



## 2 Shiel Hall Way, Rosewell, Midlothian, EH24 9DF

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

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# Property Description

Light and beautifully presented, three-bedroom, semi-detached home, with gardens and a driveway. Set in a highly growing 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.

A stylish modern home finished with contemporary fittings and light tasteful decor - ready-to-move-in.

Highlights include a fully integrated kitchen, modern bathroom suites, quality flooring, dual-zone gas central heating and double glazing. In addition, there are bi-fold patio doors to the garden, multiple TV points, and good storage provisions including a loft.

Externally, benefits include paving to the front with a monoblock driveway to the side; and a generous enclosed rear garden featuring a lawn, a store shed and wood-decked patios. The development includes unrestricted street parking, visitors' parking bays, and well-maintained grounds including a 'village green' with a children's play park.

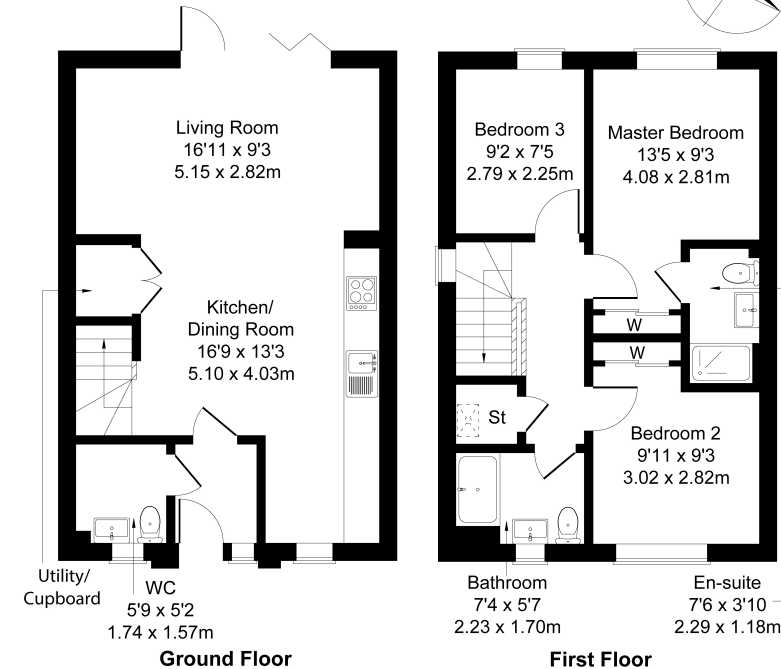
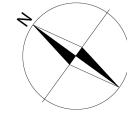
A welcoming reception hall offers cloak space for outwear and gives access to the public room and to the WC with a two-piece suite. Quality LVT flooring continues from the hall into the dining and kitchen space, featuring pendant light fittings and an under-stair built-in utility/store cupboard with good storage and space for a freestanding appliance. The stylish kitchen includes modern units, stone-effect worktops with matching upstands, a sink with a drainer; and an integrated dishwasher, fridge/freezer, oven, microwave/grill and electric hob. The lounge area has carpeted flooring, a wall-mount TV point, and good natural light from bi-fold doors opening to the rear garden.

On the first floor, a master bedroom is set to the rear and includes built-in wardrobes, carpeted flooring, a wall-mount TV point, and a modern en-suite with an integrated cubicle. Bedroom two is set to the front and also features a built-in mirrored wardrobe; whilst a further flexible third bedroom has carpeted flooring and overlooks the rear garden. Completing the accommodation, set to the front, a bright family bathroom is fitted with a stylish three-piece suite, a mains shower over the bath, tiled splash walls, and a ladder-style radiator.



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Approximate Gross Internal Area: (893 sq ft - 83 sq m.)



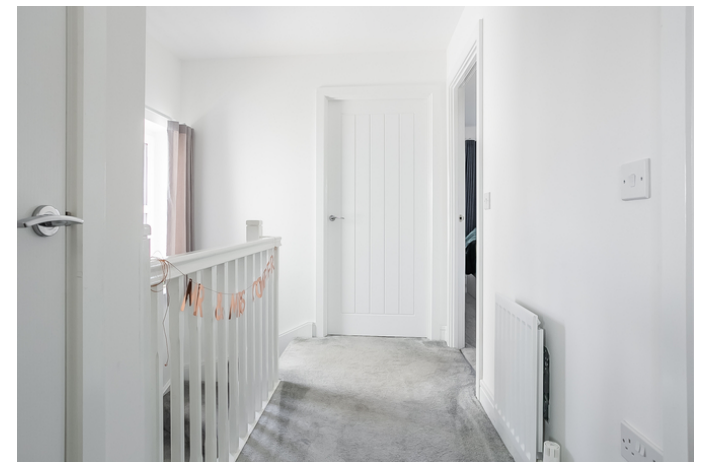
Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Rosewell Village enjoys a rural setting with its own primary schools, a public house, a 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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0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

### Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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