



**Plot 139, The Hamilton at Hawthornden, 71 Shiel Hall Circle, Rosewell, Midlothian, EH24 9DE**

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

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# Property Description

Immaculately presented, ready-to-move-in, three-bedroom, new-build, 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.

The Hamilton at Hawthornden is part of an exclusive development, offering versatile rooms spread over two floors, allowing flexibility to create a home that fits your current family lifestyle.

A stylish modern home finished with contemporary fittings and light tasteful decor, including an integrated kitchen, modern bathroom suites, quality flooring, dual-zone gas central heating and double glazing.

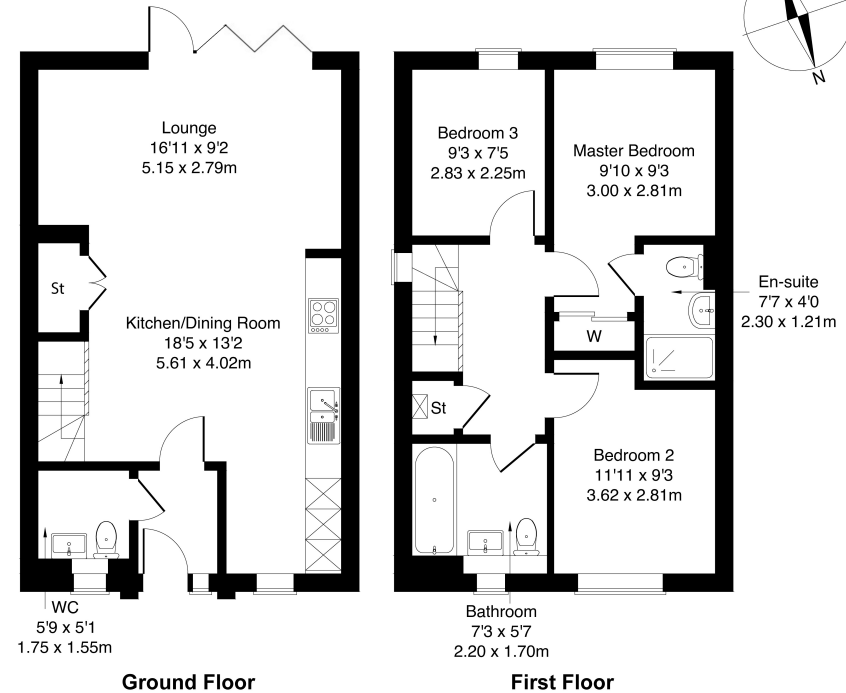
Externally, there is a lawn space to the front with a monoblock driveway continuing to the side; whilst a generous south-facing rear garden features a lawn and a wood-decked patio. The development also includes unrestricted street parking, visitors' parking bays, and well-maintained grounds including a children's play park.

A welcoming entrance hall affords access to a convenient WC, and opens into an exceptionally spacious open-plan living/dining room and kitchen, offering a flexible space for family entertaining, whilst complemented by large bi-fold doors accessing the southerly-facing rear garden. A stylish fully integrated designer kitchen is fitted with modern units, wood effect worktops with matching upstands and a sink with drainer; with appliances including an eye-level oven and microwave, a hob with an extractor hood, a fridge/freezer and a dishwasher.

On the upper floor, the master bedroom offers a generous room, finished with carpeted flooring, light decor, and a modern en-suite shower room with tiled splash walls and flooring, with the option of a built-in wardrobe. Whilst two further bedrooms are set to opposite aspects, similarly well-finished with carpeted flooring and light decor. Completing the accommodation, the bathroom offers a modern three-piece suite including a shower over the bath, and tiled splash walls and flooring.

Materials within the advert have been supplied by Avant Homes.

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**71 Shiel Hall Circle, Rosewell EH24 9DE**  
Approximate Gross Internal Area: (950 sq ft - 88 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, 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.



