










Offers Over
£375,000

65 Shiel Hall Crescent

Rosewell | Midlothian | EH24 9DD

An excellent opportunity has arisen to purchase this attractive, detached villa with private gardens, garage and beautiful countryside views, offered to the market in stunning condition and situated within an established modern development. In move-in condition the property would undoubtedly appeal to the growing families offering great sized accommodation.

-  4 bedrooms
-  2 public rooms
-  2 bathrooms
-  Private gardens
-  Garage
Driveway
-  EPC rating - C
-  Council tax band – F



Description

In brief the accommodation comprises; welcoming reception hallway with understairs storage and useful WC, generously proportioned and bright lounge, contemporary fully fitted kitchen open plan to spacious dining room/family room with bi-folding doors providing direct access to the rear garden and offering excellent natural light, upper landing with ample space for a useful office area, well proportioned principal bedroom with fitted wardrobes, modern en-suite shower room and lovely open views towards the Pentlands and beyond, three further generous sized bedrooms and stunning family bathroom with three-piece suite and rainfall shower over bath. Further benefits include gas central heating and double glazing. Early viewing is highly recommended.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated double oven, integrated hob, integrated fridge/freezer, integrated washing machine and integrated dishwasher.

Gardens, Driveway, Garage & Factors

To the front lies an area of private garden ground which is laid to lawn together with a sizeable driveway providing off-street parking and leading to the single garage. To the rear, there is a fantastic sized private garden offering a high degree of privacy and lovely open views towards the open countryside. The garden is mainly laid to lawn together with a patio and decking area.

There is a factoring fee payable to Ross & Liddell for the upkeep of the communal areas and the cost is approximately £10 per month.

Viewing

By appointment through Neilsons (0131 625 2222).





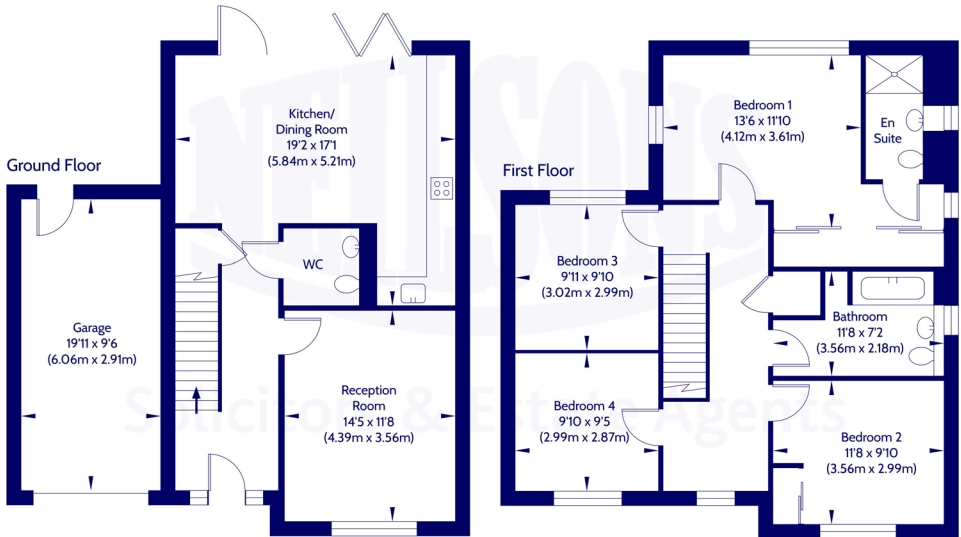
Location

Surrounded by open countryside, 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 and gym and 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 Lasswade High School in Bonnyrigg. The City Bypass is within easy reach, providing access to main Scottish motorway network and Edinburgh International Airport. The village is also served by regular bus links to and from the city centre via neighbouring towns and villages.





Approx. Gross Internal Floor Area 130.84 Sq M / 1408 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.
All measurements are approximate and include areas under coombed ceilings in finished rooms.
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents
Plans by planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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