



## 18 Shiel Hall Crescent, Rosewell, Midlothian, EH24 9DD

Impressively Presented and Spacious, Four-Bedroom, Detached Family Home

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# Property Description

Impressively presented and spacious, four-bedroom, detached family home, with a double garage, driveway and gardens. Set in a quiet, residential development in the sought-after Midlothian village of Rosewell.

Comprises an entrance hallway, living room, sitting/dining room, kitchen, four bedrooms, two en-suite shower rooms, a family bathroom, and a ground-floor WC.

Highlights include a high-spec kitchen with appliances, stylish bathroom suites and contemporary flooring. In addition, there is double glazing, gas central heating, Hive smart thermostats and a wood-burning stove.

Extensive plot with well-tended landscaped gardens incorporating a mix of established plants and lawns. Enclosed rear garden benefits from afternoon and evening light, incorporating two paved patios and a decking area.

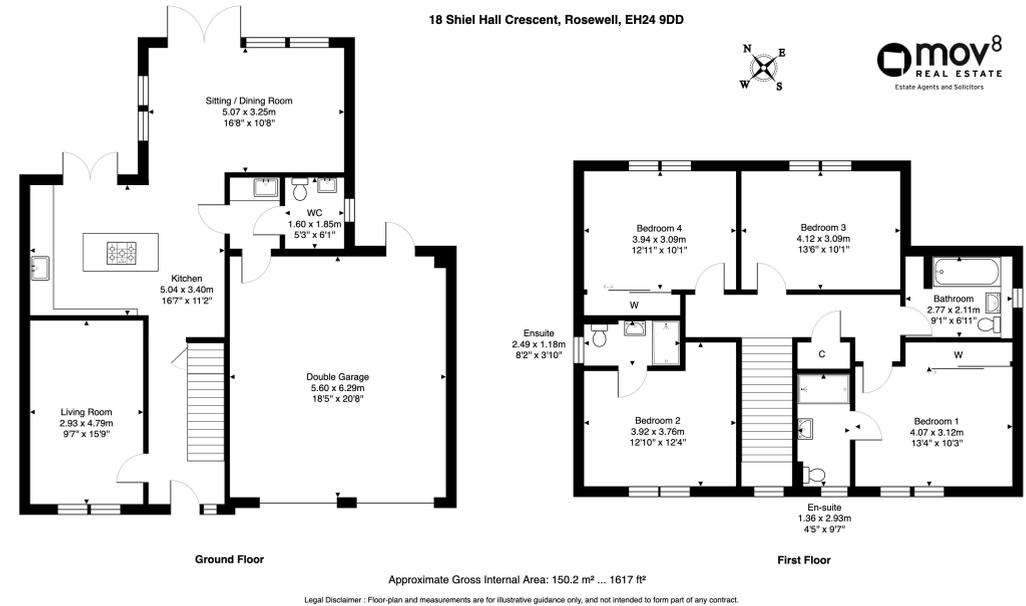
Set to the front, a double garage, accessed by a monobloc driveway, includes an Andersen EV charger.

This rarely available family home is positioned in a sought-after area, with good schooling and excellent commuting links.

A welcoming entrance hall, finished with light, neutral decor and modern, wood-effect Kamdean flooring leads into a living room on the left. Setting the tone for the rest of the property, the reception room is bright, spacious and tastefully presented. Next door, a high-tech, streamlined kitchen accommodates casual dining with a central island and opens onto the garden, via French doors. The kitchen boasts silestone worktops with both under-cabinet and worktop lighting, whilst integrated appliances include an oven, a combi oven and microwave, a five-burner gas hob, a fridge/freezer and a dishwasher. A washing machine is housed in an adjoining utility room, with access to a WC and garage. Openly accessed from the kitchen, a versatile, dual-aspect room features a Hwam 3120 wood-burning stove and opens onto the garden decking, via bi-folding doors. Ample space is available for freestanding lounge furniture as well as a dining table and chairs, if desired.

Upstairs, four flexible double bedrooms continue the generous proportions and tasteful presentation of the living space, with two benefiting from integrated wardrobe storage and two enjoying en-suite shower rooms.

Completing the accommodation, a family bathroom comprises a three-piece suite, a chrome, ladder-style radiator and tiled splash walls.



# 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 an updated regular bus service connecting to the city centre, operating seven days a week (Service 31). 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. Factor Fee: Ross & Liddell - approx £10 a month





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