



3 Shiel Hall Medway, Rosewell, Midlothian, EH24 9EW

Tastefully Presented & Spacious, Modern, Four Bedroom, Detached House

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Property Description

Tastefully presented and spacious, modern, four-bedroom, detached family home, with gardens and a single garage. Located in a popular, factored development, in a residential area of the desirable Midlothian village of Rosewell. Comprises an entrance hall, living room, dining/kitchen, four bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

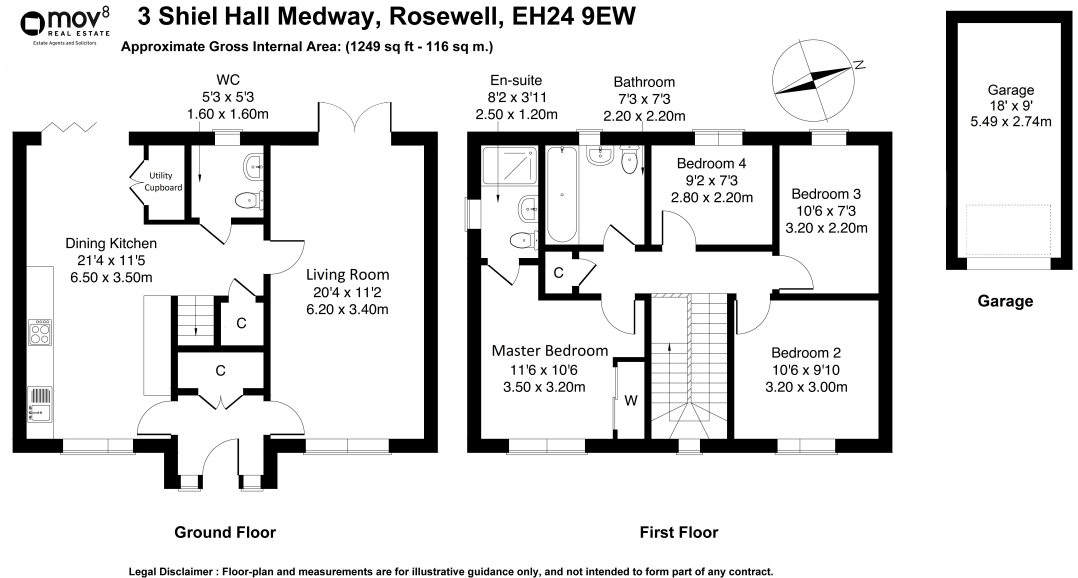
Highlights include a stylish, fitted kitchen, contemporary flooring and lighting, gas central heating, double glazing and good integrated storage.

Externally, there are lawns to the front, and a multi-vehicle driveway continuing to the side whilst, to the rear, a large, enclosed garden comprises a decked patio and a lawn. This sought-after development enjoys easy access to good schooling and excellent commuting links.

A bright entrance hall, with storage, leads into a spacious, dual-aspect living room, with access to the garden, via French doors. Finished with light, neutral decor and modern, wood-effect flooring, the tastefully presented reception room provides ample space for freestanding lounge furniture and leads, conveniently into a dining kitchen, with a utility cupboard and a WC.

Spacious and contemporary, the kitchen is fitted with stylish, high-spec units and worktops, an integrated oven, a microwave, a gas hob, a concealed extractor fan, a plate warmer, a fridge/freezer and a dishwasher, whilst the utility cupboard houses a washing machine and provides space for further appliances. A generous dining area is set in front of bi-folding doors, which open onto a decked patio in the rear garden.

Upstairs, the home's four bedrooms are tastefully presented and carpeted for comfort. The front-facing master bedroom benefits from integrated wardrobe storage and a modern, en-suite shower room. Also set to the front, the second, double bedroom is equally, well-proportioned, whilst two good-sized, single bedrooms enjoy rear garden views. Completing the home, a family bathroom comprises a three-piece suite, a rainfall shower-over-bath, tiled splash walls and flooring.



Area Description

Rosewell Village 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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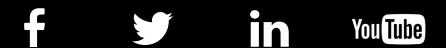
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