



12 Shiel Hall Grove, Rosewell, Midlothian, EH24 9EX

Tastefully Presented, Three-Bedroom, Semi-Detached Home with Gardens & Driveway

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Property Description

Light and tastefully presented, three-bedroom, semi-detached house, with gardens and a driveway. Set in a highly popular residential development located in Rosewell, Midlothian.

Comprises an entrance hall, an open-plan living/dining room and kitchen, three double bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

Highlights include a fully integrated kitchen, stylish bathroom suites, quality flooring and bi-fold patio doors leading to the garden. In addition, there is HIVE gas central heating, double glazing, and good storage including a garden store and a loft.

Externally, the property benefits from a front lawn and a monoblock driveway continuing to the side; and a generous southerly-facing rear garden with a lawn and wood-decked patios.

The development also includes unrestricted street parking, visitors' parking bays, and well-maintained grounds including a children's play park.

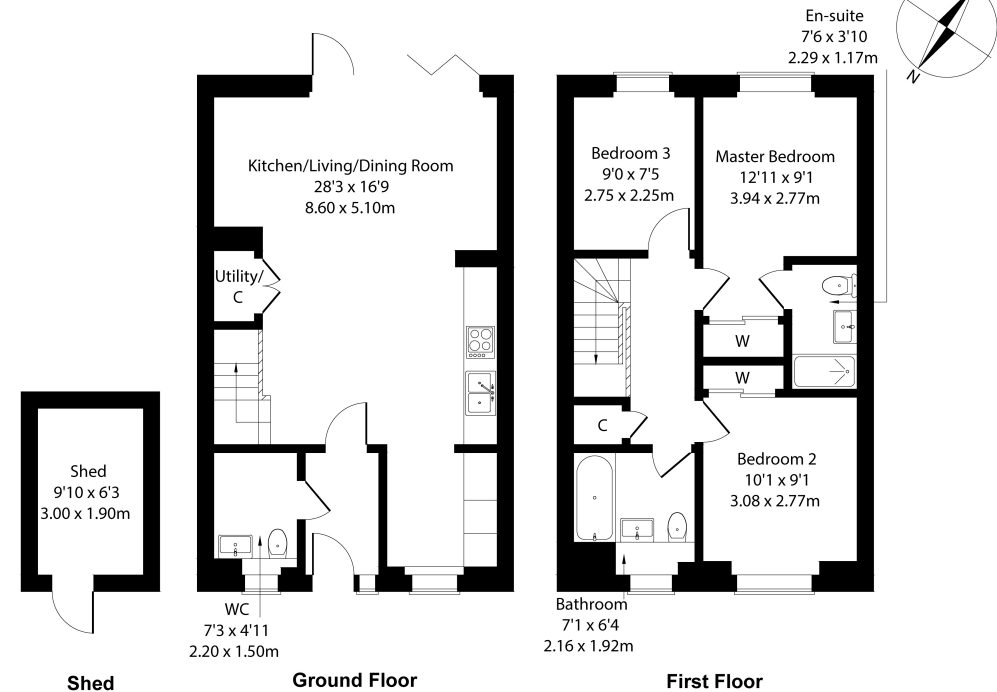
A welcoming entrance offers space for outerwear and affords access to a convenient WC, and an exceptionally spacious open-plan living/dining room and kitchen, with stunning bi-fold doors leading to the southerly-facing garden, enjoying plentiful natural light. Features include quality flooring throughout, with light pendant lights for the lounge and dining area, spotlights for the kitchen, and a utility cupboard housing the washing machine. The stylish kitchen is fitted with modern units, wood effect worktops with matching upstands and a sink with a drainer, with integrated appliances including a double oven, a gas hob, a fridge/freezer and a dishwasher.

On the upper floor, set to the rear, overlooking the garden, the master bedroom features carpeted flooring, a central light fitting, a built-in wardrobe and a modern en-suite shower room with a rainfall showerhead. Two further carpeted bedrooms are set to opposite aspects, with bedroom two featuring a built-in wardrobe with mirror sliding doors. Completing the accommodation, the family bathroom is fitted with a modern three-piece suite including a rainfall showerhead over the bath, and tiled splash walls and flooring.

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Approximate Gross Internal Area: (1012 sq ft - 94 sq m.)



Legal Disclaimer: Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

The village of Rosewell enjoys a rural setting with its own primary schools, public house, bowling club, and community services. Popular with commuters, and with ready access to the Edinburgh city bypass, it also benefits from a regular bus service connecting to the city centre. Secondary schooling and further shopping amenities are available in nearby Penicuik and Bonnyrigg, with an excellent

retail park at Straiton offering an extensive range of high-street shopping, including Sainsbury's, ASDA, Boots, IKEA, Costco, and an M&S Simply Food outlet. The immediate area around Rosewell offers a variety of lovely walks, bridle paths, and stables whilst the popular woodlands of Roslin Glen Country Park are within close reach.





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