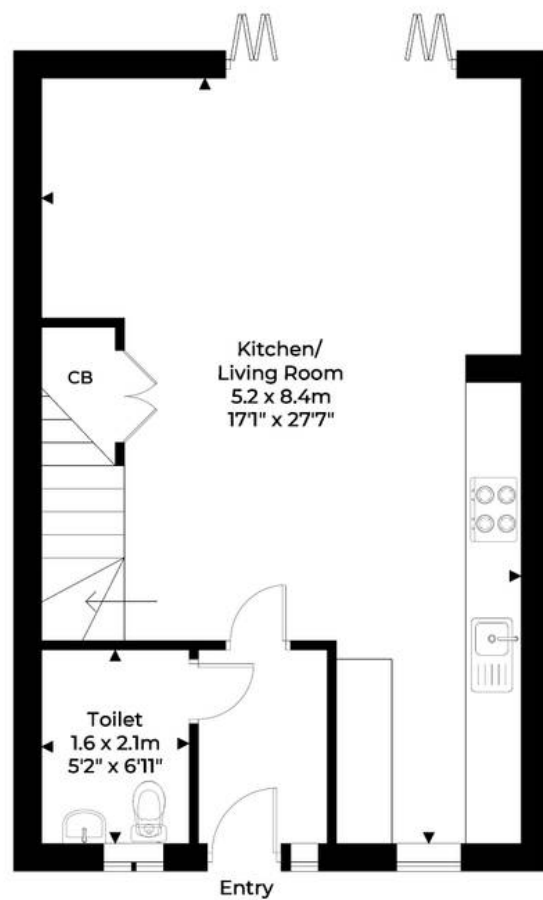
2 Parking Spaces

Positioned to the side of the property, the private driveway provides convenient off-street parking for two vehicles. A side gate offers direct access to the enclosed rear garden, making everyday family life and outdoor entertaining effortless. Sheltered by the neighbouring boundary wall, the driveway also benefits from an added sense of privacy and protection.

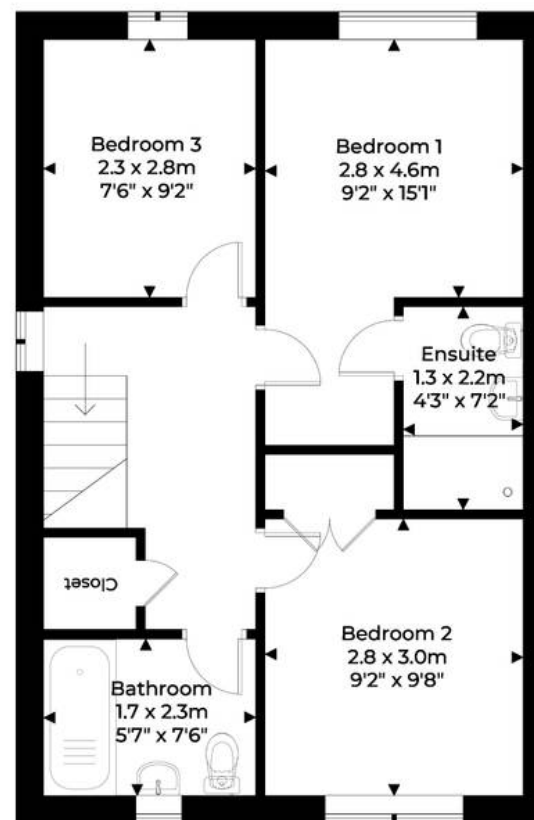




14 Shiel Hall Loan, Rosewell
Approximate Gross Area
86 sq m / 926 sq ft



Ground Floor



1st Floor



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