



# 46 SHIEL HALL CIRCLE

ROSEWELL | MIDLOTHIAN



**RETTIE**





## 46 SHIEL HALL CIRCLE, ROSEWELL, MIDLOTHIAN

An immaculate and stylish detached 4-5-bedroom family home within a quiet residential area in Rosewell, enjoying a corner position with uninterrupted views and within easy commuting distance to Edinburgh and the City Bypass.

Dalkeith 5 miles,  
Penicuik 5.9 miles,  
Edinburgh 11.1 miles,  
Edinburgh Airport 13.9 miles  
(All distances are approximate).

### ACCOMMODATION

**Ground Floor:** Entrance Hall, Sitting Room, Open Plan Kitchen/Dining Room, Study/Bedroom 4, Utility Room and Cloakroom.

**First Floor:** Landing, Principal Bedroom with En Suite Shower Room and Walk in Wardrobe/Bedroom 5, Two further Double Bedrooms, Family Bathroom and a Linen Cupboard. Access to a partially floored loft?

**Garden:** Private front and rear garden. The rear garden has a large, decked area and is laid with Astro turf.

**Garage:** Detached double garage, with electricity.





### SITUATION

The local village of Rosewell offers an ideal semi-rural lifestyle in close proximity to Edinburgh and the open countryside. With a local shop and two primary schools Rosewell is perfect for quiet family life. The nearby town of Bonnyrigg provides a wider range of shopping and Eskbank beyond, on the outskirts of Dalkeith, is a large 24-hour Tesco Store. Straiton Retail Park is also nearby and offers a range of retail opportunities including an IKEA and Costco. Shiel Hall Circle is very accessible to Edinburgh and the Airport via the city By-Pass, and the motorway links north and south. Within the area there are a number of excellent golf courses, countryside and woodland walks and two large country parks nearby. There is a racecourse at nearby Musselburgh and the beautiful villages and beaches of East Lothian are all within close proximity. Dalkeith and Vogrie offer country parks with ample walking routes and cafés and playparks, ideal for a day out with the family. Local schooling is provided at Rosewell Primary and St Matthews RC, and Lasswade High School and St David's RC. Further schooling is available at Loretto in Musselburgh, and a selection of additional private schools in Edinburgh.

### DESCRIPTION

46 Shiel Hall Circle commands a premium position on a corner plot, overlooking the town of Rosewell. The house is approached by a shared road that arrives to a private driveway and ample parking in front of the double garage.

The house sits proudly on its corner plot featuring a brick façade under a slate roof and benefits from double glazing throughout. The current owners have spent a lot of time and money decorating the house internally and landscaping the garden to a very high standard, making it ideal for modern family living.

From the driveway a paved path leads to the front door which opens to a welcoming entrance hall, giving access to the principal rooms on the ground floor, featuring beautiful engineered wood flooring throughout. The hall opens to a stunning open plan kitchen/dining room, which is bathed in natural light from the floor to ceiling windows and double doors that open out to a large, decked area with views over the rear garden. The kitchen features wall and base mounted units with marble effect worksurfaces and a central island with a breakfast bar. Appliances include, a Rangemaster oven with 5 ring gas hob above, dishwasher, wine fridge and space for American style fridge/freezer, with a pantry cupboard off the kitchen.

The sitting room has a dual aspect and is beautifully decorated featuring a large media wall with built in alcove shelving and a window seat with storage below. Across the hall is a study/bedroom 4 and a utility room which is plumbed for a washing machine and tumble dryer, with a door opening to a cloakroom, with wc and basin.



From the hall stairs alight to the first-floor landing, giving access to the principal bedroom with en suite shower room and walk in wardrobe/bedroom 5, two further double bedrooms, family bathroom and a linen cupboard. The principal bedroom is a generous size with views over the front garden, with a walk-in wardrobe and en suite shower room, with shower, wc and basin. Across the hall are two further double bedrooms one which features built in wardrobes. The family bathroom has a bath with shower over, wc and basin. Completing the accommodation on the first floor is a linen cupboard which houses the gas boiler and access to a partially floored loft via Ramsay ladder from the landing.

#### GARDEN

The gardens at 46 Shiel Hall Circle consist of a front and rear garden, the front garden is laid to lawn. The rear garden features a large decked area which is the perfect spot for alfresco dining, the remaining garden is partially paved and laid with Astro turf with a flowerbed border to the rear of the garden, that is planted with specimen trees.

#### GARAGE

To the side of the house is a detached double garage which has electric doors and lighting. There is ample space for multiple cars to park in front and along the private driveway.

#### GENERAL REMARKS AND INFORMATION

##### Fixtures and Fittings:

Only items specifically mentioned in the Particulars of Sale are included in the sale price. The light fittings in the kitchen will remain, the hot tub is available by separate negotiation.

##### Services:

Mains electricity, Water, Drainage and Gas with Gas Fired Central Heating.

##### Viewing:

Strictly by appointment only with Rettie & Co. 0131 220 4160. Email: mail@rettie.co.uk.

##### Satellite Navigation:

For the benefit of those with satellite navigation the property's postcode is EH24 9DE.

##### EPC – TBC.

##### Local Authority:

Midlothian Council, 40-46 Buccleuch St, Dalkeith EH22 1DN - 0131 270 7500.  
Council Tax Band: - F

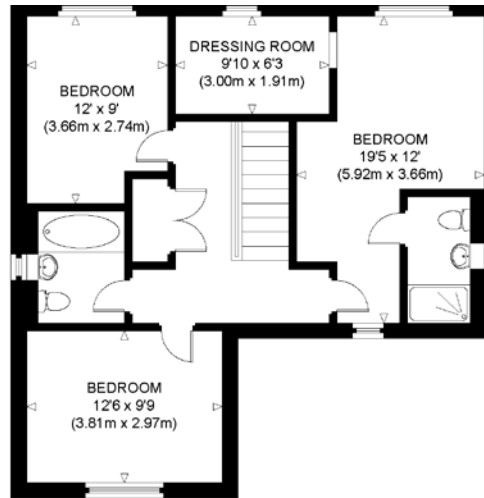
##### Entry and Vacant Possession:

Entry and vacant possession will be by mutual agreement.

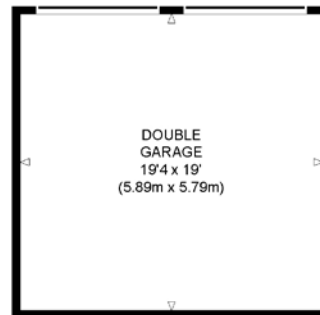




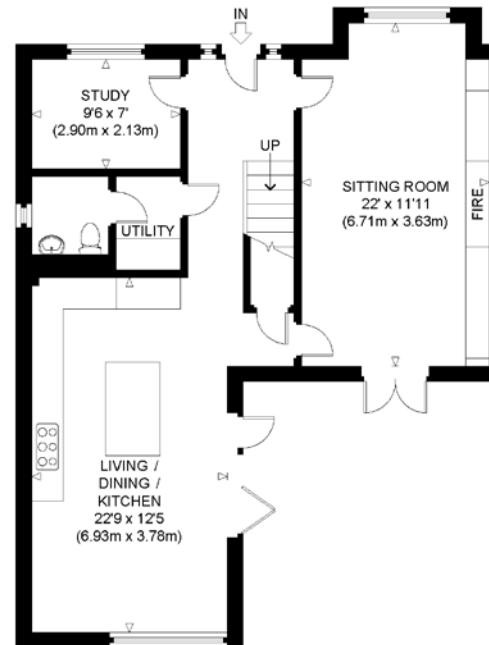




FIRST FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 689 SQ FT / 64.0 SQ M



GROUND FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 367 SQ FT / 34.1 SQ M



GROUND FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 806 SQ FT / 74.9 SQ M

SHIEL HALL CIRCLE

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1495 SQ FT / 138.9 SQ M

EXTERNAL GARAGE AREA 367 SQ FT / 34.1 SQ M  
 TOTAL COMBINED FLOOR AREA 1862 SQ FT / 173.0 SQ M

All measurements and fixtures including doors and windows  
 are approximate and should be independently verified.

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### Home Report:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

### Particulars and Plans:

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

### Offers:

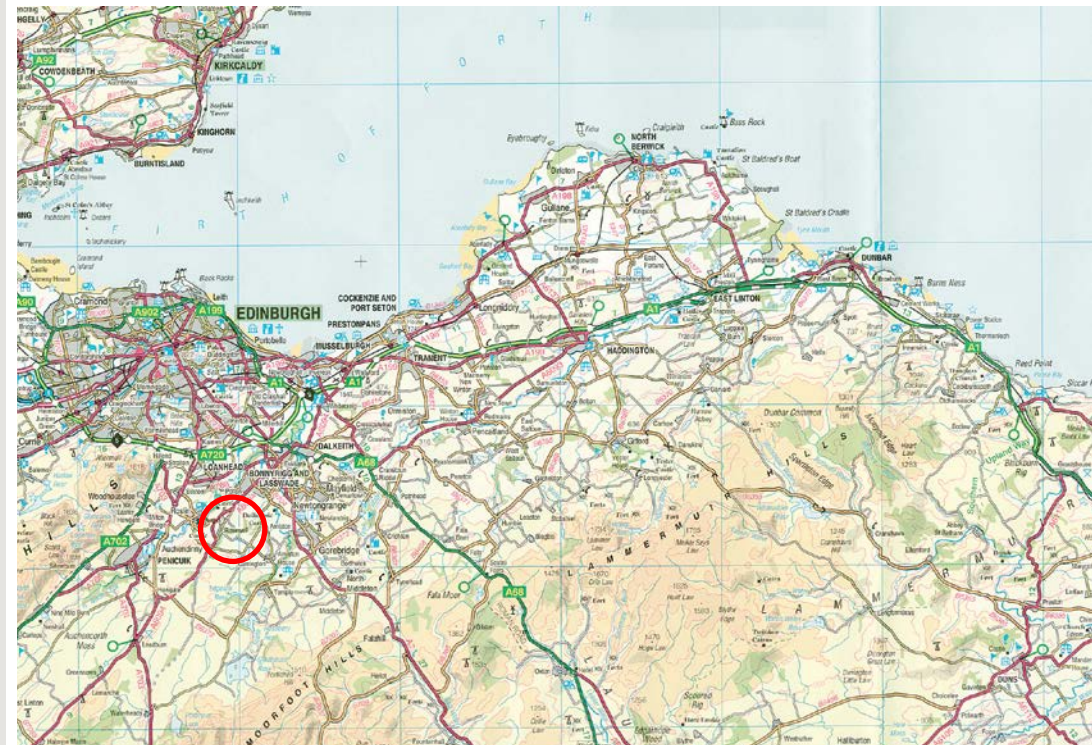
Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

### Servitude Rights, Burdens & Wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

### Important Notice:

Rettie & Co, their clients, and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice. 3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of particular importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.





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**Proof and Source of Funds/Anti Money Laundering**

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.