

Bellway at Shawfair

Edinburgh

3, 4 and 5 bedroom homes in the new
community of Shawfair

Bellway



A reputation built on solid foundations

Bellway has been building exceptional quality new homes throughout the UK for over 75 years, creating outstanding properties in desirable locations.

During this time, Bellway has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments which foster strong communities and integrate seamlessly with the local area. Each year, Bellway commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy.

Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.



Bellway abides by the New Homes Quality Code, an independent industry code established to champion quality new homes and deliver better outcomes for consumers.



Over **75**
YEARS of QUALITY
SINCE 1946



A new beginning in every sense

Welcome to our new development of eco-efficient and highly desirable 3, 4 and 5 bedroom homes all built with you and your lifestyle in mind and presented in a variety of terraced, semi-detached and detached choices.

Bellway at Shawfair is your chance to be part of an energetic, modern new

community, in a great location to the south east of Edinburgh.

In addition to superb train links to Edinburgh, Shawfair brings a wealth of opportunities for modern families, including a business park, hospital, shops, community and health centres and sports facilities. Future plans include 2 new primary schools and a secondary school.





All your shopping needs for the week ahead can be met locally, with a supermarket just a few minutes drive away in Danderhall, and a wider choice of larger stores slightly further afield. Sheriffhall Park and Ride is on your doorstep, and in nearby Dalkeith you will find GP surgeries, a dentist and a post office.

For retail therapy on a larger scale, Edinburgh's vibrant city centre is less than 10 miles by car. Princes Street has uninterrupted views of the Old Town, while the pedestrianised Multrees Walk is the definition of luxury shopping with Scotland's only Harvey Nichols.

Stroll down the quaint cobbled streets of Edinburgh's West End and savour the varied restaurants which serve cuisines from around the world. Wander along the world famous Royal Mile and its neighbourhood marvelling at the sheer variety of specialist shops. Closer to home, Fort Kinnaird, just off the A1, offers a dazzling array of shops and restaurants as well as a multiscreen cinema.



The beautiful Dalkeith Country Park is a short drive away and Portobello beach is just over 4 miles by car. Golf enthusiasts will enjoy Musselburgh Links, The Old Golf Course, believed to be the oldest course in the world, and, for a great day out, Musselburgh Racecourse is an obvious choice.

The area also has a number of schools catering for all age groups, including pre-school. Primary School's are easily reached by car, as are local High schools. The University of Edinburgh and Queen Margaret University are both close by.

Shawfair train station is nearby and provides a fast and direct route into Edinburgh Waverley Station with over 40 departures every weekday and an average journey time of 15 minutes. The City of Edinburgh Bypass is close to Shawfair and connects to local and national road networks. For domestic and international travel Edinburgh Airport is about 14 miles from your new Bellway at Shawfair home.



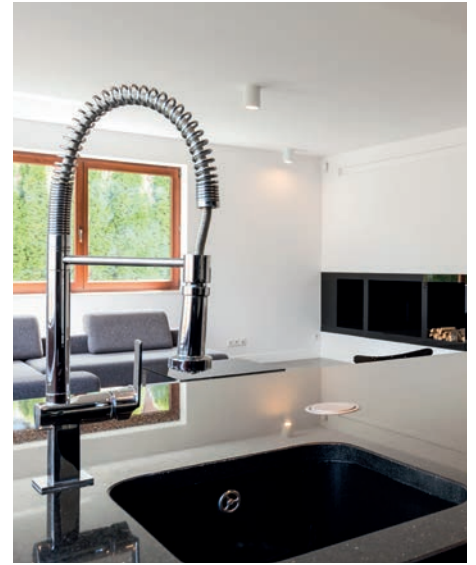
Far-reaching in its ambition and vision, Shawfair's masterplan includes landscaped green space, footpaths, cycleways and over 165 acres of community woodland.



Bellway at Shawfair has something for everyone. Our 3, 4 and 5 bedroom family homes offer a wide choice of house styles and layouts.







Make your new home
as individual as you are
Additions





Your home, your choice

Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.

Choose from our range of Additions options covering:

Kitchens:

- ~ Granite or silestone work surfaces
- ~ Integrated appliances
- ~ Built-under double oven (where applicable)
- ~ Stainless steel appliances
- ~ Fridge/freezer
- ~ Dishwasher
- ~ Wine cooler
- ~ Washing machine
- ~ Under-unit lighting

Tiling:

- ~ Full and half-height tiling
- ~ Comprehensive upgrade options

Flooring:

- ~ Choose from carpets, vinyl or ceramic

Plumbing:

- ~ Heated towel rail
- ~ Electric shower

Electrical:

- ~ Additional sockets
- ~ Additional switches
- ~ Chrome sockets
- ~ Chrome switches
- ~ Shaver socket
- ~ Recessed lighting
- ~ BT and TV points

Security:

- ~ Intruder alarms

Miscellaneous:

- ~ Landscaped gardens
- ~ Fencing to rear garden
- ~ Wardrobes
- ~ White paint finish
- ~ Glazed internal doors
- ~ Full height mirrors over tiled areas

Although we make every effort to ensure that as many Additions choices as possible are available to you, not every development offers all the range shown. Please be aware that orders can only be accepted up to certain stages of the construction process. Therefore we recommend that you consult our Sales Advisor.

Customer Care



From the first day you visit one of our sales centres to the day you move in, we aim to provide a level of service and after-sales care that is second to none.

Each home is quality checked by our site managers and sales advisors, after which we invite our customers to a pre-occupation visit. These personalised visits provide a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing high levels of customer care and building quality homes is our main priority. However, we are aware that errors do sometimes occur and where this happens

it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity.

In managing this process we have after sales support that is specifically tasked to respond to all customer enquiries.

We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home. A 10 year NHBC warranty provides further peace of mind.

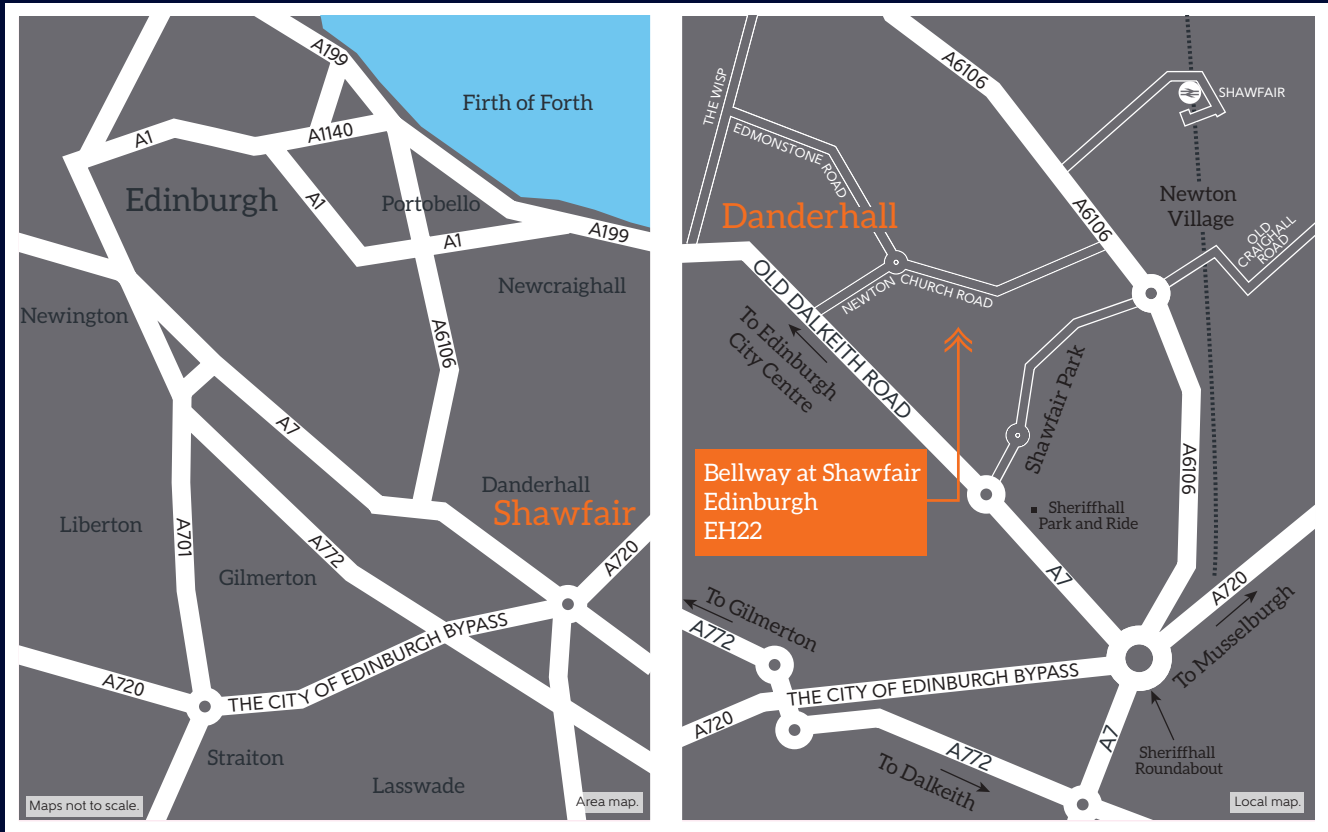
We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

Over **70**
YEARS of QUALITY
SINCE 1946

Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The identification of schools and other educational establishments is intended to demonstrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA, National Rail and, where relevant, Transport for London.

The particulars in this brochure are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

How to find us



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