

# Prince's Gate

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Blindwells, Prestonpans

A collection of 3, 4 and 5 bedroom homes



# 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 Consumer Code, which is an independent industry code developed to make the home buying process fairer and more transparent for purchasers.



Computer generated image

## A perfect place to call home

This collection of 3, 4 and 5 bedroom homes in Blindwells, East Lothian forms part of an innovative new residential community in a sought-after rural setting, just a short drive from Edinburgh. Prince's Gate will benefit from a purpose-built town centre as well as an impressive range of retail and leisure opportunities in the close surrounding area. With highly-regarded local schooling and excellent commuter links to Edinburgh and beyond, this development offers a unique

opportunity to be part of an exclusive and self-contained new town.

These beautiful homes, built to the highest Bellway standards, offer a range of features including open-plan living spaces, contemporary fitted kitchens and en-suite bathrooms in addition to either private garages or allocated parking spaces. Built in a range of styles designed to suit modern lifestyles, these homes are sure to appeal to a wide audience of buyers.



# Everything is on your doorstep at Prince's Gate

These beautiful new 3, 4 and 5 bedroom homes at Prince's Gate present an ideal location offering excellent transport connections. The development is located just a few minutes drive from the A1, less than two miles South East of the popular fishing town of Prestonpans and around 25 minutes from the world-class attractions of Edinburgh city centre. The M8 and M90 can be easily accessed via the A1, connecting via the City of Edinburgh Bypass. For those requiring international travel, Edinburgh Airport is around 25 minutes from home by car.

The development is situated in the vibrant new town of Blindwells whilst nearby Prestonpans offers all the daily conveniences you would expect including facilities such as a health centre, pharmacy and supermarket. Just a few minutes to the south of Prince's Gate, Tranent again provides numerous facilities including a post office and a number of pubs, cafés and eateries.



For those who enjoy sporting activities, Prince's Gate doesn't disappoint. Meadowmill Sports Centre is within easy walking distance of home. This fantastic sporting facility offers a Bodyworks Gym and dedicated free weights room as well as a large sports hall. With the largest number of outdoor football, rugby and hockey pitches in East Lothian, Meadowmill is home to a number of sporting clubs, often playing host to regional and national sporting events throughout the year.

Golfing enthusiasts will be pleased with the close proximity to the Longniddry golf course, less than a 10 minutes drive from Prince's Gate. This stunning course is arguably the finest stretch of golfing coastline in Scotland. Spectacular views are in abundance from many of the holes, whilst the lovely stone clubhouse is the perfect place to relax and enjoy a post-round drink overlooking the Firth of Forth.

Scotland's vibrant and culturally-diverse capital city is around a 30 minute drive from home. The inspiring city of Edinburgh, known as the festival city hosts an annual calendar of exciting events; the Edinburgh Art Festival, International Film Festival and the renowned comedy Fringe Festival amongst numerous others. Eating out in Edinburgh is an event in itself, with an unrivalled selection of award-winning fine-dining venues, cafés, restaurants, bars and pubs on offer in addition to a vibrant evening bar scene.

It's no surprise the shopping on offer is as would be expected of a world-class capital city. An impressive mix of high-streets, designer and independent boutiques pepper the streets. George Street, one of the most prestigious streets in Edinburgh offers an array of inspirational fashion stores to accompany the stunning Georgian architecture.

Families are well catered for at Prince's Gate. There are a number of schools offering both primary and secondary education within the local area. Preston Tower Primary School, Prestonpans Infant School and Ross High School are all less than two miles from the development. For those seeking higher education, Edinburgh University is rated as one of the top 20 universities in the world.



In a sought-after rural setting, Prince's Gate offers an ideal location.



Discover a range of house styles  
with 3, 4 or 5 bedrooms.  
Each home at Prince's Gate is  
finished to our exacting standards.

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- **The Benbecula**  
3 bedroom home  
Plots 65, 66, 67, 68, 69, 70, 71, 72, 225, 226, 227, 228, 247, 248, 249 & 250
- **The Kinloch**  
3 bedroom home  
Plots 4, 5, 7, 8, 20, 21, 25, 26, 38, 39, 57, 58, 62, 63, 73, 74, 79, 80, 83, 84, 232, 233, 242, 243, 251 & 252
- **The Erinvale**  
3 bedroom home  
Plots 23, 24, 46, 59, 92, 224, 240 & 246
- **The Merion**  
3 bedroom home  
Plots 34, 44, 204, 205 & 236
- **The Lytham**  
3 bedroom home  
Plots 3, 15, 22, 35, 51, 56, 64, 78, 87, 88, 207, 212, 218, 229, 230, 238, 241, 245 & 254
- **The Rosedale**  
3 bedroom home  
Plots 31, 211 & 219
- **The Oakmont**  
4 bedroom home  
Plots 10, 32, 43, 47, 75, 91 & 208
- **The Victoria**  
4 bedroom home  
Plots 40, 206 & 216
- **The Queenwood**  
4 bedroom home  
Plots 2, 11, 16, 17, 36, 42, 61, 82, 85, 202, 215, 231, 234, 235, 239 & 244
- **The Pinehurst**  
4 bedroom home  
Plots 13, 14, 50, 54, 55, 76, 77, 209, 220 & 222
- **The Avondale**  
4 bedroom home  
Plots 9, 29, 45, 53, 223 & 253
- **The Lomond**  
4 bedroom home  
Plots 18, 19, 27, 33, 49, 52, 60, 81, 86, 89, 90, 201, 203, 210, 221 & 237
- **The Burgess**  
4 bedroom home  
Plots 1, 6, 28, 30, 48, 213 & 214
- **The Sunningdale**  
5 bedroom home  
Plots 12, 37, 41 & 217
- Sales Area**

v - Visitor parking    ★ - Enhanced elevations

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.

Please note at the time of going to print, the exact position of boundaries to some plots had not been finalised. Please refer to Sales Advisor for details.



# The Benbecula

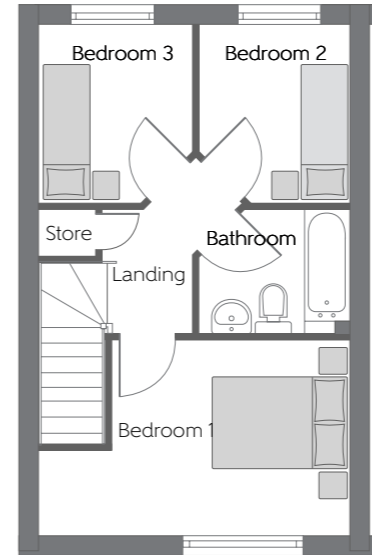
Three bedroom home



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.

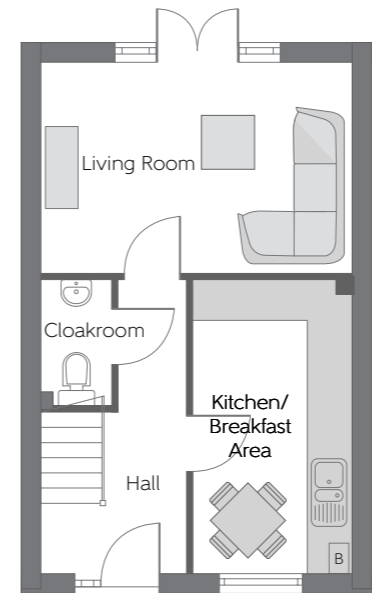
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6 Almondvale Business Park, Almondvale Way  
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## First Floor

Bedroom 1	4.702m x 2.979m (max) (max)	15'5" x 9'9" (max) (max)
Bedroom 2	2.673m x 2.303m (max) (max)	8'9" x 7'7" (max) (max)
Bedroom 3	2.673m x 2.299m (max) (max)	8'9" x 7'7" (max) (max)



## Ground Floor

Living Room	4.702m x 3.176m	15'5" x 10'5"
Kitchen/ Breakfast Area	4.451m x 2.322m	14'7" x 7'7"

B Boiler

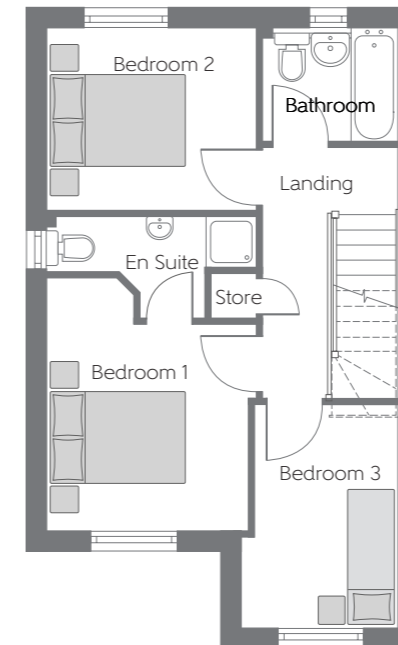
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# The Kinloch

Three bedroom home

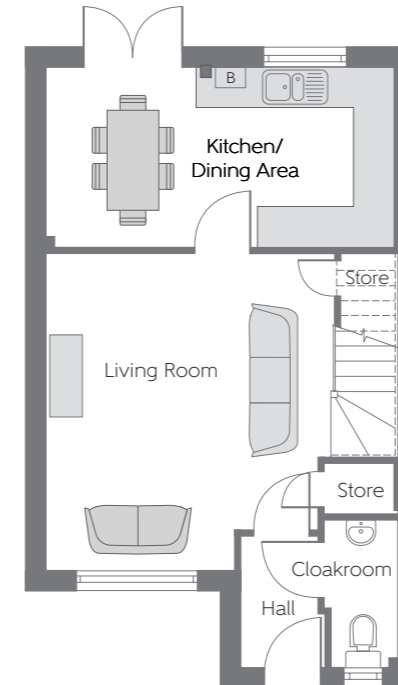


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### First Floor

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



### Ground Floor

Kitchen/ Dining Area	5.225m x 2.686m	17'2" x 8'9"
Living Room	4.751m x 4.330m (max) (max)	15'7" x 14'2" (max) (max)

B Boiler - - - - - Reduced Head Height

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# The Erinvale

Three bedroom detached home

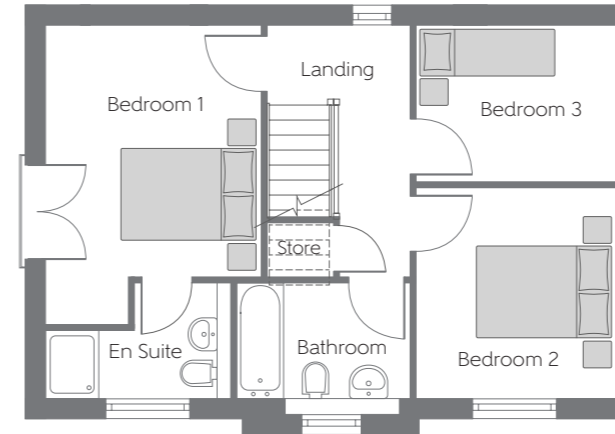


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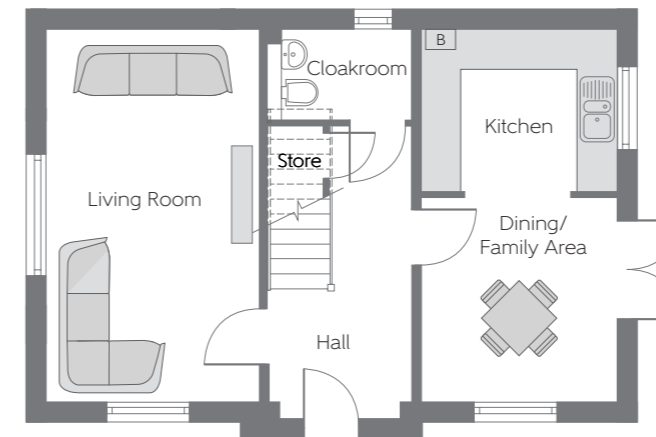
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## First Floor

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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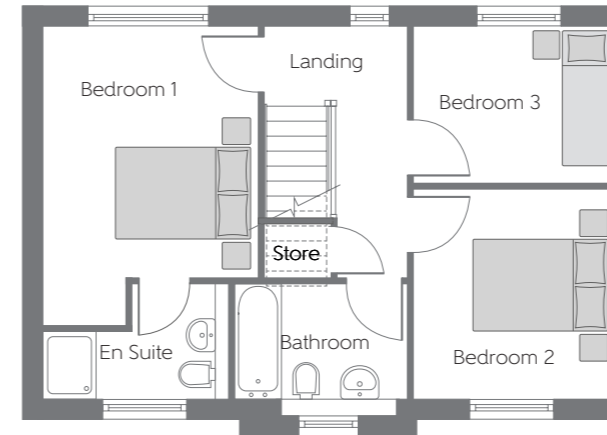


# The Merion

Three bedroom detached home

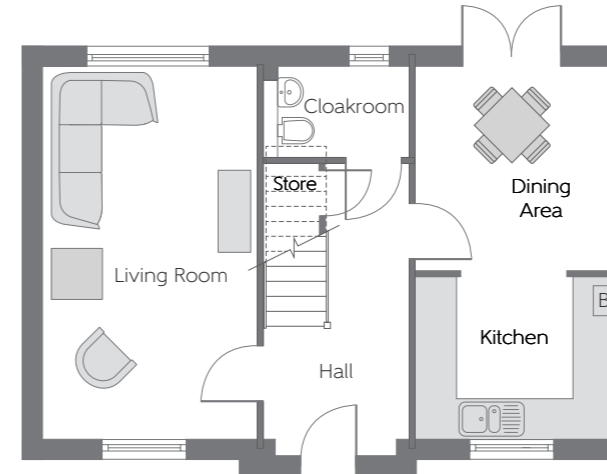


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## First Floor

Bedroom 1	4.491m x 3.230m (max) (max)	14'8" x 10'7" (max) (max)
Bedroom 2	3.141m x 2.999m	10'3" x 9'10"
Bedroom 3	2.999m x 2.351m	9'10" x 7'8"



## Ground Floor

Living Room	5.591m x 3.215m	18'4" x 10'6"
Dining Area	3.060m x 2.961m	10'0" x 9'8"
Kitchen	2.961m x 2.431m	9'8" x 7'11"

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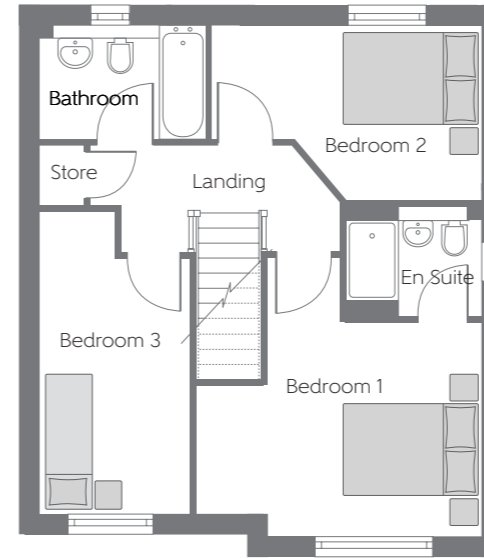
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# The Lytham

Three bedroom detached home

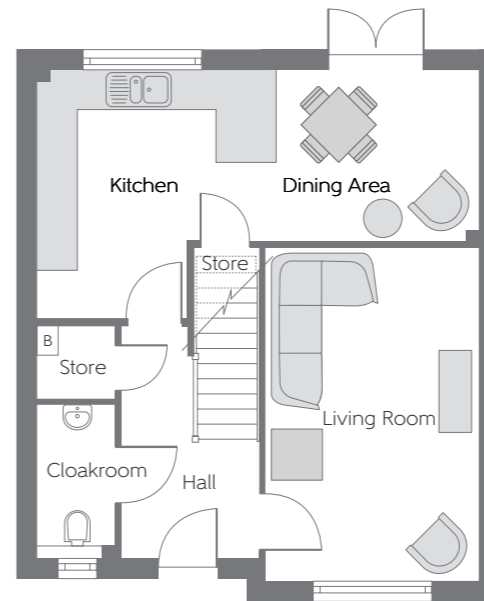


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### First Floor

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"

**B** Boiler    - - - - - Reduced Head Height

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# The Rosedale

Three bedroom detached home with integral garage

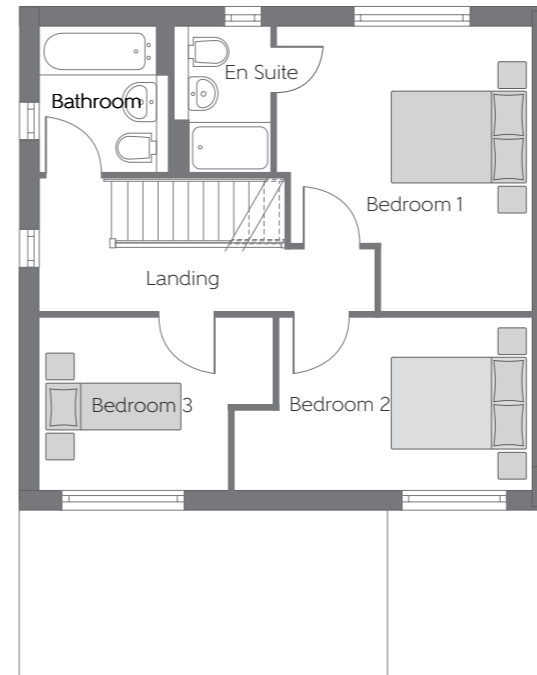


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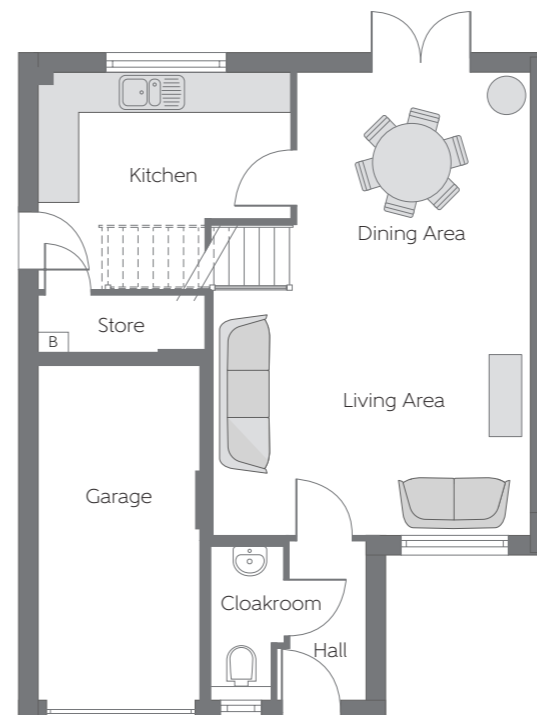
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## First Floor

Bedroom 1	4.272m x 3.821m (max) (max)	14'0" x 12'6" (max) (max)
Bedroom 2	4.472m x 2.571m (max) (max)	14'8" x 8'5" (max) (max)
Bedroom 3	3.512m x 2.570m (max) (max)	11'6" x 8'5" (max) (max)



## Ground Floor

Kitchen	3.781m x 3.250m (max) (max)	12'4" x 10'7" (max) (max)
Living Room	4.749m x 4.654m (max) (max)	15'7" x 15'3" (max) (max)
Dining Area	3.485m x 2.289m	11'5" x 7'6"

B Boiler - - - - - Reduced Head Height

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# The Oakmont

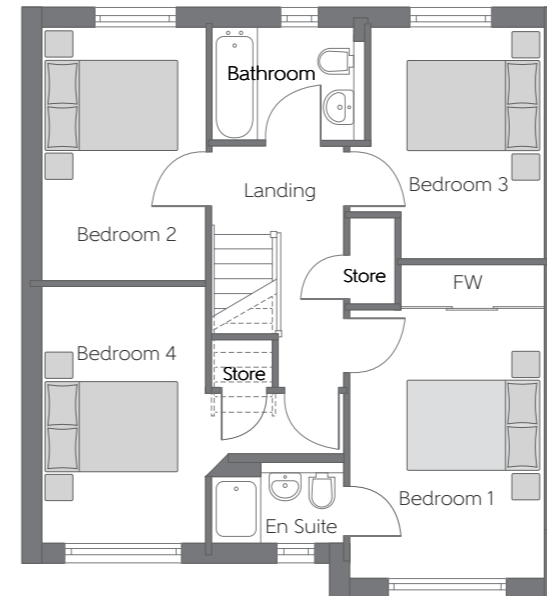
Four bedroom detached home with integral garage



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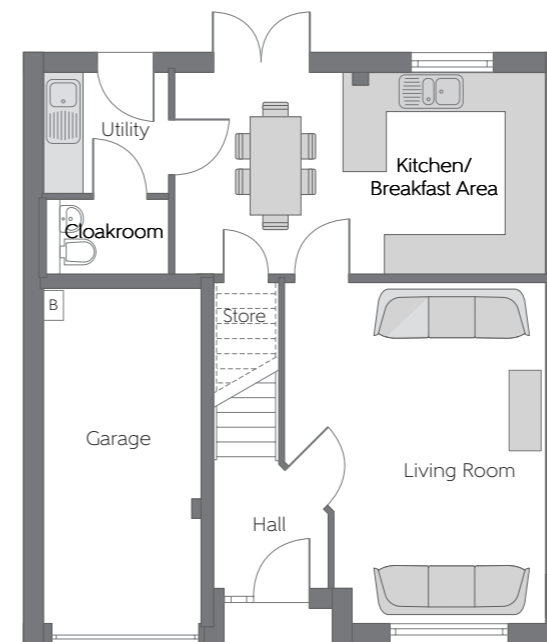
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## First Floor

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 FW Fitted Wardrobe - - - - - Reduced Head Height

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# The Victoria

Four bedroom detached home with integral garage

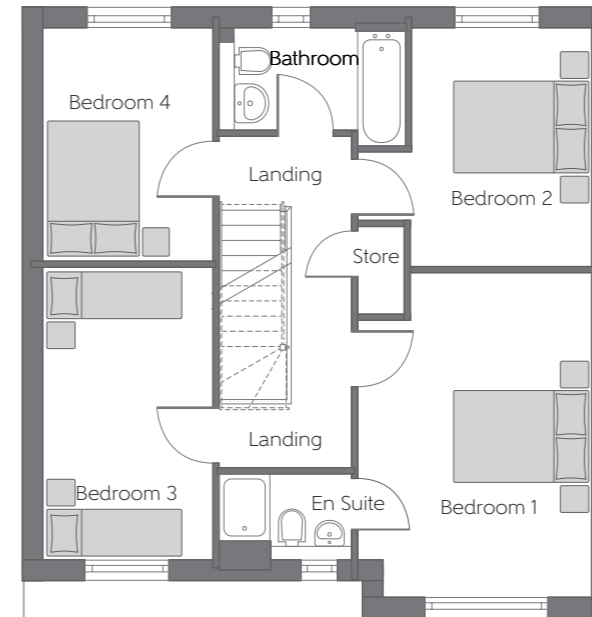


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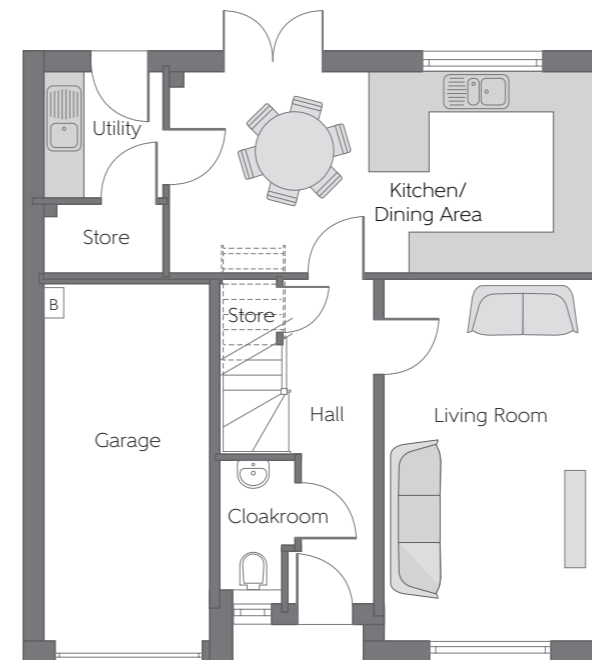
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## First Floor

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

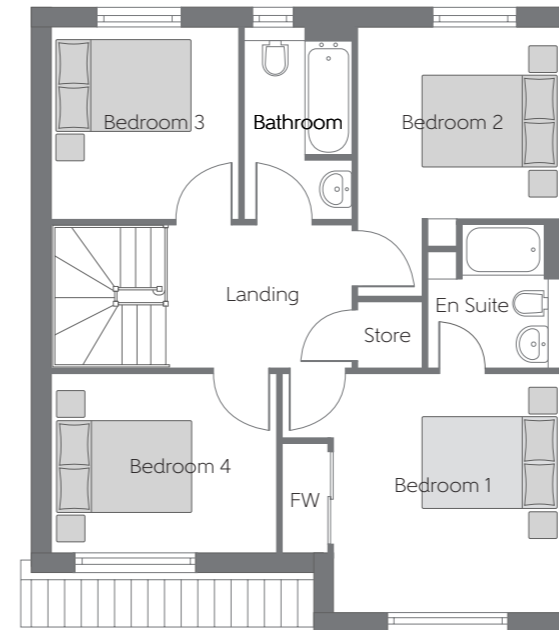
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# The Queenwood

Four bedroom detached home with detached garage

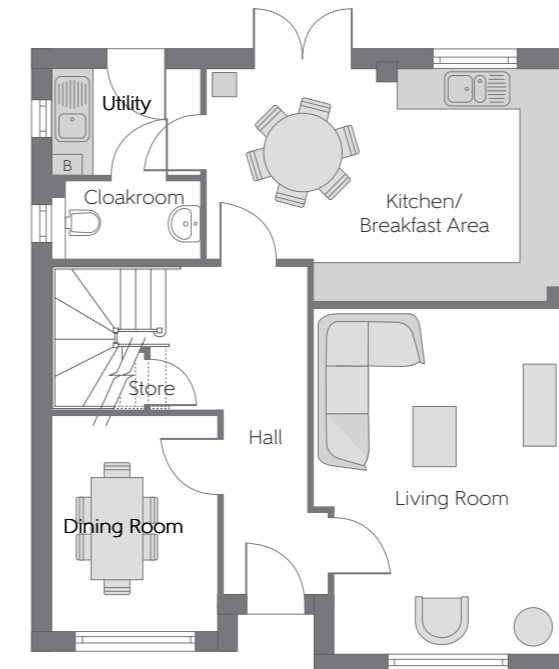


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## First Floor

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"
Dining Room	3.222m x 2.474m	10'7" x 8'1"

B Boiler FW Fitted Wardrobe - - - - - Reduced Head Height

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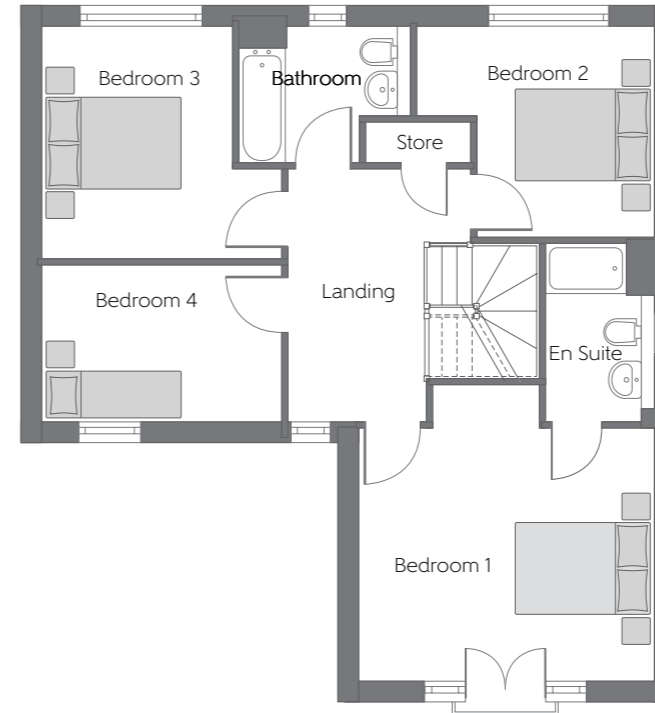


# The Pinehurst

Four bedroom detached home with integral garage

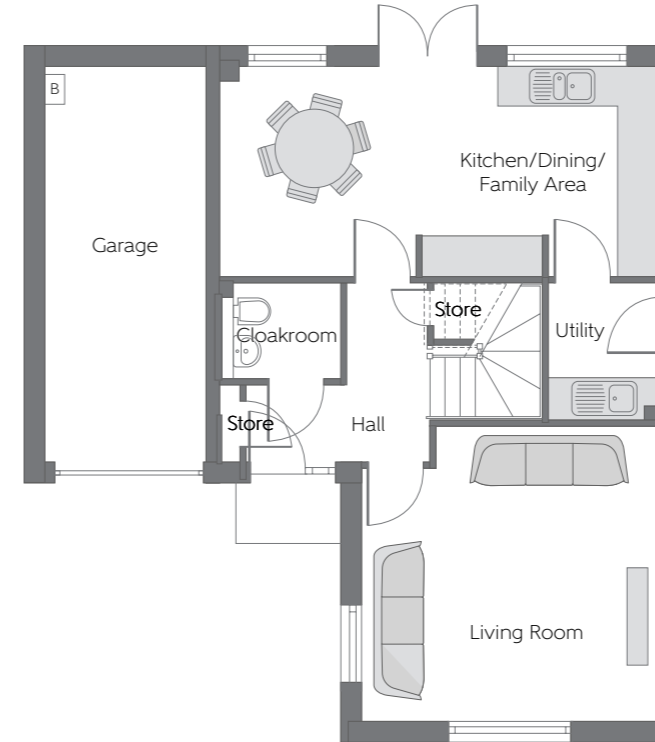


Please note Photo Voltaic (solar) panels shown above are indicative only. The location and number of panels are dependent on plot orientation. Please see Sales Advisor for details.



## 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 Avondale

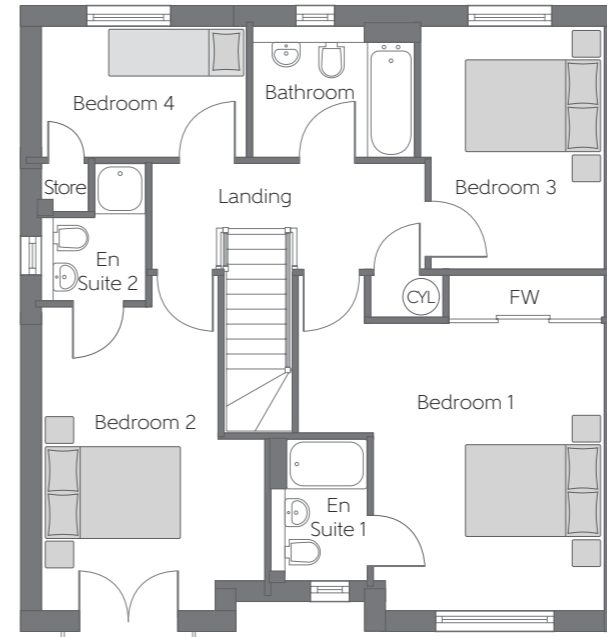
Four bedroom detached home with integral garage



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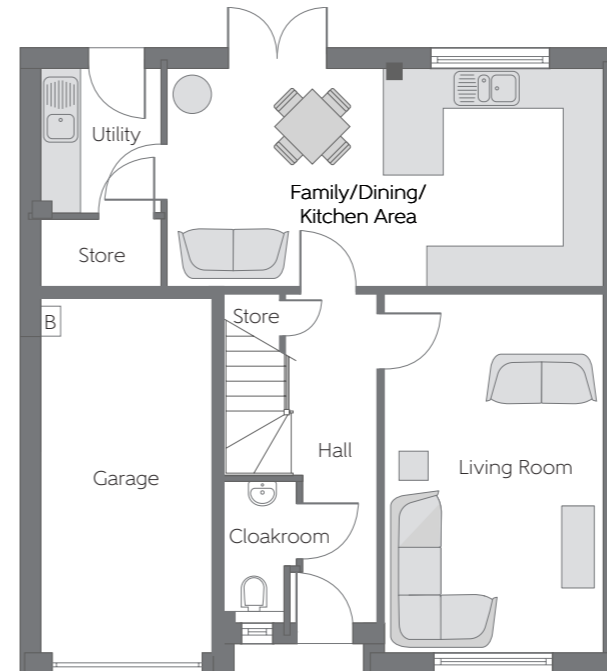
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## First Floor

Bedroom 1	4.591m x 4.318m (max)	15'1" x 14'2" (max)
Bedroom 2	5.038m x 3.350m (max) (max)	16'6" x 11'0" (max) (max)
Bedroom 3	3.636m x 2.752m (max) (max)	11'11" x 9'0" (max) (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 FW Fitted Wardrobe CYL Hot Water Cylinder

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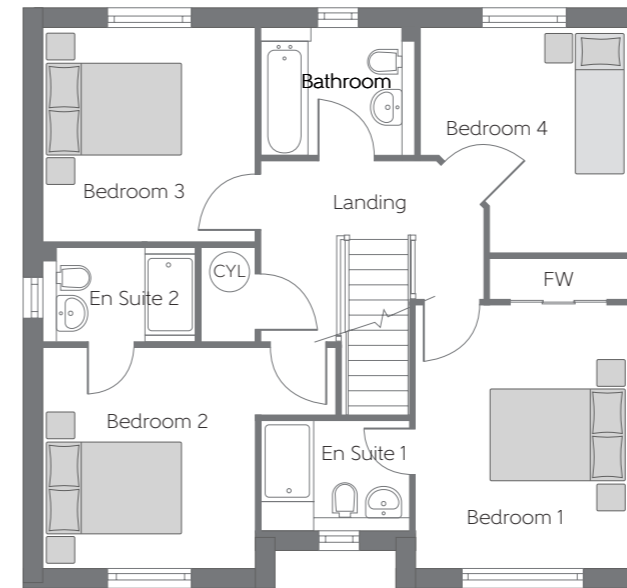


# The Lomond

Four bedroom detached home with detached garage

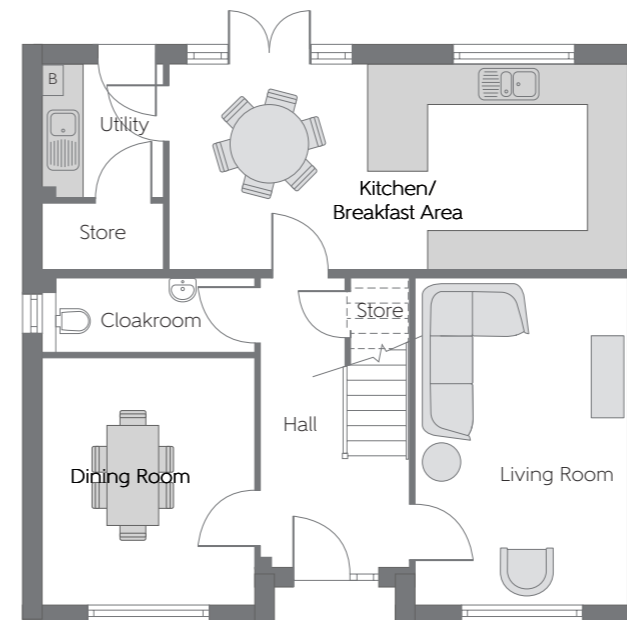


Please note Photo Voltaic (solar) panels shown above are indicative only. The location and number of panels are dependent on plot orientation. Refer to the site plan for garage locations. Please see Sales Advisor for details.



## 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 FW Fitted Wardrobe CYL Hot Water Cylinder - - - - - Reduced Head Height

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# The Burgess

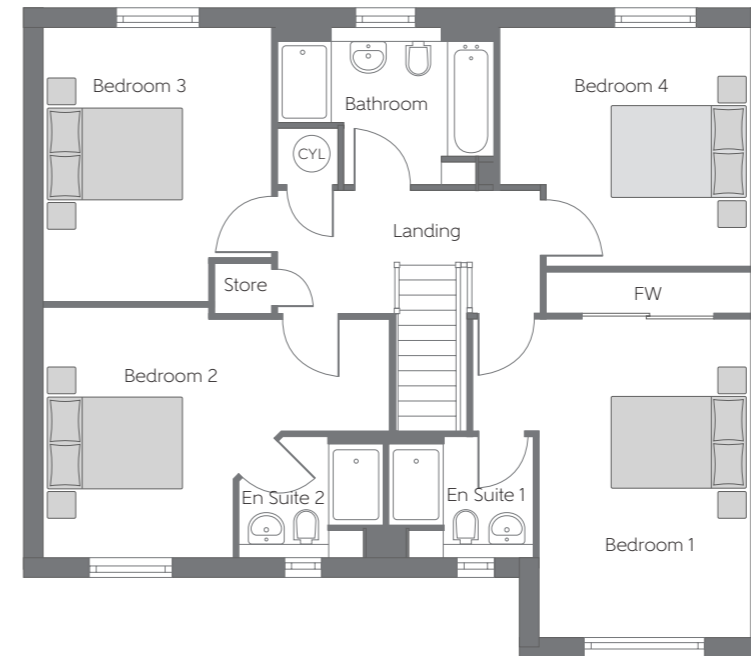
Four bedroom detached home with integral garage



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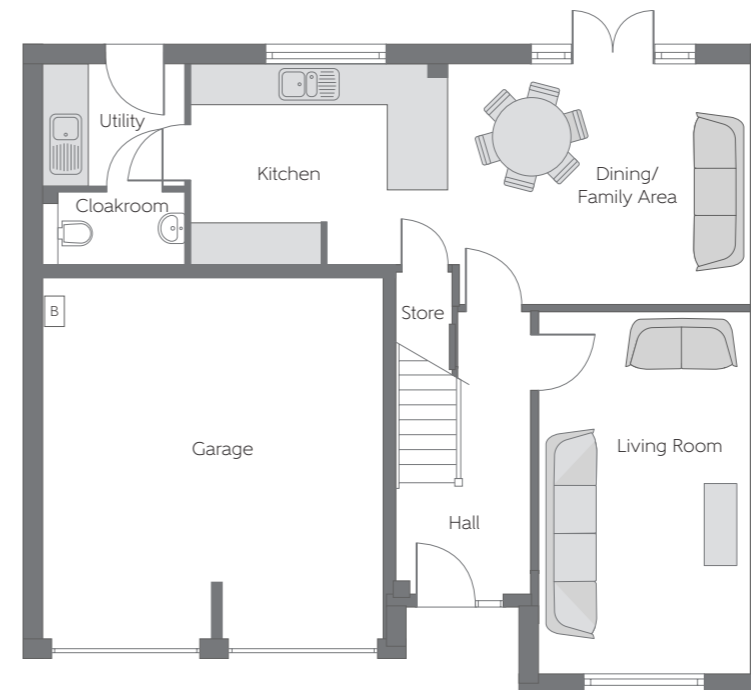
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## First Floor

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 FW Fitted Wardrobe CYL Hot Water Cylinder

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# The Sunningdale

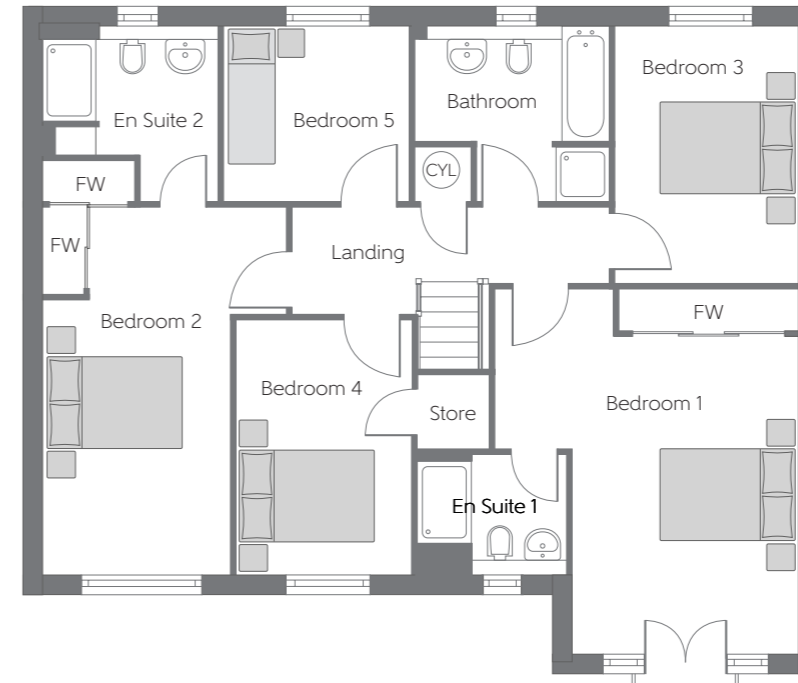
Five bedroom detached home with integral double garage



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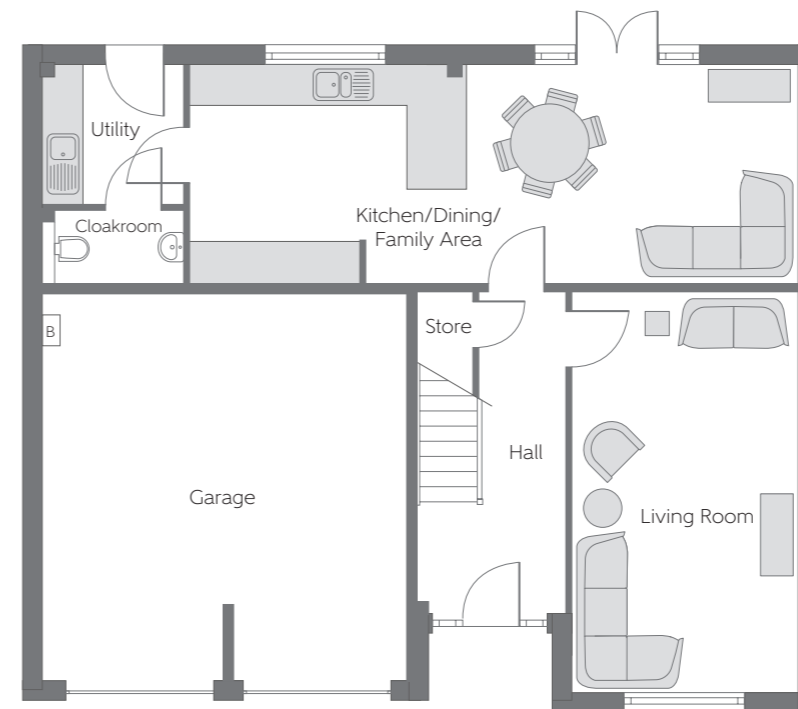
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## First Floor

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"



## Ground Floor


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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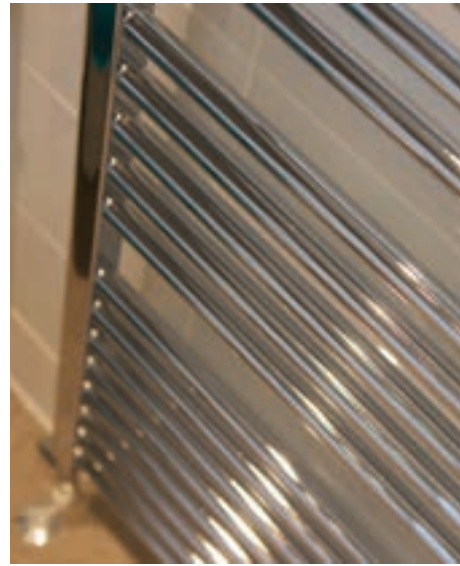


## Specification

- 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  warranty

\* Please refer to Sales Advisor for details.

Photographs are used for illustrative purposes only and depict typical interiors from previous Bellway developments.



Make your new home  
as individual as you are

*Additions*

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### 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 worktops
- ~ Integrated appliances
- ~ Built-under double oven (where applicable)
- ~ Stainless steel appliances
- ~ Fridge/freezer
- ~ Dishwasher
- ~ Wine cooler\*
- ~ Washing machine
- ~ Under-unit lighting

#### Security:

- ~ Intruder alarms

#### Electrical:

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

#### Flooring:

- ~ Choose from carpets, vinyl or ceramic

#### Miscellaneous:

- ~ Landscaped gardens
- ~ Fencing to rear garden
- ~ Wardrobes
- ~ White paint finish
- ~ Glazed internal doors
- ~ Oak finished doors
- ~ Full height mirrors over tiled areas
- ~ Decorative glazing to front door

#### Tiling:

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

#### Plumbing:

- ~ Heated towel rail
- ~ Electric shower

All items subject to build stage.

\*Although we make every effort to ensure that as many Additions choices as possible are available to you, not every development or housetype 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.



# Sell your home quicker with Express Mover and no estate agent fees to pay



## How it works

### Introduction

Our Sales Advisor will ask for your details and those of your current home, which we will then pass to our Intermediate Management Agent (IMA).

### Valuation arrangements

The IMA will contact you directly to arrange an appointment for local estate agents to value your home.

### Estate agent visit

Photographs and measurements will be taken of each room, with floorplans drawn up and short summaries written to describe your home.



### Property appraisal

The IMA will complete a detailed Property Appraisal based on the property information and local market data.

### Price discussion

Our IMA will send you the property appraisal via email and will then call you to discuss the marketing strategy for your home.

### Instruction

Should you agree to proceed with Express Mover, our IMA will email you an electronic agreement for you to sign and return. This will allow the marketing process to begin.

### Marketing

Our IMA will instruct the nominated estate agent(s) to begin marketing your home at the agreed price.

### Viewings

The appointed estate agent(s) will contact you to organise viewings of your home.

### Property report

Our IMA will keep you updated with regular property reports, making any recommendations which will assist in securing a sale.

### Offer

Our IMA will keep you informed of any potential offers and once an offer on your home has been accepted, you will be invited to make an appointment to reserve your new Bellway Home. Your dedicated Sales Advisor will be on hand to guide you through this stage of the process.

Express Mover is available on selected developments and plots only, subject to status and availability. Cannot be used in conjunction with other offers. Reservations can only be taken on homes released for sale once you achieve a sale on your own home, plots cannot be held whilst you are on the Express Mover scheme.

## 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.

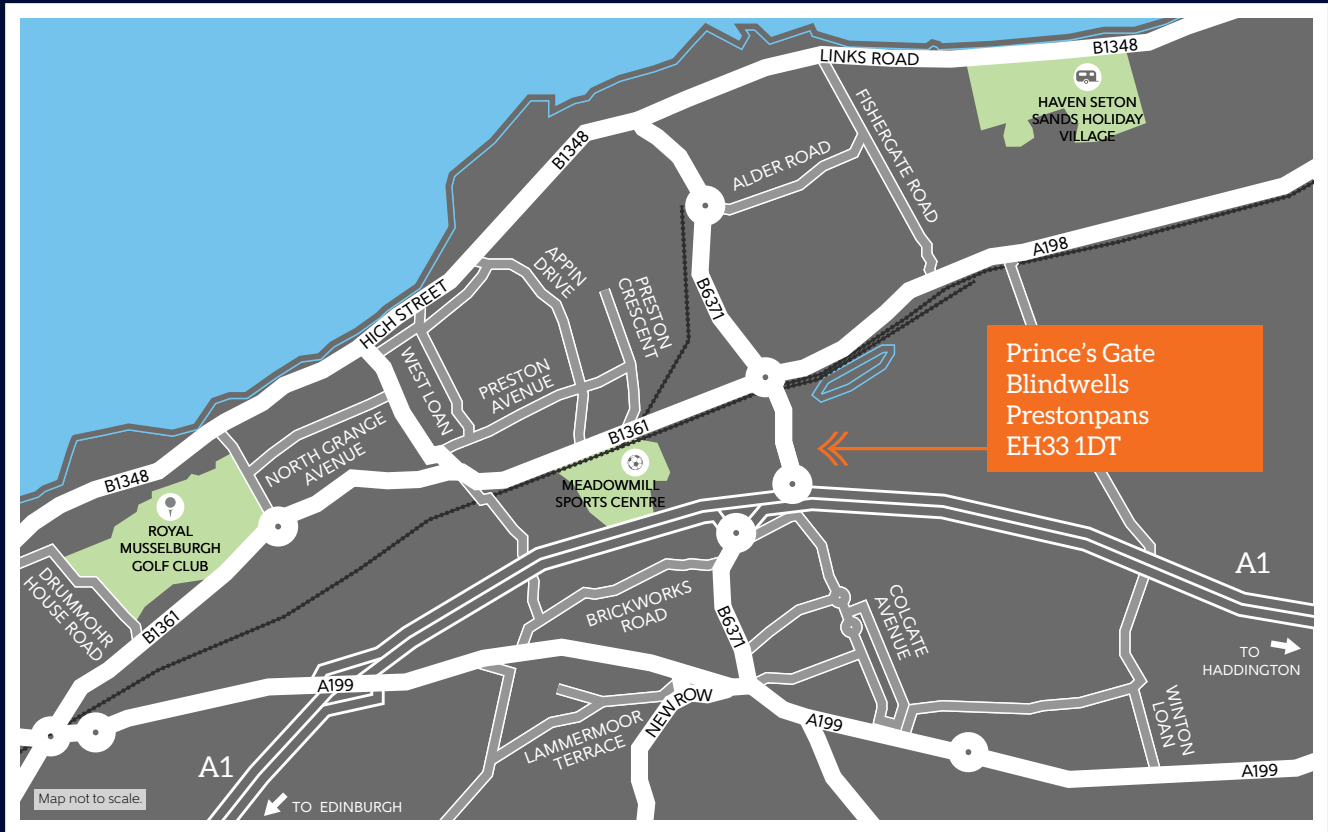
We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

Over **75**  
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.

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# How to find us



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**Bellway**