



32 Shiel Hall Crescent
Rosewell
EH24 9DD

32 Shiel Hall Crescent Rosewell

 4  1  2 **EPC**
4 1 2 B

Well presented four bedroom Avant built family home in this popular development in the Midlothian village of Rosewell. Upgraded during the build with around £10,000 of increased design spec. The property is within walking distance of a variety of local amenities, including primary schools and local shopping.

Briefly comprising, bright entrance hallway, living room, kitchen/dining room and downstairs w/c. To the first floor are 4 bedrooms, master En-Suite and family bathroom. The property benefits from neutral and tasteful decor and has gas central heating, double glazing, private gardens to front and rear along with integrated garage and driveway allowing for off-street parking. Views from the front bedrooms towards the Pentland Hills.

Property Features

Modern Family Living

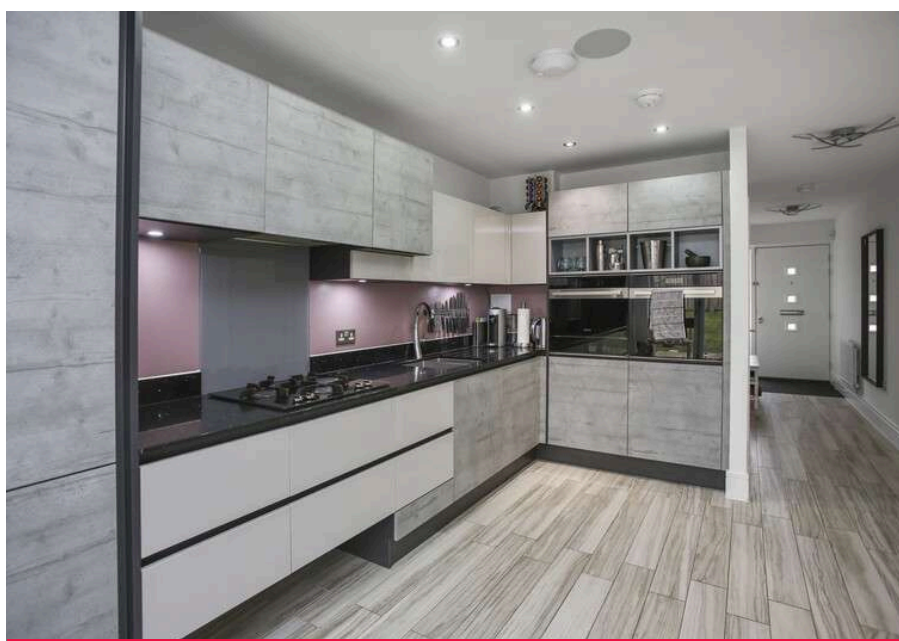
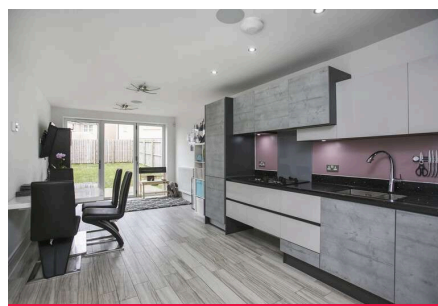
Lounge

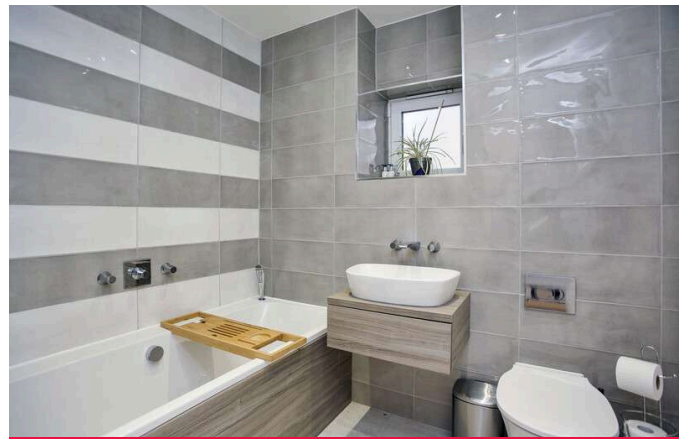
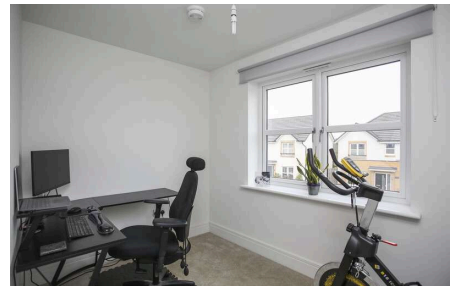
Kitchen/Dining

En-Suite Bathroom

Garage with Driveway

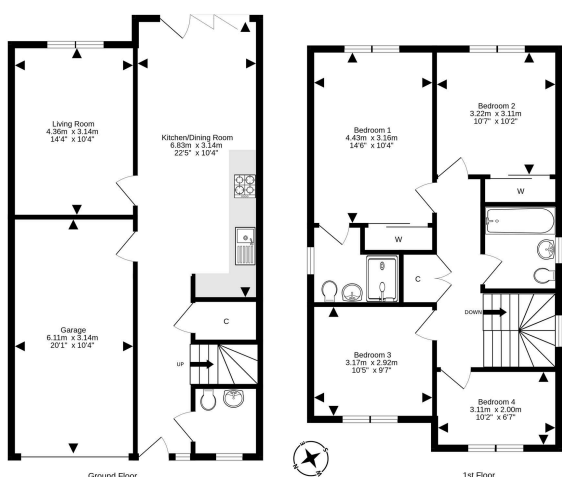
Gas Central Heating







The former mining village of Rosewell lies between Loanhead and Penicuik in Midlothian, south of Edinburgh and ideal for commuting to the city or further afield, with the city by pass only a 5 mile drive. Local amenities can be found in nearby Bonnyrigg and Loanhead, with more extensive shopping at nearby Straiton, including an Asda, Sainsburys and M&S Foodhall. With the countryside on your doorstep, there are many walking opportunities in the picturesque Roslin Glen Country Park and the Pentland Hills offer a dry ski slope, horse riding and fabulous walks. There are numerous golf courses, the nearest would be either Glencorse or Kings Acre and a 10 hole course in Whitehill House.



Extras

All floor and light fittings. Integral kitchen appliances.

AS Anderson Strathern

Find out more

0131 270 7777

andersonstrathern.co.uk/residential-property-service/

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.

Follow us on Twitter
@Residential_AS

espc

EDINBURGH

1 Rutland Street
Edinburgh
EH3 8EY
T + 44 (0)131 270 7777

GLASGOW

George House
50 George Square
Glasgow G2 1EH
T + 44 (0)141 242 6060

EAST LOTHIAN

14 Court Street
Haddington
EH41 3JA
T + 44 (0)1620 82 2127

SHETLAND

Nordhus
North Ness Business Park
ZE1 0LZ
T + 44 (0)1595 69 5262