



# Bellway at Shawfair

DANDERHALL

**Bellway**





## Choose a fine quality of life at Bellway at Shawfair

A beautifully designed development embracing community.

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 schools 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 Bellway at 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.

## A new beginning in every sense

A development offering a wealth of amenities and opportunities.

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, Bellway at 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.











3 Bedroom Homes

- The Kinloch**  
Plots 318, 319, 330, 331, 333, 334, 335, 352, 353, 354, 365, 366, 399, 400, 401, 402, 420, 421, 422, 439, 440, 441, 453, 454, 455, 456, 457 & 458
- The Erinvale**  
Plots 301, 369, 417, 452 & 459
- The Lytham**  
Plots 303, 304, 305, 329, 332, 350, 351, 360, 361, 364, 367, 392 & 461
- The Ferndown**  
Plot 345, 346, 347 & 348
- The Bramshaw**  
Plots 342, 343, 344 & 349

4 Bedroom Homes

- The Oakmont**  
Plots 309, 316, 322, 339, 394, 405, 442, 450, 463 & 464
- The Victoria**  
Plots 321, 397, 415, 443, 445 & 449
- The Pinehurst**  
Plots 307, 308, 313, 323, 460 & 462
- The Queenwood**  
Plots 302, 312, 317, 326, 328, 336, 357, 359, 363, 390, 398, 407, 408, 468 & 469
- The Avondale**  
Plots 340, 395, 404, 411, 416, 444 & 448
- The Muirfield**  
Plots 324, 371, 393, 410, 414, 418, 447 & 451
- The Lomond**  
Plots 305, 310, 311, 320, 327, 337, 338, 355, 356, 358, 362, 368, 391 & 467
- The Burgess**  
Plots 314, 325, 341, 370, 396, 405, 412, 413, 419 & 466

5 Bedroom Homes

- The Sunningdale**  
Plots 315, 403, 409, 446 & 465

2, 3 and 4 Bedroom Homes

- Affordable Homes**

Key to plan

- s/s Sub station
- v Visitor parking

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.



# The Burgess

FOUR BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE



A Finish Elevation

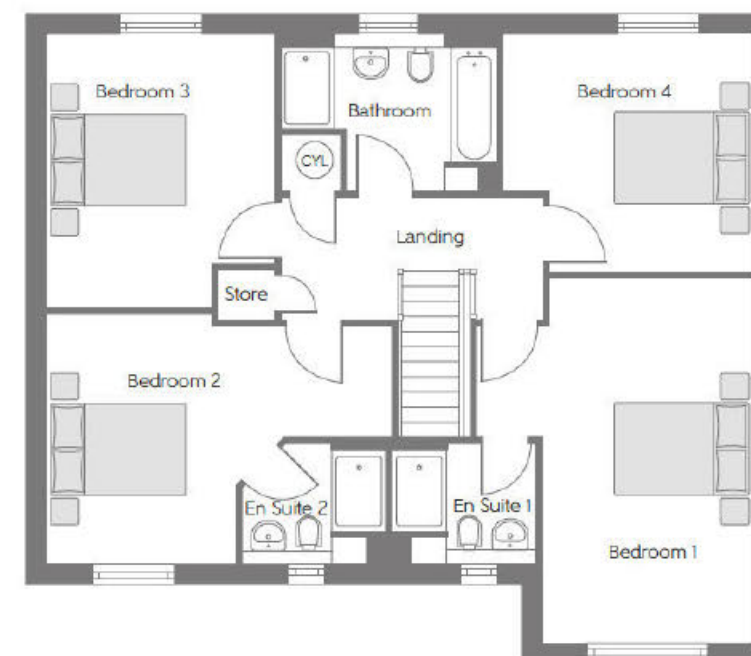
Please note Photo Voltaic (solar) panels shown above are indicative only. The location and number of panels are dependent on plot orientation. Please see Sales Advisor for details.

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**Bellway**

## The Burgess

Four bedroom home



### First Floor

Bedroom 1	4.771m (max)	x 4.155m (min)	15'8" x 13'8" (max) (min)
Bedroom 2	5.192m (max)	x 3.751m (max)	17'0" x 12'4" (max) (max)
Bedroom 3	4.097m (max)	x 3.422m (max)	13'5" x 11'3" (max) (max)
Bedroom 4	3.749m (max)	x 3.577m (max)	12'4" x 11'9" (max) (max)



### Ground Floor

Kitchen	3.860m	x 3.000m	12'8" x 9'10"
Dining/ Family Area	4.545m (max)	x 3.600m (max)	14'11" x 11'10" (max) (max)
Living Room	5.422m	x 3.168m	17'9" x 10'5"

[B] - Boiler CYL - Hot Water Cylinder

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

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# The Lomond

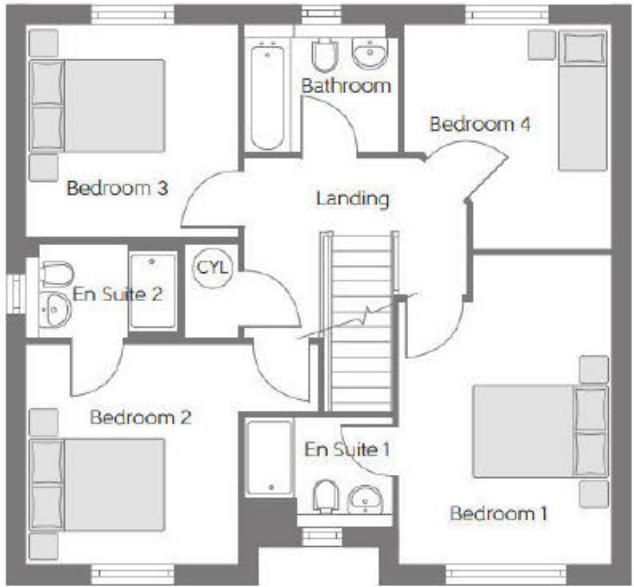
FOUR BEDROOM DETACHED HOME WITH DETACHED GARAGE



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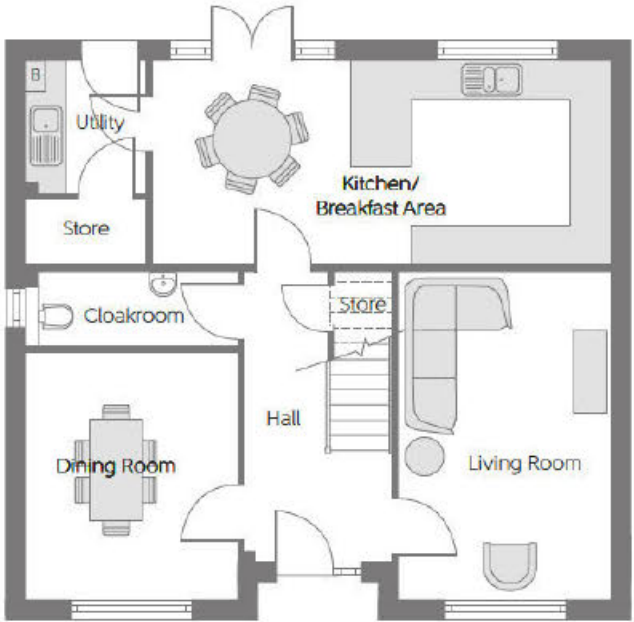
## The Lomond

Four bedroom home



### First Floor

Bedroom 1	3.944m x 3.171m	12'11" x 10'5"
Bedroom 2	3.302m x 3.171m (max) (min)	10'10" x 10'5" (max) (min)
Bedroom 3	3.199m x 3.170m	10'6" x 10'5"
Bedroom 4	3.359m x 3.107m (max) (max)	11'0" x 10'2" (max) (max)



### Ground Floor

Kitchen/ Breakfast Area	6.877m x 3.100m	22'7" x 10'2"
Living Room	4.877m x 3.171m	16'0" x 10'5"
Dining Room	3.677m x 3.171m	12'1" x 10'5"

[B] - Boiler   CYL - Hot Water Cylinder   - - - - - Reduced Head Height

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# The Muirfield

FOUR BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



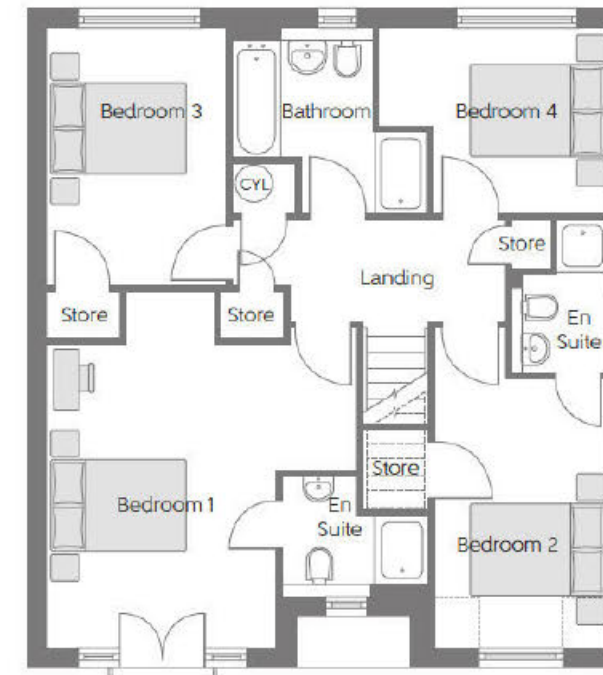
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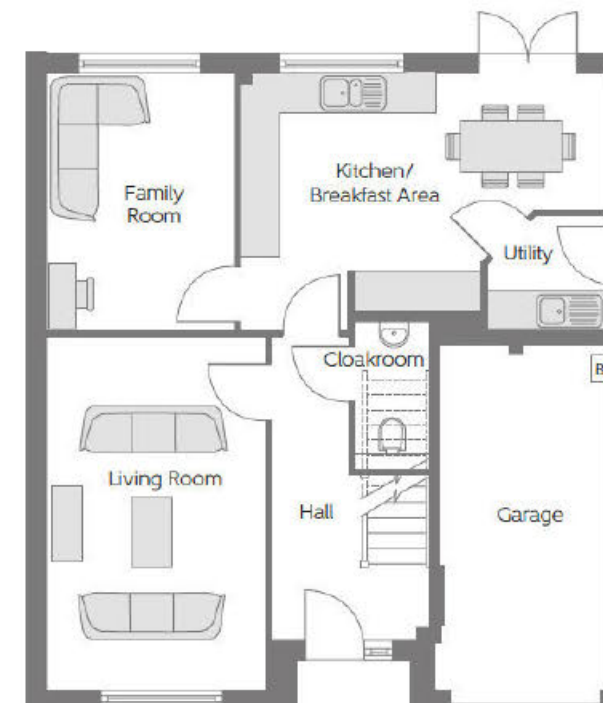
The Muirfield

Four bedroom home



## First Floor

Bedroom 1	3.379m x 4.471m (min)	11'1" x 14'8" (min)
Bedroom 2	2.560m x 3.948m (max) (min)	8'5" x 12'11" (max) (min)
Bedroom 3	2.658m x 3.805m	8'9" x 12'6"
Bedroom 4	3.396m x 2.740m (max) (max)	11'2" x 9'0" (max) (max)



## Ground Floor

Kitchen/ Breakfast Area	5.456m x 3.813m (max) (max)	17'11" x 12'6" (max) (max)
Family Room	2.758m x 3.813m	9'1" x 12'6"
Living Room	3.214m x 5.201m	10'7" x 17'1"

[B] - Boiler CYL - Hot Water Cylinder - - - - - Reduced Head Height

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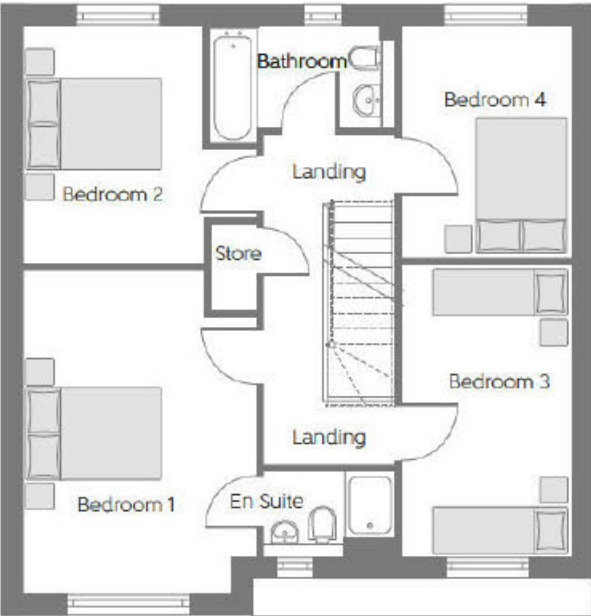


# The Victoria

FOUR BEDROOM DETACHED HOME WITH INTEGRAL GARAGE

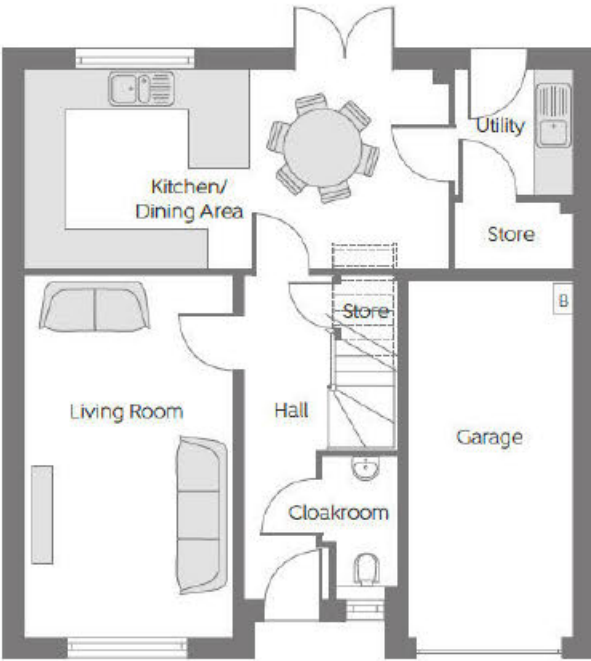


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First Floor

Bedroom 1	4.154m x 3.516m (max)	13'8" x 11'6" (max)
Bedroom 2	3.576m x 2.698m (max) (min)	11'9" x 8'10" (max) (min)
Bedroom 3	4.391m x 2.560m	14'5" x 8'5"
Bedroom 4	3.499m x 2.561m	11'6" x 8'5"



Ground Floor

Kitchen/ Dining Area	6.366m x 3.011m	20'11" x 9'11"
Living Room	5.417m x 3.152m	17'9" x 10'4"

[B] - Boiler    - - - - - Reduced Head Height

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# The Bramshaw

THREE BEDROOM HOME



D Finish Elevation

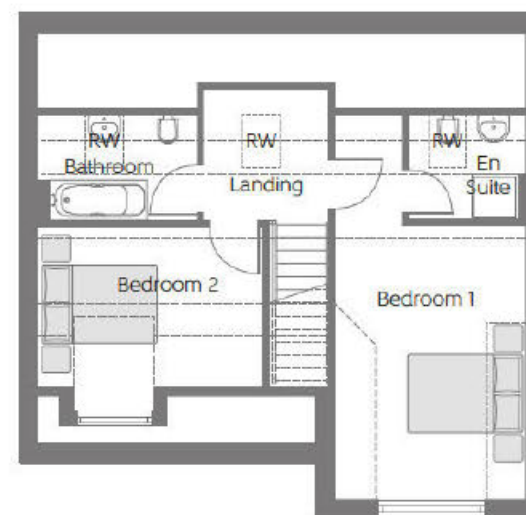
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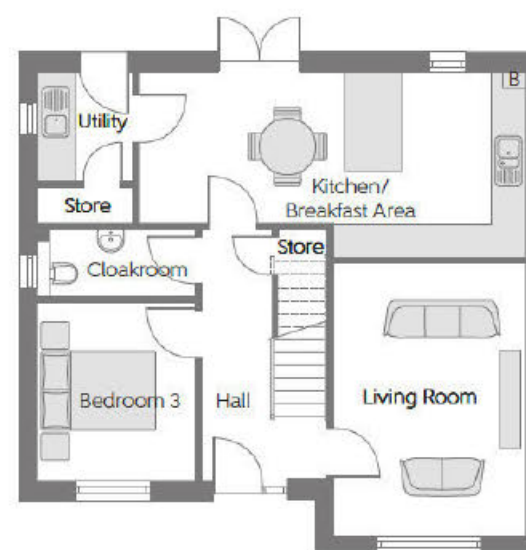
The Bramshaw

Three bedroom home



## First Floor

Bedroom 1	4.851m x 3.414m	15'11" x 11'2"
Bedroom 2	3.936m x 2.833m	12'11" x 9'4"



## Ground Floor

Kitchen/Breakfast Area	6.841m x 2.700m	22'5" x 8'10"
Living Room	4.851m x 3.414m	15'11" x 11'2"
Bedroom 3	3.138m x 2.762m	10'4" x 9'1"

[B] - Boiler [RW] - Roof Window - - - - - Reduced Head Height

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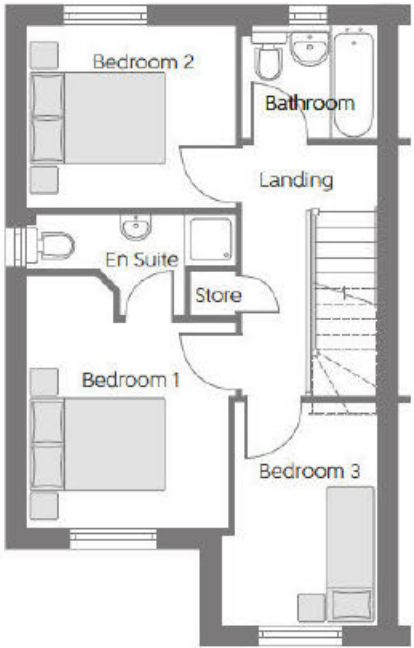


# The Kinloch

THREE BEDROOM HOME

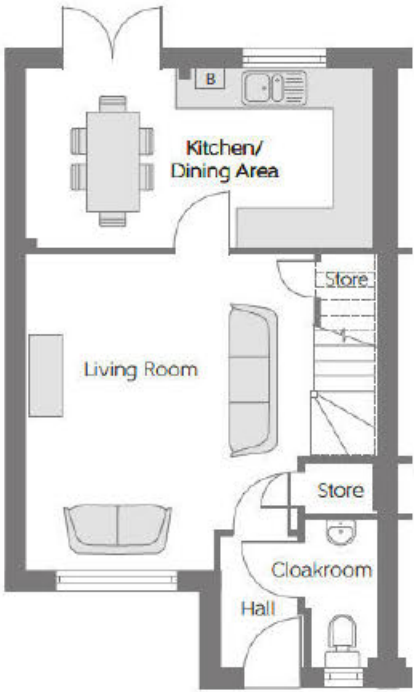


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First Floor

Bedroom 1	3.095m (min)	x 3.021m (min)	10'1" x 9'10" (min) (min)
Bedroom 2	3.151m	x 2.732m	10'4" x 8'11"
Bedroom 3	3.356m (max)	x 2.351m (max)	11'0" x 7'9" (max) (max)



Ground Floor

Kitchen/ Dining Area	5.225m	x 2.686m	17'2" x 8'10"
Living Room	4.751m (max)	x 4.330m (max)	15'7" x 14'2" (max) (max)

[B] - Boiler      - - - - - Reduced Head Height

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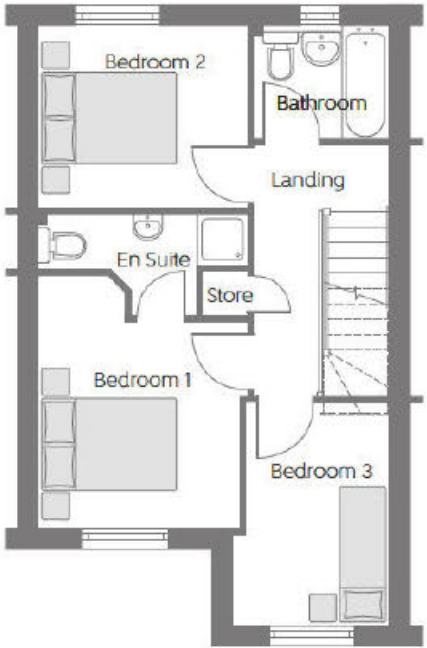


# The Kinloch

THREE BEDROOM HOME

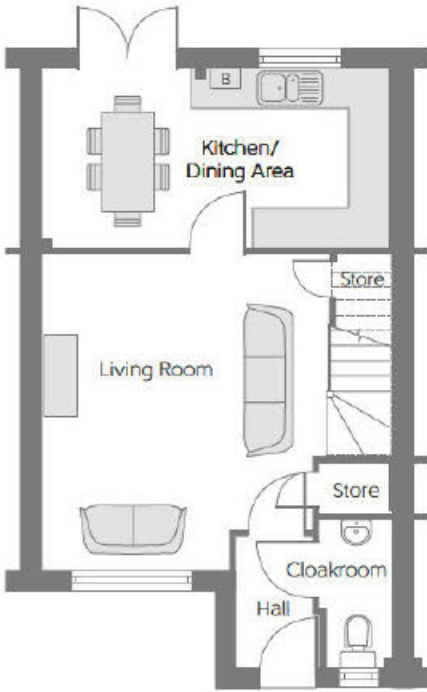


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First Floor

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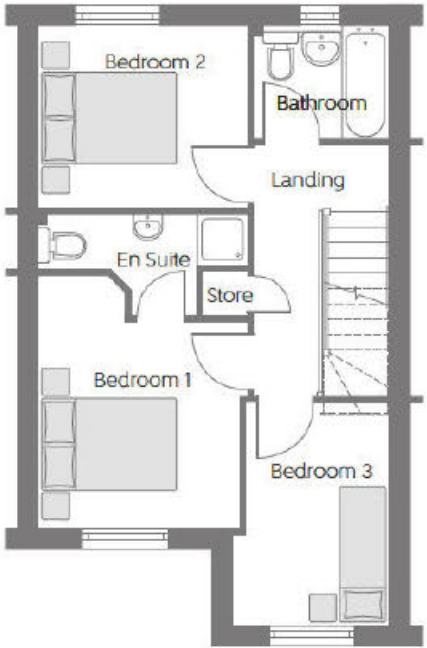


# The Kinloch

THREE BEDROOM HOME

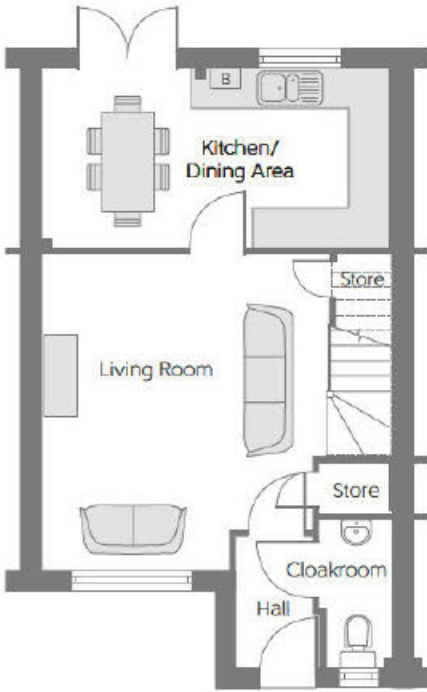


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The Erinvale

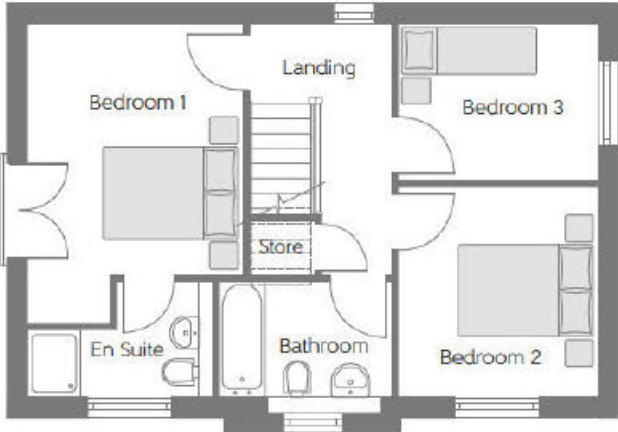
THREE BEDROOM DETACHED HOME



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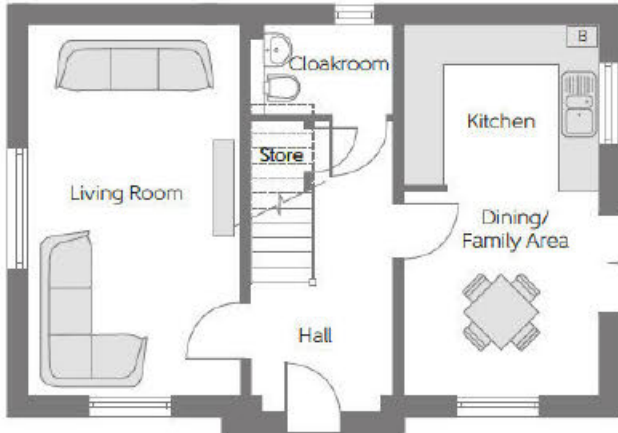
The Erinvale

Three bedroom home



First Floor

Bedroom 1	4.491m x 3.230m (max)	14'8" x 10'7" (max)
Bedroom 2	3.146m x 3.000m	10'3" x 9'10"
Bedroom 3	3.000m x 2.346m	9'10" x 7'8"



Ground Floor

Living Room	5.592m x 3.216m	18'4" x 10'6"
Dining/Family Area	3.060m x 2.961m	10'0" x 9'8"
Kitchen	2.961m x 2.419m	9'8" x 7'11"

[B] - Boiler      - - - - - Reduced Head Height

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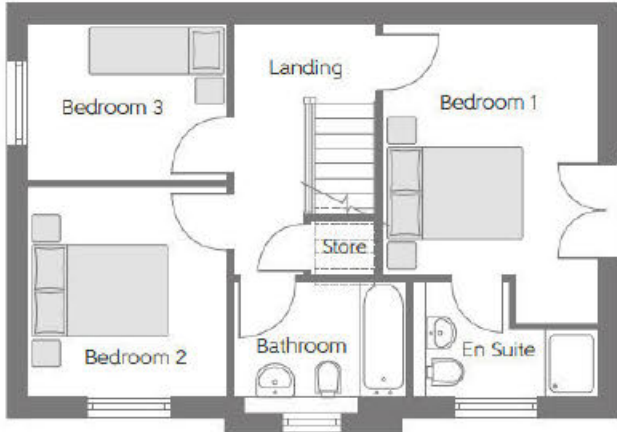
THREE BEDROOM DETACHED HOME



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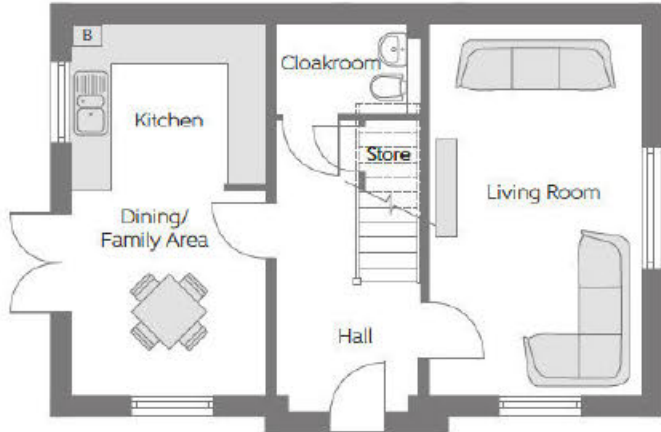
The Erinvale

Three bedroom home



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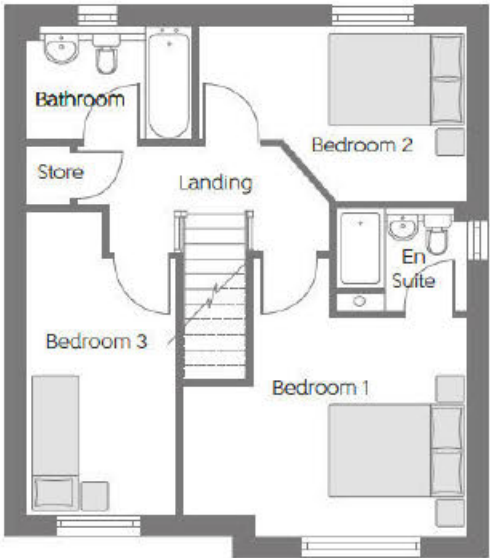


# The Lytham

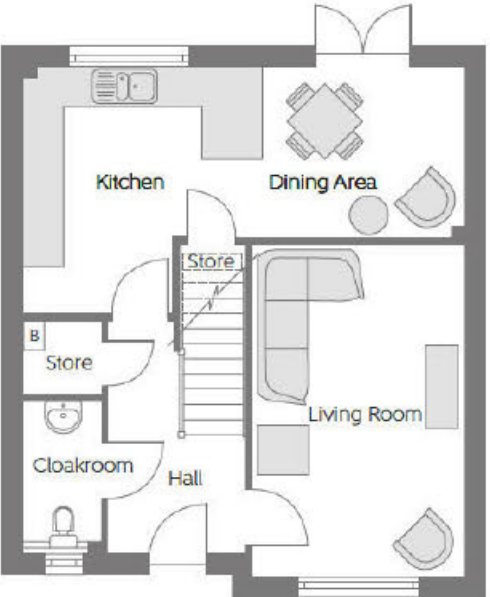
THREE BEDROOM DETACHED HOME



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First Floor		
Bedroom 1	4.285m x 4.164m (max)	14'1" x 13'8" (max)
Bedroom 2	4.046m x 2.630m	13'3" x 8'7"
Bedroom 3	4.554m x 2.255m	14'11" x 7'5"



Ground Floor		
Kitchen	3.731m x 3.590m (max)	12'3" x 11'9" (max)
Dining Area	3.050m x 2.564m	10'0" x 8'5"
Living Room	3.200m x 5.000m	10'6" x 16'5"

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# The Ferndown

THREE BEDROOM HOME



C Finish Elevation

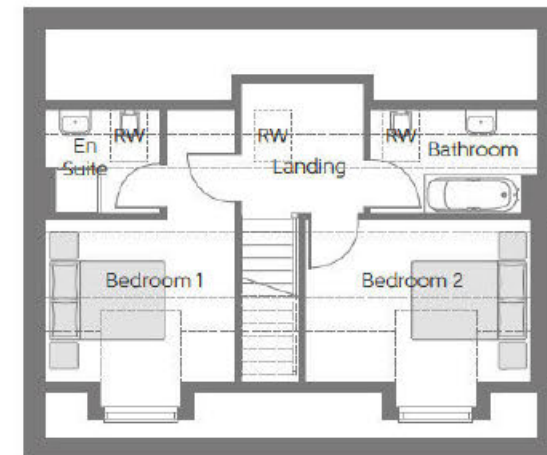
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**Bellway**

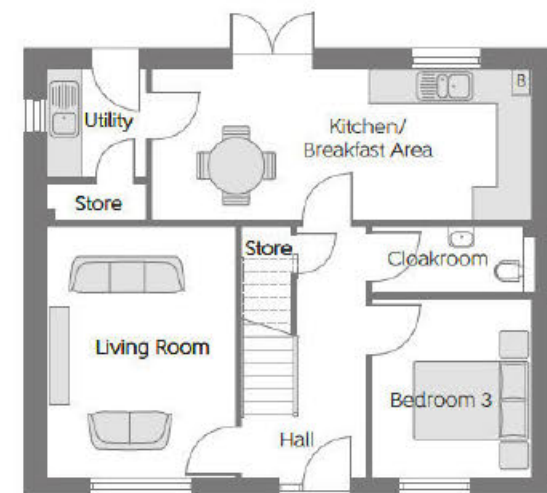
The Ferndown

Three bedroom home



## First Floor

Bedroom 1	3.344m x 2.832m (max)	11'0" x 9'3" (max)
Bedroom 2	3.936m x 2.833m (max)	12'11" x 9'4" (max)



## Ground Floor

Kitchen/Breakfast Area	6.618m x 2.700m	21'9" x 8'10"
Living Room	4.438m x 3.344m	14'7" x 11'0"
Bedroom 3	3.138m x 2.763m	10'4" x 9'1"

[B] - Boiler [RW] - Roof Window - - - - - Reduced Head Height

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# The Oakmont

FOUR BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



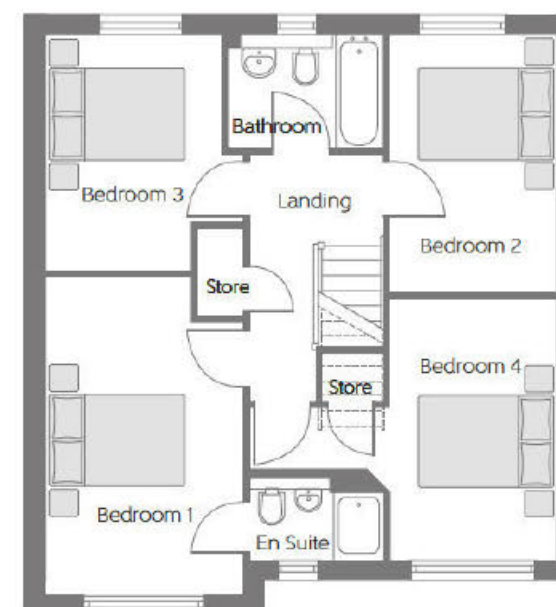
Please note Photo Voltaic (solar) panels shown above are indicative only. The location and number of panels are dependent on plot orientation. Please see Sales Advisor for details.

bellway.co.uk

**Bellway**

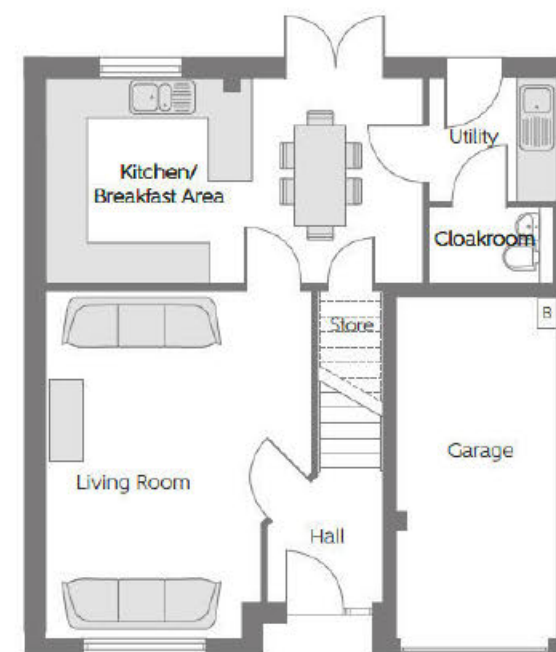
The Oakmont

Four bedroom home



## First Floor

Bedroom 1	4.108m x 2.944m (max)	13'6" x 9'8" (max)
Bedroom 2	3.886m x 2.507m	12'9" x 8'3"
Bedroom 3	3.531m x 2.944m (max) (max)	12'7" x 9'8" (max) (max)
Bedroom 4	3.904m x 2.507m	12'9" x 8'2"



## Ground Floor

Kitchen/ Breakfast Area	5.667m x 3.092m	18'7" x 10'1"
Living Room	5.213m x 3.975m (max)	17'1" x 13'0" (max)

[B] - Boiler - - - - - Reduced Head Height

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# The Pinehurst

FOUR BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



A Finish Elevation

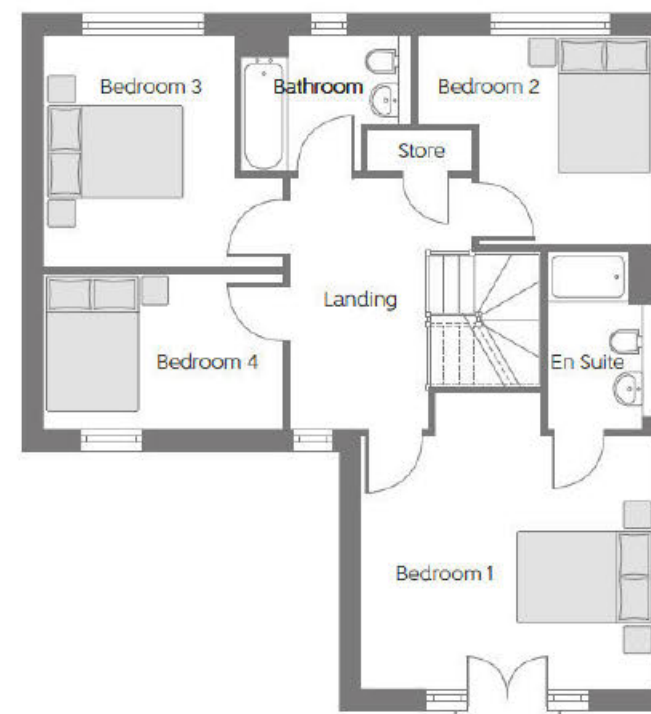
Please note Photo Voltaic (solar) panels shown above are indicative only. The location and number of panels are dependent on plot orientation. Please see Sales Advisor for details.

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**Bellway**

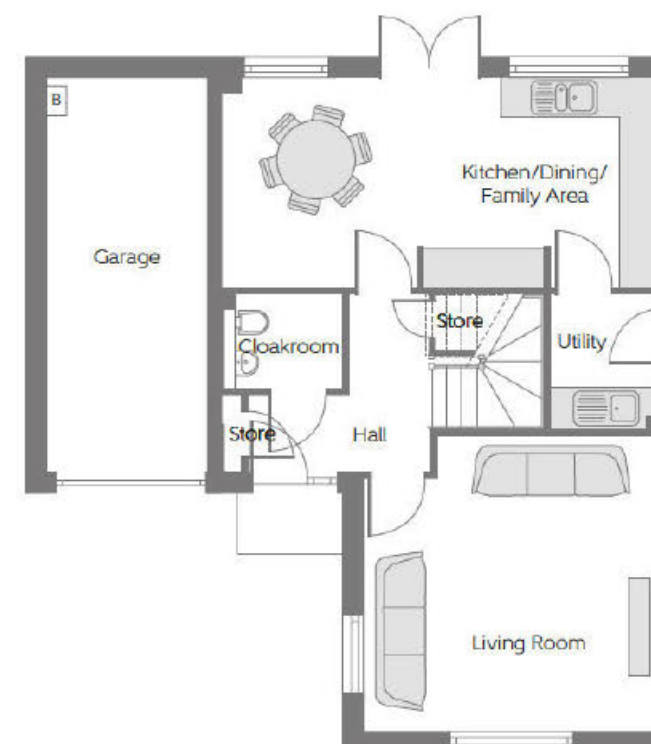
## The Pinehurst

Four bedroom home



### First Floor

Bedroom 1	4.440m x 3.795m (min)	14'7" x 12'5" (min)
Bedroom 2	3.564m x 3.164m (max)	11'8" x 10'5" (max)
Bedroom 3	3.602m x 3.486m (min) (max)	11'10" x 11'5" (min) (max)
Bedroom 4	3.603m x 2.358m	11'9" x 7'8"



### Ground Floor

Kitchen/Dining/ Family Area	6.579m x 3.151m	21'7" x 10'4"
Living Room	4.440m x 4.421m (max) (max)	14'7" x 14'6" (max) (max)

[B] - Boiler - - - - - Reduced Head Height

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# The Queenwood

FOUR BEDROOM DETACHED HOME WITH DETACHED GARAGE



D Finish Elevation

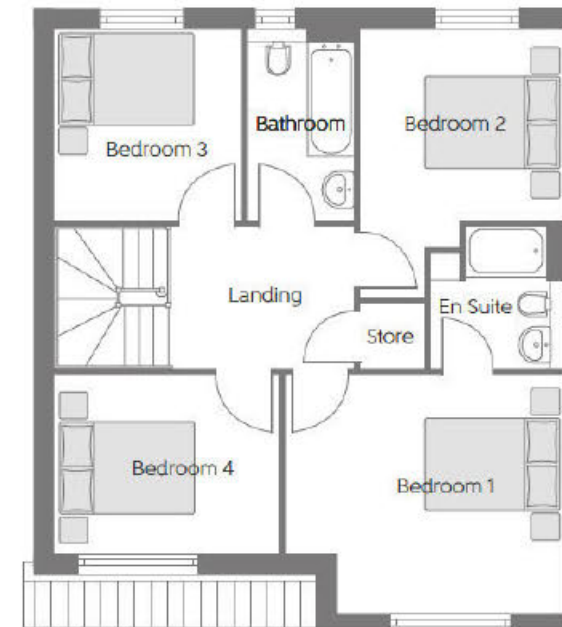
Please note Photo Voltaic (solar) panels shown above are indicative only. The location and number of panels are dependent on plot orientation. Please see Sales Advisor for details.

bellway.co.uk

**Bellway**

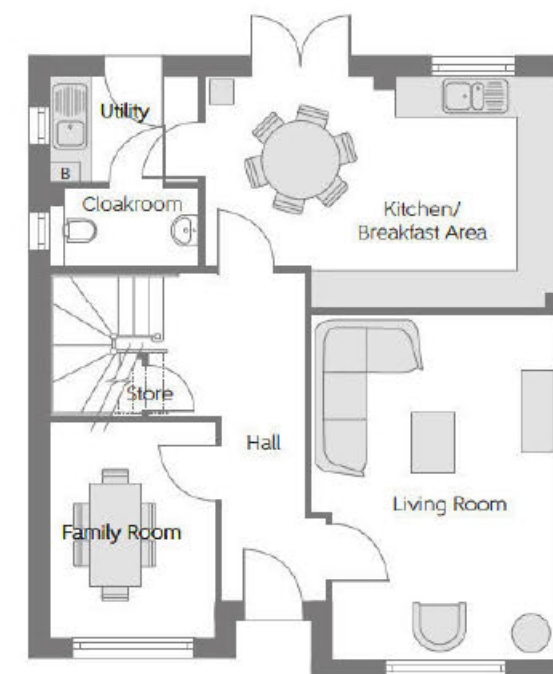
## The Queenwood

Four bedroom home



### First Floor

Bedroom 1	4.188m x 3.572m (max) (max)	13'9" x 11'9" (max) (max)
Bedroom 2	3.056m x 2.870m (max) (min)	10'0" x 9'5" (max) (min)
Bedroom 3	2.870m x 2.798m	9'5" x 9'2"
Bedroom 4	3.365m x 2.673m	11'0" x 8'9"



### Ground Floor

Kitchen/ Breakfast Area	5.332m x 3.495m (max) (max)	17'6" x 11'6" (max) (max)
Living Room	5.157m x 3.716m	16'11" x 12'2"
Family Room	3.222m x 2.474m	10'7" x 8'1"

[B] - Boiler ----- Reduced Head Height

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# The Sunningdale

FIVE BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE



A Finish Elevation

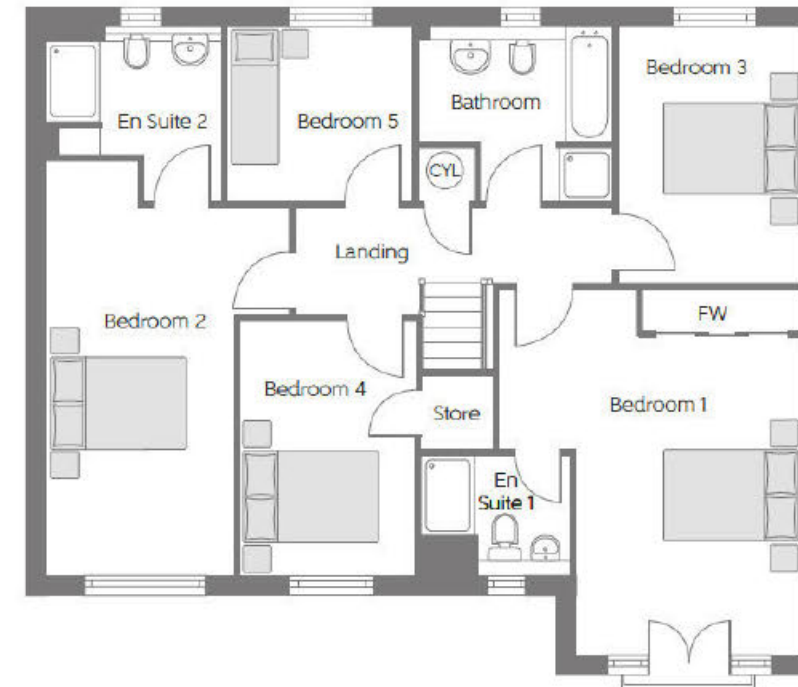
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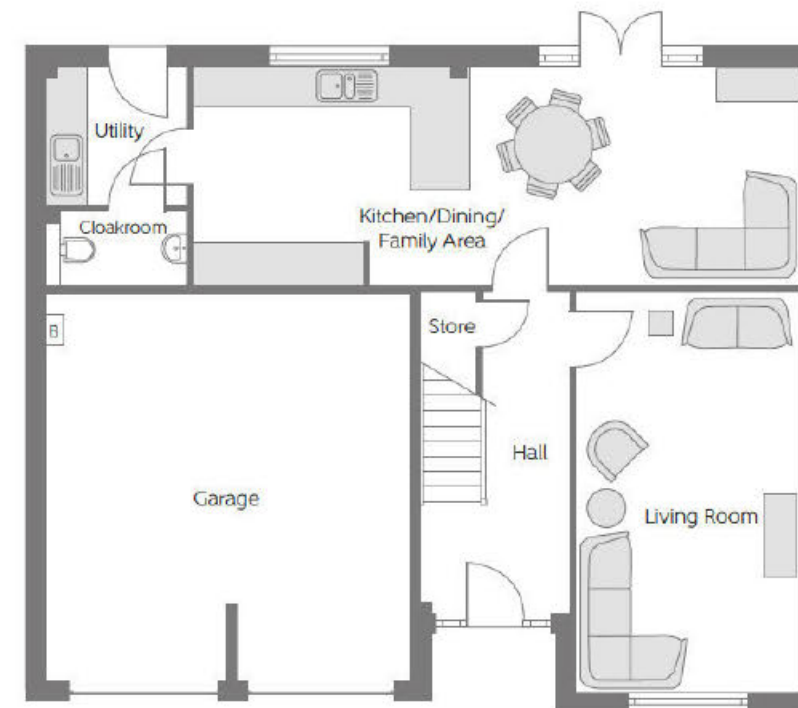
**Bellway**

## The Sunningdale

Five bedroom home



Bedroom 1	5.446m x 4.547m (max) (max)	17'10" x 14'11" (max) (max)
Bedroom 2	5.502m x 2.802m (max) (min)	18'1" x 9'2" (max) (min)
Bedroom 3	3.848m x 2.739m	12'8" x 8'12"
Bedroom 4	3.809m x 2.625m	12'6" x 8'7"
Bedroom 5	2.775m x 2.619m	9'1" x 8'7"



Kitchen/Dining/ Family Area	9.132m x 3.272m	30'0" x 10'9"
Living Room	6.033m x 3.381m	19'10" x 11'1"

[B] - Boiler FW - Fitted Wardrobe CYL - Hot Water Cylinder

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# The Avondale

FOUR BEDROOM DETACHED HOME WITH DETACHED GARAGE



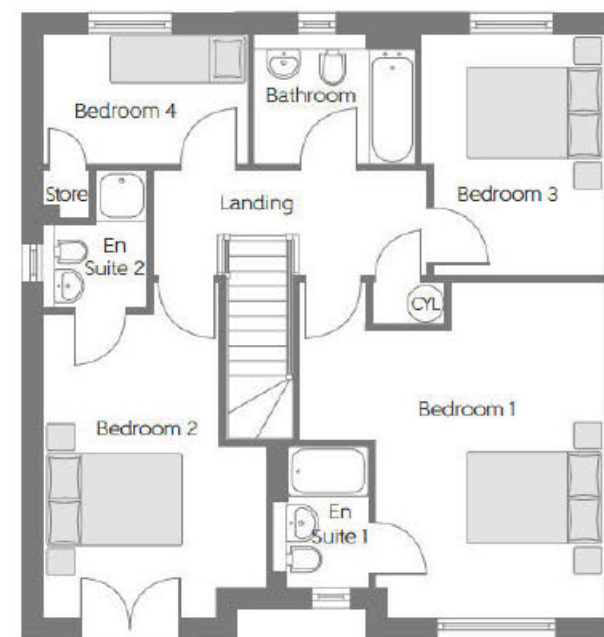
Please note Photo Voltaic (solar) panels shown above are indicative only. The location and number of panels are dependent on plot orientation. Please see Sales Advisor for details.

bellway.co.uk

**Bellway**

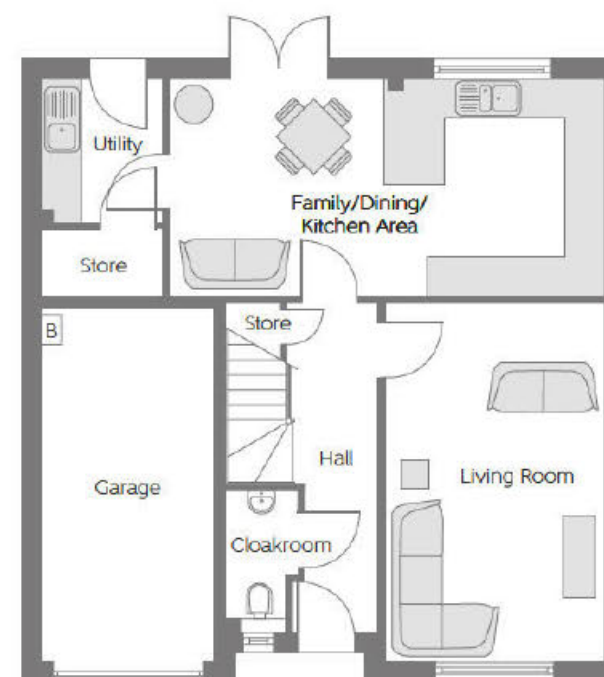
The Avondale

Four bedroom home



## First Floor

Bedroom 1	4.591m x 4.318m (max)	15'1" x 14'2" (max)
Bedroom 2	5.038m x 3.350m (max)	16'6" x 11'0" (max)
Bedroom 3	3.636m x 2.752m (max)	11'11" x 9'0" (max)
Bedroom 4	3.073m x 1.963m	10'1" x 6'5"



## Ground Floor

Family/Dining/ Kitchen Area	6.549m x 3.272m	21'6" x 10'9"
Living Room	5.385m x 3.287m	17'8" x 10'9"

[B] - Boiler CYL - Hot Water Cylinder

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## Specification

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Choice of designer fitted kitchen\*

Built in appliances including oven, hob & chimney hood\*

Built-in dishwasher and fridge/freezer\*

White sanitaryware throughout

Choice of ceramic bathroom wall tiles (subject to build programme)

Chrome mixer taps

Mixer shower (en-suite only)\*

Satin chrome door handles throughout\*

White internal doors

TV aerial socket in lounge and master bedroom

Thermostatically controlled radiators

BT socket in lounge

Mains linked smoke detectors

Gas central heating throughout

Built-in wardrobes to master bedroom\*

Turf to front garden

Window locks to all windows (except fire escape windows)

5 lever BS tested mortice lock front door with glazing

Low maintenance UPVC fascias, soffits and barge boards

High performance double glazed UPVC windows

Photo Voltaic (solar) panels to roof\*

10 year **NHBC** warranty

\* Please refer to Sales Advisor for details.



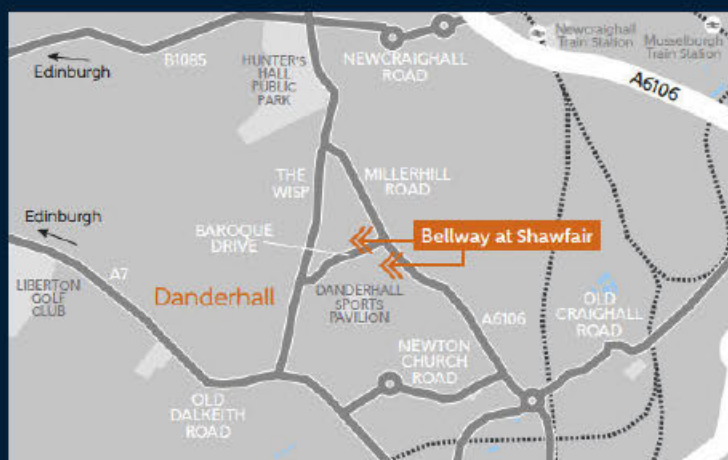


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what3words provides exact locations  
so you know exactly where to find  
our development.



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

