



Estate Agents and Solicitors

## Avant Homes, Hawthornden, 2 Shiel Hall Row, Rosewell, Midlothian, EH24 9EY

Three-Bedroom, New-Build, Semi-Detached House, with Gardens, a Driveway and a Garage

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# Property Description

Immaculately presented, ready-to-move-in, three-bedroom, new-build, semi-detached house, with gardens, a garage and a driveway. Set in a highly popular residential development located in Rosewell, Midlothian.

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

2 Shiel Hall Row 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.

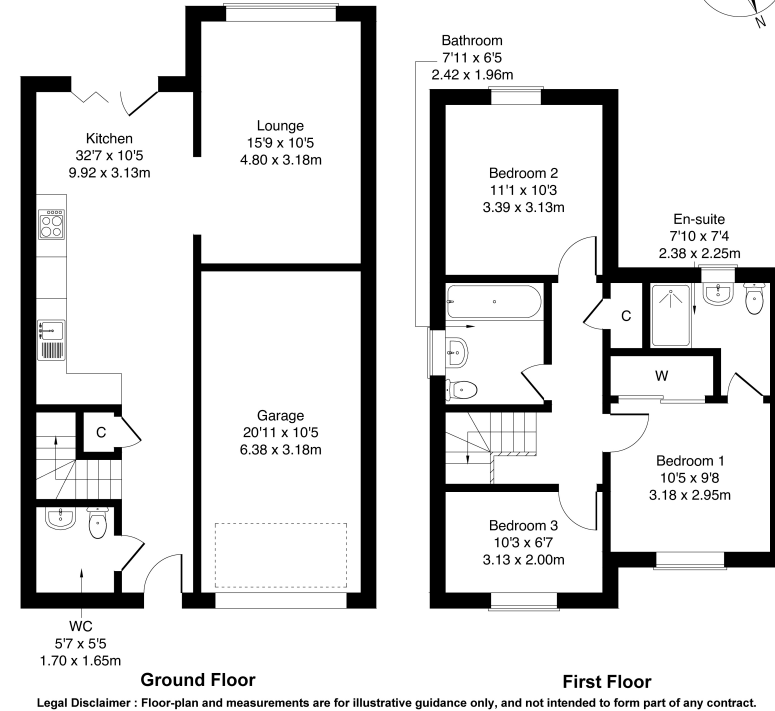
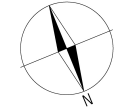
Externally, there is a lawn space to the front with a monoblock driveway; whilst a generous rear garden features a lawn and a wood-decked patio. The development also includes unrestricted street parking, visitors' parking bays, and well-maintained grounds including a children's play park.

A welcoming entrance hall affords access to a convenient WC, and opens into an exceptionally spacious open-plan dining room and kitchen, offering a flexible space for family entertaining, whilst complemented by large bi-fold doors accessing the 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. The kitchen flows openly into a living room providing further family living space.

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



**2 Shiel Hall Row, Rosewell**  
Approximate Gross Internal Area: (1254 sq ft - 117 sq m.)



# Area Description

Located in the village of Rosewell, Hawthornden offers a range of 3 & 4 bedroom new homes, whilst enjoying a modern development in a rural and picturesque setting. 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 and a railway station at Eskbank. The town has all the expected amenities, as well as a public house, bowling club, community services, primary schooling and further shopping

and secondary schooling 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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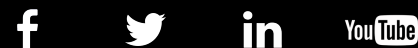
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