

71 Shiel Hall Crescent

ROSEWELL, EH24 9DD



An immaculately presented four bedroom family home in this popular development in the Midlothian village of Rosewell



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An immaculately presented four bedroom family home in this popular development in the Midlothian village of Rosewell. The property is within walking distance of a variety of local amenities, including primary schools and local shopping. The property benefits from stunning views of the Pentland Hills, which are enjoyed from the private rear garden.

THE KITCHEN/DINER/SNUG





- Kitchen/dining/snug with patio doors leading out to the garden
- Second sitting room
- Master en-suite
- Three further double bedrooms
- Family bathroom
- Study area
- Utility cupboard and downstairs WC
- Integral garage and driveway
- Private front and rear gardens with decking and stunning views

During construction, the current owners chose to purchase the upgrade options on pretty much everything so the house has been finished to an exceptional standard.

THE SITTING ROOM





THE UTILITY & WC





BEDROOM 1 & EN-SUITE



BEDROOM 2



BEDROOM 3





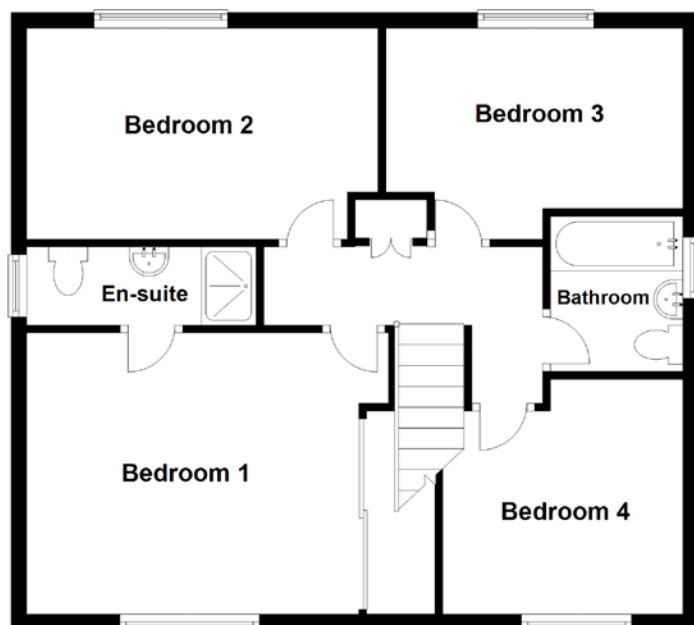
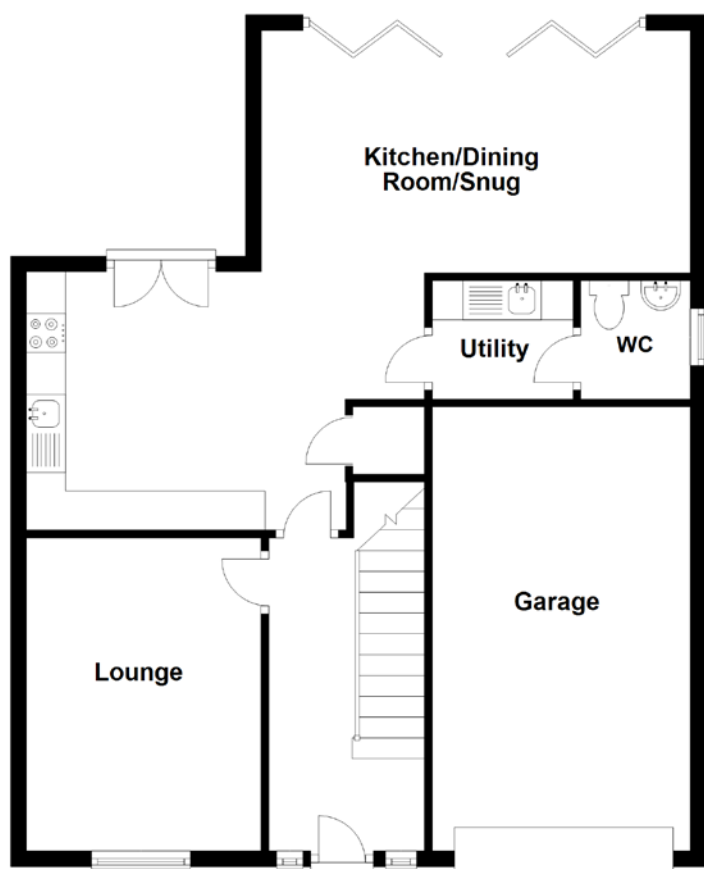
BEDROOM 4 & BATHROOM



THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



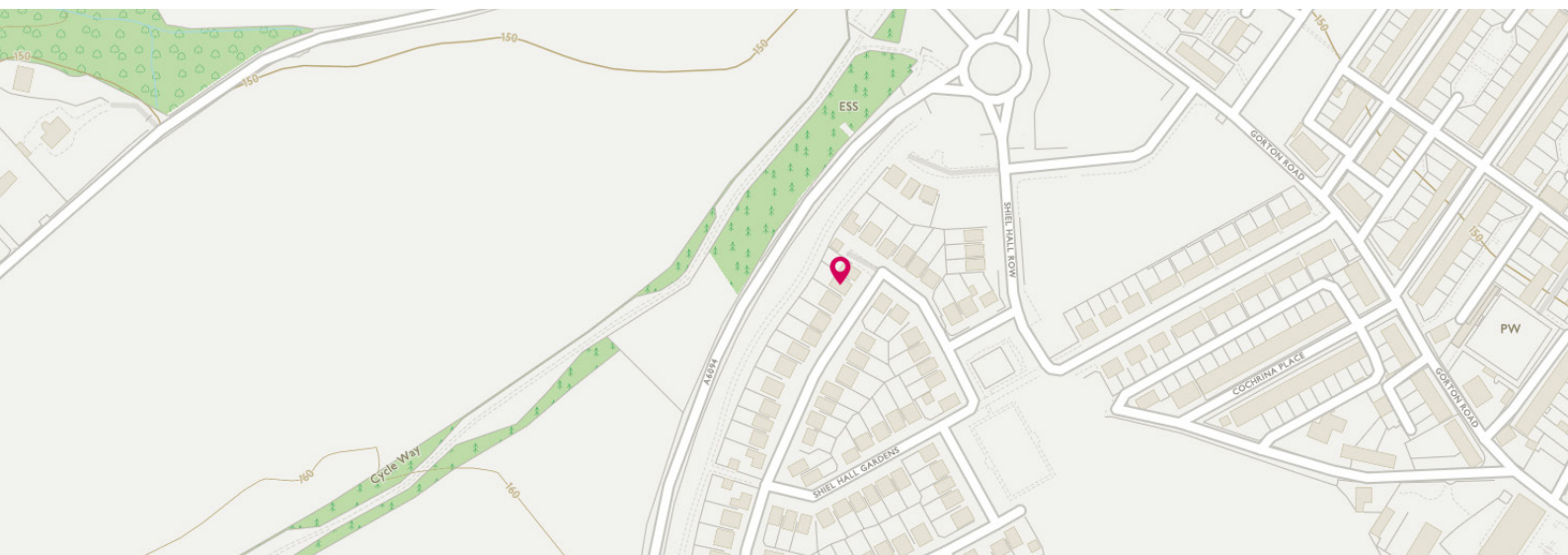
Approximate Dimensions
(Taken from the widest point)

Lounge	4.00m (13'1") x 3.00m (9'10")
Kitchen/Dining Room/Snug	6.40m (21') x 5.20m (17'1")
Utility	1.80m (5'11") x 1.51m (5')
WC	1.60m (5'3") x 1.50m (4'11")
Bedroom 1	4.10m (13'5") x 3.60m (11'10")
En-suite	2.40m (7'11") x 1.20m (3'11")

Bedroom 2	4.40m (14'5") x 2.70m (8'10")
Bedroom 3	3.80m (12'6") x 3.00m (9'10")
Bedroom 4	3.10m (10'2") x 3.00m (9'10")
Bathroom	2.20m (7'3") x 1.60m (5'3")
Garage	5.67m (18'7") x 3.30m (10'10")

Gross internal floor area (m²): 115m²

EPC Rating: D



THE LOCATION

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.



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