

85 Shiel Hall Crescent

ROSEWELL, MIDLOTHIAN, EH24 9DD



*SPACIOUS FOUR BEDROOM DETACHED
HOUSE IN ROSEWELL*



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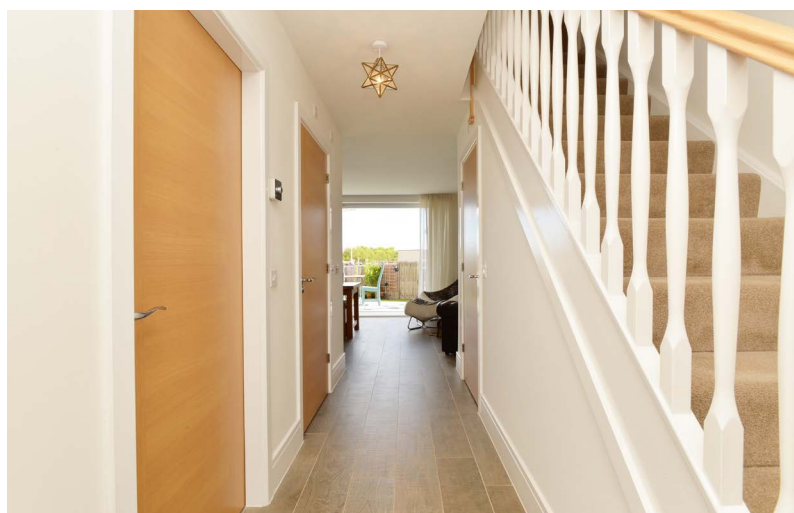


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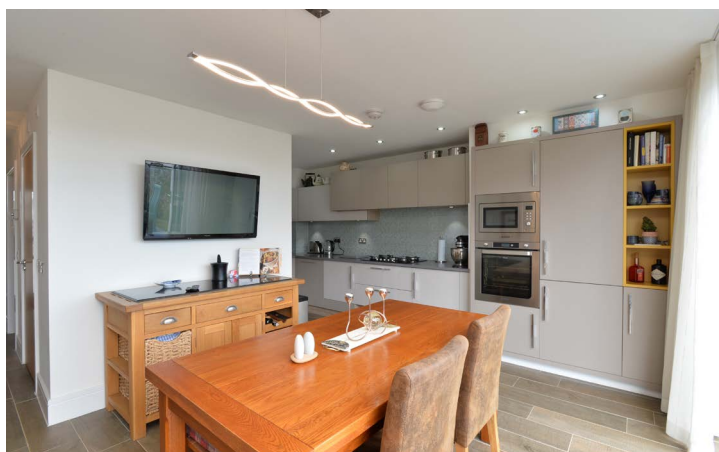
McEwan Fraser Legal is delighted to present this four bedroom detached home in Rosewell of Midlothian. The property is in walk-in condition having been very well looked after by the current owner. Inside, the property comprises of:





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- Fully equipped kitchen/diner with Integrated appliances, five ring gas hob and fan oven. The kitchen also benefits from bi-folding doors into the private rear garden.
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- Spacious living area which is front-facing and is bright and comfortable.



The Lounge

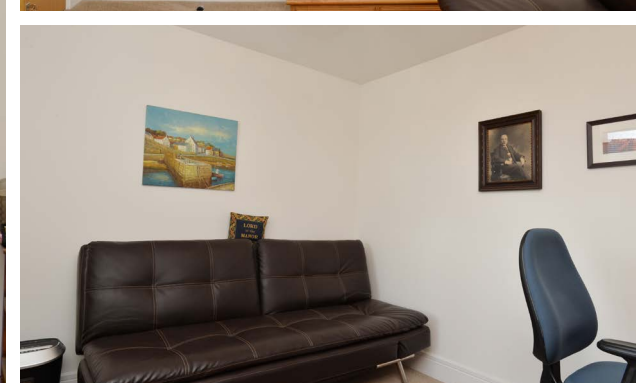
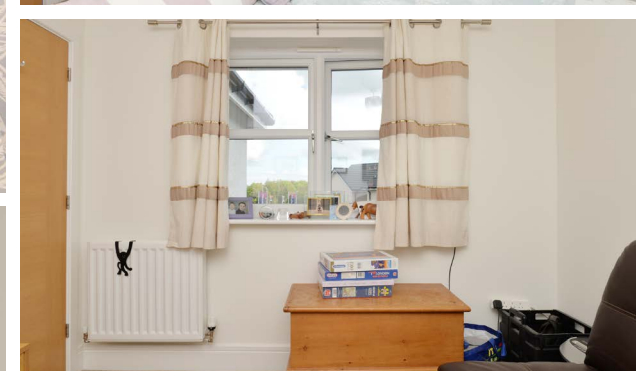
Master & En-Suite

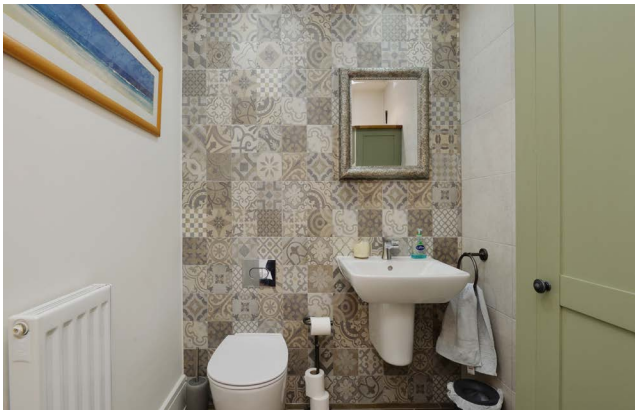


- Four bedrooms, of which the master bedroom has built-in wardrobes and en-suite shower room. Three other large bedrooms are all functional double bedrooms.



The Bedrooms





Bathroom & WC

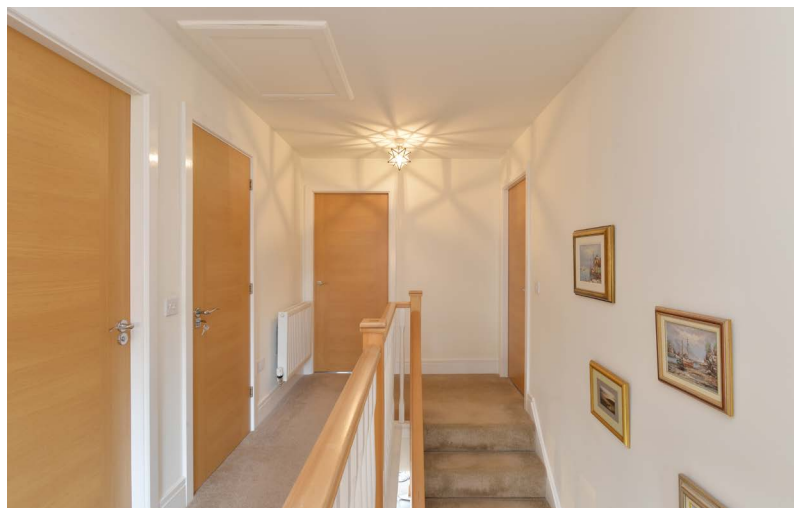
- The home has two and a half bathrooms with main three-piece family bathroom being on the first-floor landing, en-suite in the master bedroom and WC facilities on the ground floor. All bathrooms are very modern and finished.



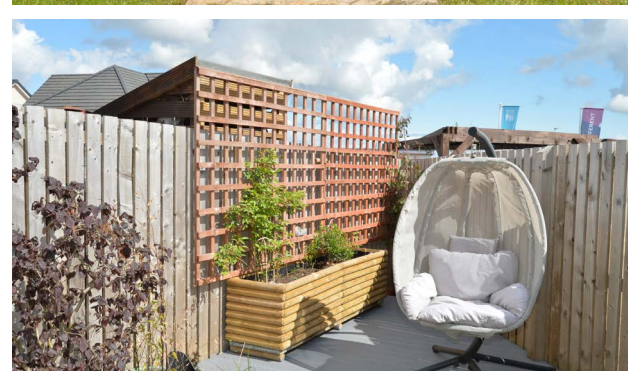
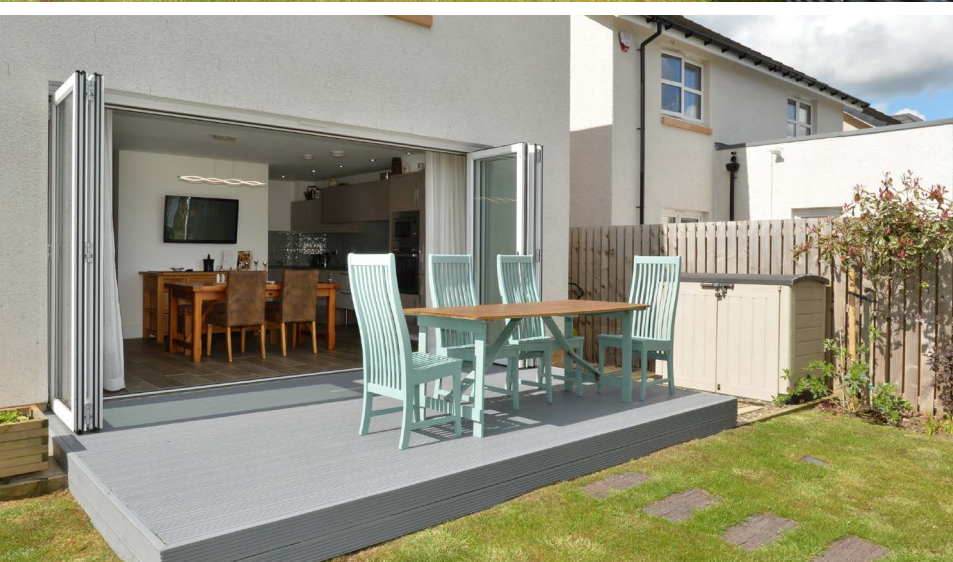
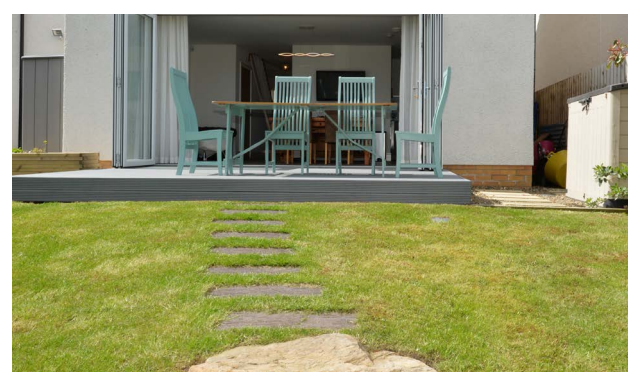


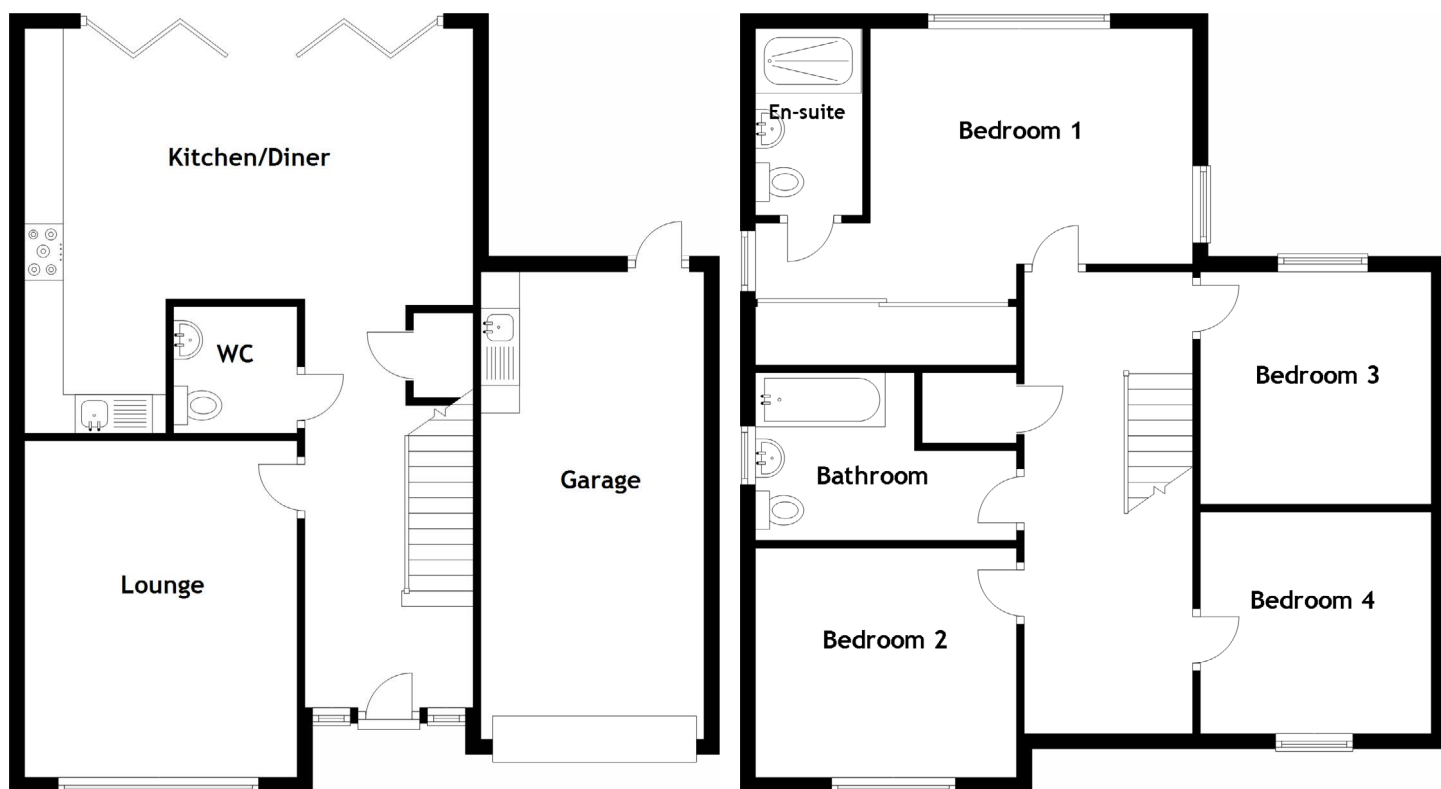
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There is a large attic space, which spans the size of the house, which could be harnessed by flooring and adding a Ramsay ladder. In addition to this, the property includes a single garage which is very well equipped as additional storage space and has water plumbed and electricity is in the garage also. Regarding parking, there is more than adequate on-street parking for visitors and a double driveway for residents. The home also benefits from gas central heating, full double glazing making for a warm and cost-effective home, year-round.



The Bedrooms





Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	5.81m (19'1") x 5.24m (17'2")	Bedroom 3	3.01m (9'11") x 2.99m (9'10")
Lounge	4.36m (14'4") x 3.53m (11'7")	Bedroom 4	2.99m (9'10") x 2.87m (9'5")
WC	1.64m (5'5") x 1.60m (5'3")	Bathroom	3.38m (11'1") x 2.17m (7'1")
Bedroom 1	4.17m (13'8") x 3.67m (12'1")	Gross internal floor area (m ²): 129m ² EPC Rating: B	
En-suite	2.65m (8'8") x 1.38m (4'6")		
Bedroom 2	3.38m (11'1") x 2.99m (9'10")		

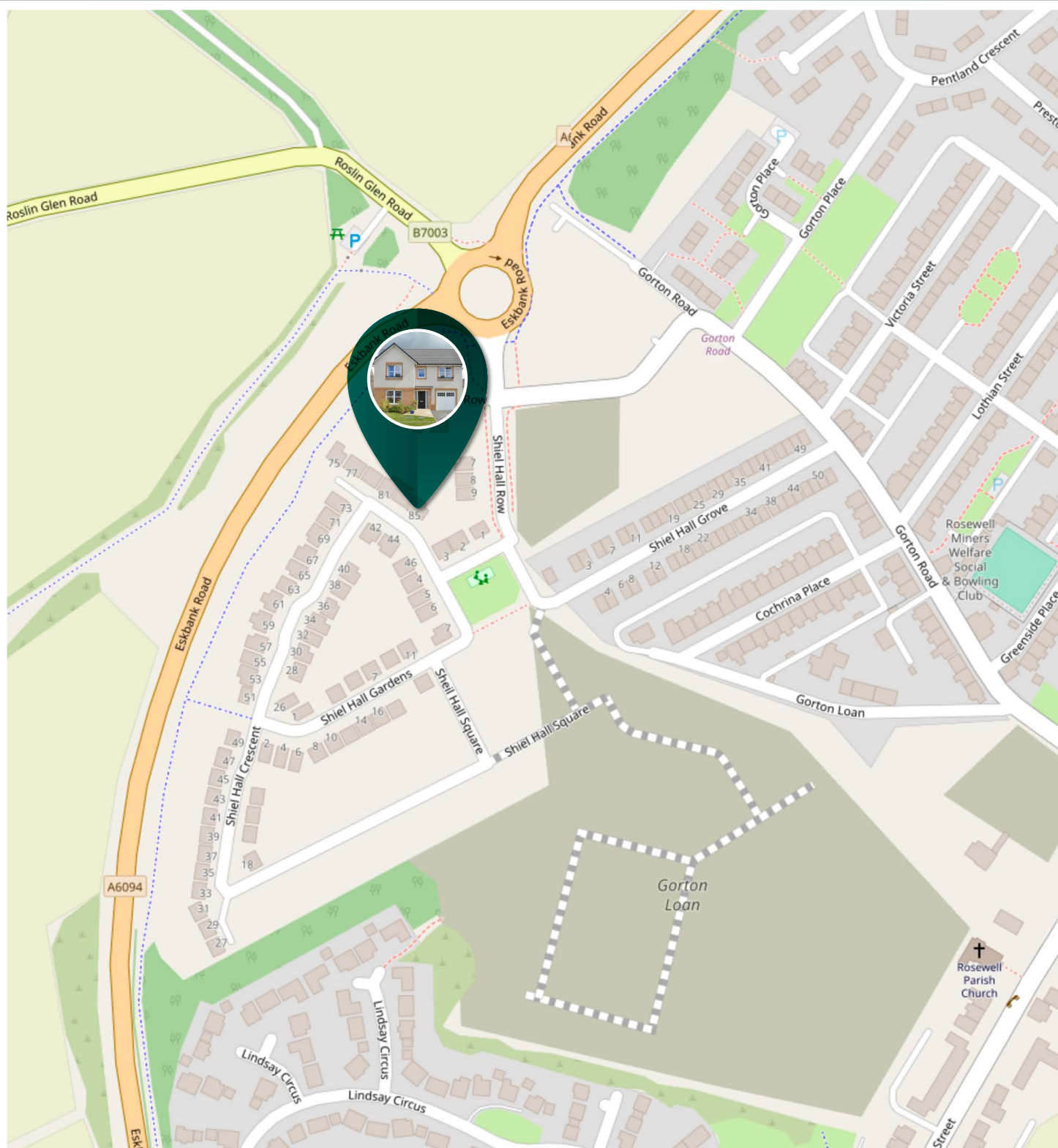


Rosewell is a small village in the county of Midlothian, surrounded by open countryside with near neighbours at Roslin, Bonnyrigg and Lasswade.

Convenient local shopping for everyday requirements is available and there is an ongoing expansion with new developments, therefore, further local amenities will be increased accordingly throughout the village. Bonnyrigg is within easy reach where there is a good range of facilities including banking, building society and post office services. However, for a really excellent choice, Dalkeith or Straiton Retail Park are also within easy reach where extensive facilities and services attract shoppers from a wide radius. Bonnyrigg also has its own library, a good choice of recreational facilities including a swimming pool, tennis courts and golf courses at Broomieknowe and Newbattle. Rosewell village itself boasts its own golf course and the surrounding countryside provides many excellent walks through mature woods. Roslin Glen is particularly outstanding and is easily accessible from the property on foot. As the crow flies, Rosewell is actually closer to the city boundary than places like Penicuik and Gorebridge and with the recent improvements to the road system around Eskbank, the city bypass is within the easiest of reach. Thereafter, the city itself lies just beyond with every major trunk route linked directly to the bypass itself.



The Location



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