

# 8 SHIEL HALL CRESCENT

Rosewell, Midlothian, EH24 9DD



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WELCOME TO  
8 SHIEL HALL CRESCENT

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Welcome to a modern four-bedroom detached house which is of an exceptionally high standard, offering beautiful interiors, space, and versatility, as well as generous private parking, a family-friendly garden, and an idyllic lifestyle in the picturesque village of Rosewell.

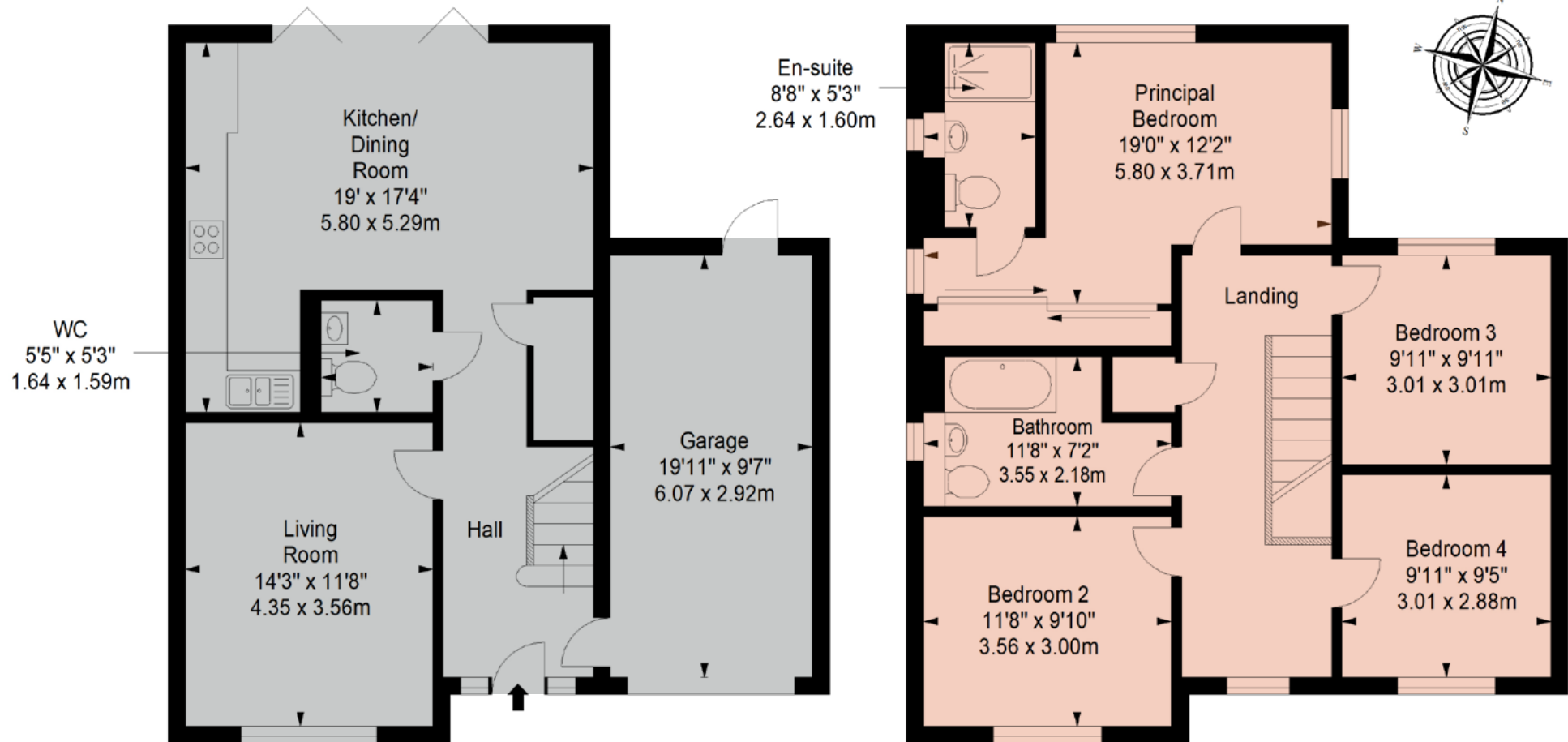
**PROPERTY NAME**  
8 Shiel Hall Crescent

**LOCATION**  
Rosewell, Midlothian, EH24 9DD

**APPROXIMATE TOTAL AREA:**  
149.4 sq. metres (1608.2 sq. feet)

Ground Floor -  First Floor -

The floorplan is for illustrative purposes. All sizes are approximate.







Forming part of an exclusive development, this four-bedroom three-washroom detached house is an outstanding family home that meets all the requirements of modern living. It is presented in move-in condition, enjoying attractive styling and high-end fixtures and fittings, including an ultra-modern kitchen and dining room. This south-facing home also offers lots of interior and external space as well. Plus, it has a highly desirable location set on the rural fringes of Rosewell village, in easy reach of the surrounding countryside and the Pentland Hills. Local amenities and well-regarded schools are close by too, and Edinburgh city centre can be reached in just 30 minutes by car. It is a wonderful locale for raising a family.

# MODERN

*FAMILY-FRIENDLY, FOUR-BEDROOM DETACHED HOUSE*

## GENERAL FEATURES

- Executive detached house in move-in condition
- Part of an exclusive contemporary development
- Set on the rural fringes of idyllic Rosewell village
- Beautiful interiors finished to high standards
- EPC Rating - C

## ACCOMMODATION FEATURES

- Naturally-lit hall with a utility cupboard and a WC
- Spacious living room with a south-facing aspect
- Statement kitchen and open-plan dining room
- Bright landing with airing cupboard and attic access
- Triple-aspect principal suite with built-in wardrobe
- Three additional bright and airy double bedrooms
- Stylish en-suite shower room with a 3pc suite
- 3pc family bathroom with overhead rainfall shower
- Hive gas central heating and double-glazed windows

## EXTERNAL FEATURES

- Well-maintained front garden with a neat lawn
- Enclosed rear garden that is beautifully landscaped
- Monoblock double driveway and integral garage





*A BEAUTIFUL EXECUTIVE*

# FAMILY HOME

The home has a lovely façade and a well-maintained front garden. Inside, an immaculate hall provides a sneak peek at what to expect, as well as the convenience of a utility cupboard and a chic WC.



# LIVING ROOM

*WHERE ELEGANCE AND COMFORT MEET*

Enjoying elegant décor and soft carpeting, the living room has an understated aesthetic that will appeal to new buyers. It is comfortable and spacious, and brightly illuminated by south-facing windows. It is a charming reception area that is well suited to unwinding and socialising.







# STATEMENT KITCHEN

*AND OPEN-PLAN DINING ROOM*

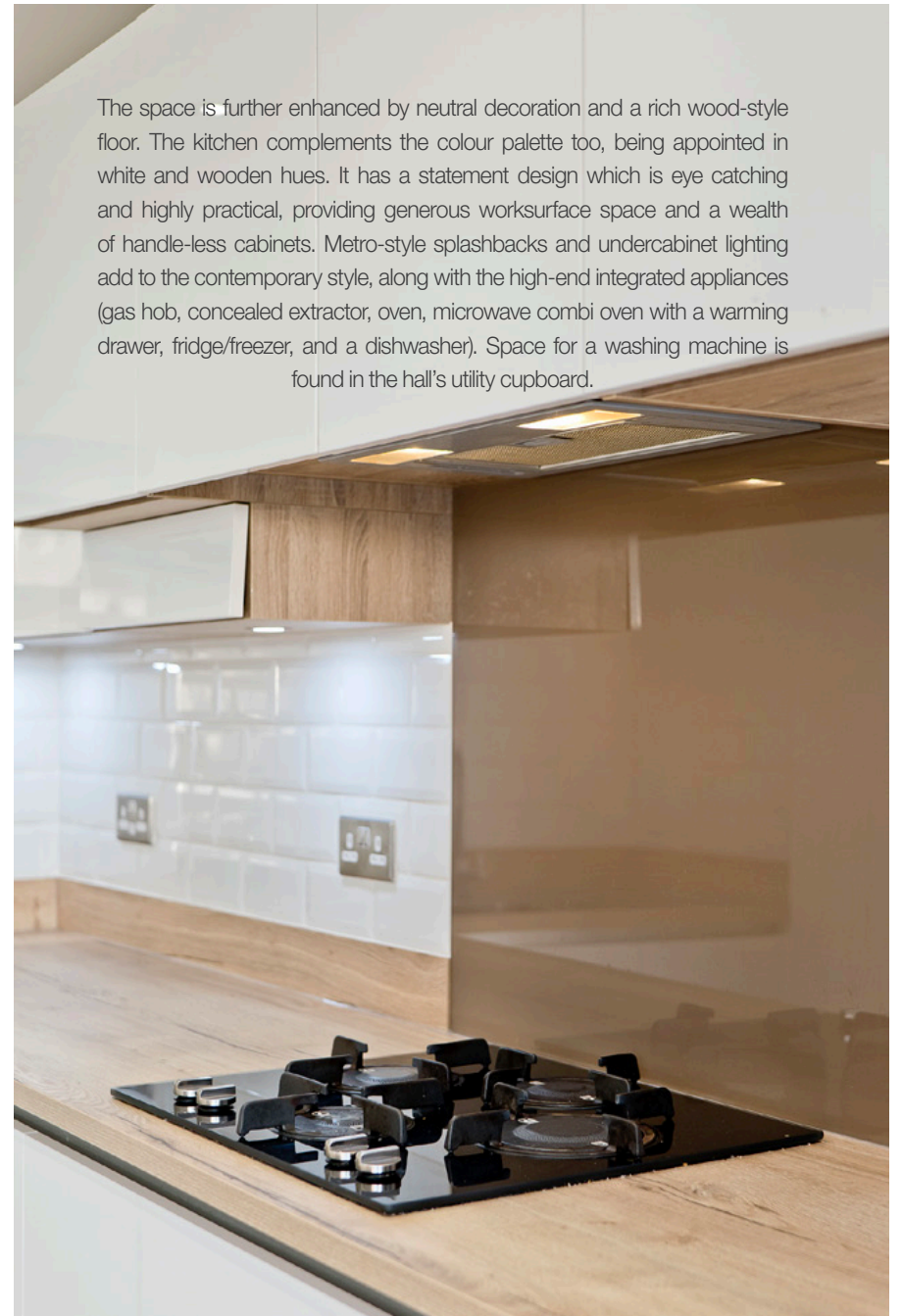


## THE HEART OF THIS PROPERTY

Openly flowing from the hall, the kitchen/dining room is the heart of this property. This open-plan space has expansive dimensions with enough room to accommodate a large table and chairs, as well as comfortable sofas. It is also backed by bi-folding doors, equipped with bespoke remote-controlled blinds by Hillarys. Opening out to a timber deck, it creates a seamless connection to the rear garden.







The space is further enhanced by neutral decoration and a rich wood-style floor. The kitchen complements the colour palette too, being appointed in white and wooden hues. It has a statement design which is eye catching and highly practical, providing generous worksurface space and a wealth of handle-less cabinets. Metro-style splashbacks and undercabinet lighting add to the contemporary style, along with the high-end integrated appliances (gas hob, concealed extractor, oven, microwave combi oven with a warming drawer, fridge/freezer, and a dishwasher). Space for a washing machine is found in the hall's utility cupboard.



# SPACE, STYLE

## AND VERSATILITY

On the first floor, a bright landing brings extra sunshine into the home, whilst also providing an airing cupboard and attic access for further storage. The four double bedrooms extend off the landing, with the principal suite clearly standing out.

This bedroom boasts triple-aspect windows and a spacious footprint. It also has a built-in wardrobe and a stylish en-suite shower room, fitted with digital temperature control, a towel radiator, a hidden-cistern toilet, a floating washbasin with storage below, and a double-walk-in shower enclosure with a rainfall showerhead. The three remaining bedrooms are all bright and airy, and (like the principal suite) they are all attractively decorated and laid with plush carpets for comfort.









# CONTEMPORARY

WASHROOMS FINISHED TO HIGH STANDARDS



Like the WC and en-suite, the family bathroom is finished to high standards. It pairs premium tile work alongside a neutral backdrop, coming equipped with a quality three-piece suite. It features a ladder-style towel radiator, a hidden-cistern toilet, a floating washbasin, a recess for shelving, and a double-ended bathtub with an overhead rainfall shower. For year-round comfort, the property has double glazing and gas central heating, including a combi boiler and a Hive smart thermostat.







# GARDEN & PARKING





## *A LARGE GARDEN PERFECT FOR FAMILIES*

In addition to the front garden, this property has a large rear garden, which is fully enclosed for the safety of families. It is beautifully landscaped too, incorporating a long patio for summer dining, a timber deck for relaxing in the sun, and a swathe of lawn, backed by dedicated planting beds. To the front, ample private parking is also provided by a monoblock double driveway and an integral single garage, which has useful access to the hall and back garden.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

Factor: Ross & Liddell factors the development at a yearly fee of approximately £100 (excluding building insurance).



# SET ON THE RURAL FRINGES OF IDYLIC ROSEWELL VILLAGE

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# ROSEWELL

MIDLOTHIAN

Rosewell offers an idyllic village lifestyle in a rural setting, whilst being well placed for easy commuting to both Edinburgh (less than 10 miles away) and the Borders. Surrounded by open countryside at the foot of the Pentland Hills, this thriving village enjoys good local amenities, with more extensive shopping available in the neighbouring towns of Dalkeith, Lasswade and Bonnyrigg. Many pleasant walks can be enjoyed in the surrounding area including the Roslin Glen Country Park, which takes in the sights of the historic Rosslyn chapel, and the Penicuik-Dalkeith cycle path. Indoor leisure pursuits can be found at The Lasswade Centre in Bonnyrigg, which offers a swimming pool with a hydrotherapy suite, a state-of-the-art gym, and a programme of fitness classes, or for the golf enthusiast, Whitehill House Golf Course and Glencorse Golf Course are just a short drive away. Nursery and primary schooling is provided locally at Rosewell Primary School, followed by secondary education at award-winning Lasswade High School Centre. The City Bypass is within easy reach, providing access to the M8/M9 motorway networks and Edinburgh International Airport. The village is also served by regular bus links to and from the city centre via neighbouring towns and villages.







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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.