

COULTERS[©]

6 SHIEL HALL LOAN

ROSEWELL, MIDLOTHIAN, EH24 9DG

 4 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

An immaculately presented four bedroom, detached family home situated within a popular development in the Midlothian village of Rosewell. Built in 2022, this modern home offers spacious and extremely stylish accommodation over two levels, as well as a landscaped rear garden, driveway and garage.

On the ground floor there is a sitting room and large open plan kitchen/dining room flooded with natural light by the floor to ceiling bi-fold doors which extend to almost the full width of the room, offering flexibility for indoor-outdoor living. The kitchen itself has a sleek design with integrated appliances that include an induction hob, dishwasher, double oven and fridge freezer. Off the entrance hall there is a handy WC, storage cupboard and access to the garage.

Upstairs, there are four good sized double bedrooms, with the principal bedroom also having an en suite shower room and built-in wardrobes. A family bathroom with three piece suite and overhead shower serves the remaining bedrooms.

KEY FEATURES

-  Immaculately presented detached house.
-  Four double bedrooms, one with en suite.
-  Landscaped south facing rear garden.
-  Integrated garage and driveway.
-  Quiet residential street in a new build estate.
-  Close to Roslin Glen Country Park.



Gas central heating and double glazed windows are fitted within the property.

Externally, there is a fantastic, south facing, level and fully enclosed garden. Two decks have been added, a large deck just off the back of the house and the other with an attractive pergola.

Parking for two cars is available on the driveway and there is a single garage with up and over door.





THE LOCAL AREA

Surrounded by beautiful countryside, Rosewell, is a popular Midlothian village located between Roslin and Bonnyrigg and just 10 miles from Edinburgh. This small but growing village has an excellent community with two primary schools, community centre and multiple sports clubs including tennis and football.

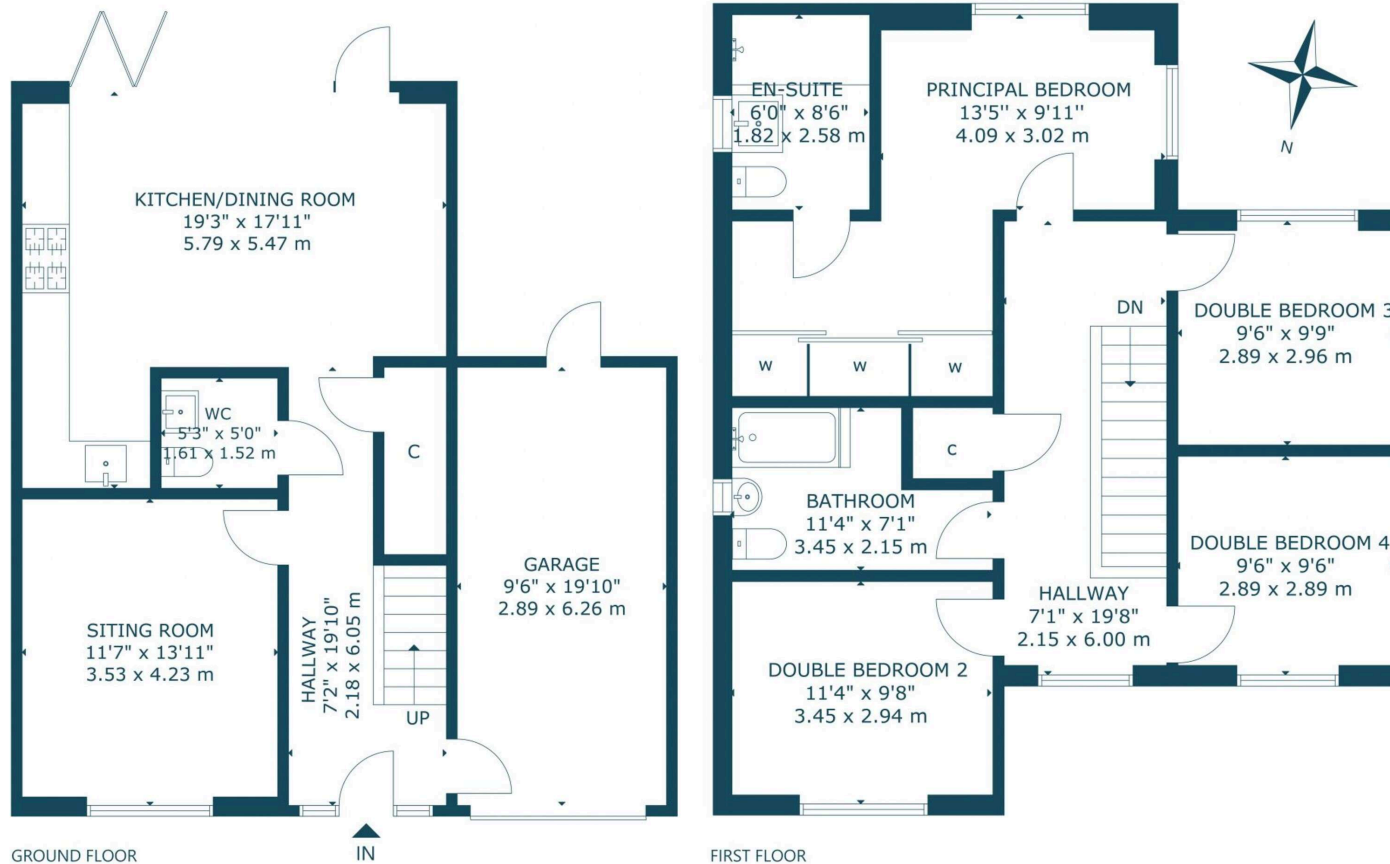
The town of Bonnyrigg, located very nearby, has a good selection of supermarkets, shops and pharmacy. There is a library and a leisure centre with a swimming pool, providing both indoor and outdoor activities. Rosewell is in the catchment area for Lasswade High School which is less than a ten minute drive from the property. Quick and easy access to the city bypass and other main arterial routes make this an ideal location for the city centre, airport and the Borders towns.

EXTRAS

All blinds, curtains, light fittings, fitted flooring and white goods are included in the sale price.

The factor for the development is Ross & Liddell and the annual service charges are approximately £200.





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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,421 SQ FT / 132 SQ M
 GARAGE 188 SQ FT / 17 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.