










Offers Over

£380,000

9 Shiel Hall Square

Rosewell | Midlothian | EH24 9DA

This immaculate, truly stunning detached villa with fantastic private gardens, driveway, garage and summerhouse is quietly situated within an established modern development popular with families. In true move-in condition early viewing is highly recommended.

-  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 entrance hallway with built-in storage and WC located off, bright and spacious lounge, stunning generously proportioned kitchen with integrated appliances and open plan to dining room/ family room with bi-folding doors providing direct access to the rear garden, light and airy principal bedroom with fitted wardrobes and contemporary en-suite shower room, three further well proportioned bedrooms and modern family bathroom with white three-piece suite and rainfall shower over bath. Further benefits include gas central heating and double glazing.



Extras

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

Gardens, parking & summerhouse

To the front lies a neat area of lawn and a double driveway providing off-street parking. The fantastic sized private garden to the rear is mainly laid to lawn with an area of decking and offers a high degree of privacy. There is a useful summerhouse within the rear garden which is a generous size and has power/light and would be beneficial for someone looking for a studio/workshop. The garage has been partially converted to offer an office space, ideal as a home gym or home office together with a great sized storage space at the front.

There is a factoring fee payable to Ross & Liddell for the upkeep of the communal areas and the cost is approximately £10.00 per month.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

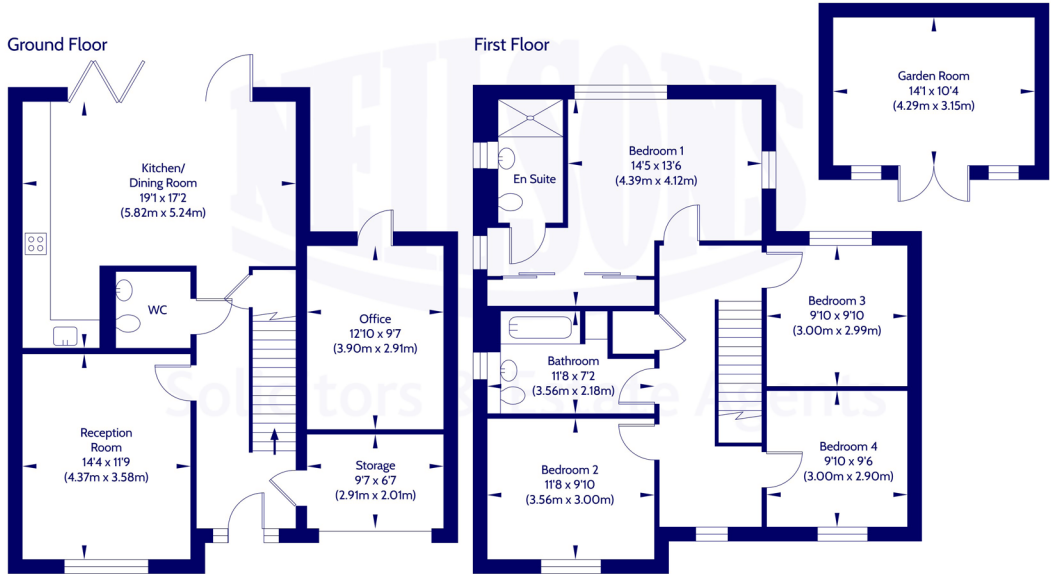
Surrounded by open countryside, this thriving village enjoys good local amenities, with more extensive shopping available in the neighbouring towns of Dalkeith, Lasswade and Bonnyrigg. Many pleasant walks can be enjoyed in the surrounding area including the Roslin Glen Country Park, which takes in the 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. Internal Area 130.88 Sq M / 1409 Sq Ft.

Not to scale. For identification only.

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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.



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