

A decorative flourish consisting of several overlapping, swirling lines in shades of grey and orange, positioned to the left of the main title.

Duke's Meadow

A wonderful development of
3, 4 & 5 bedroom homes in Dalkeith

Bellway

A reputation you can rely on

When it comes to buying your new home it is reassuring to know that you are dealing with one of the most successful companies in the country, with a reputation built on designing and creating fine houses and apartments nationwide backed up with one of the industry's best after-care services.

In 1946 John and Russell Bell, newly demobbed, joined their father John T. Bell in a small family owned housebuilding business in Newcastle upon Tyne. From the very beginning John T. Bell & Sons, as the new company was called, were determined to break the mould. In the early 1950s Kenneth Bell joined his brothers in the company and new approaches to design layout and finishes were developed. In 1963 John T. Bell & Sons became part of the public corporate scene and the name Bellway evolved.

Over 60 years of great homes and great service

Today Bellway is one of Britain's largest house building companies and is continuing to grow throughout the country. Since its formation, Bellway has built and sold over 100,000 homes catering for first time buyers to more seasoned home buyers and their families. The Group's rapid growth has turned Bellway into a multi-million pound company, employing over 2,000 people directly and many more sub-contractors. From its original base in Newcastle upon Tyne the Group has expanded in to all regions of the country and is now poised for further growth.

Our homes are designed, built and marketed by local teams operating from regional offices managed and staffed by local people. This allows the company to stay close to its customers and take key decisions about design, build, materials, planning and marketing in response to local and not national demands. A simple point, but one which we believe distinguishes Bellway.





Beautifully designed family homes

Bellway Homes are delighted to present Duke's Meadow, a stylish development of beautifully designed 3, 4 & 5 bedroom family homes. Situated on the outskirts of Edinburgh the semi-rural location of the small town of Dalkeith provides the best of both worlds with city and countryside on your doorstep.

Perfect for those of you who commute, Edinburgh is just under 30 minutes away from the development and with the Edinburgh city bypass being so close by heading West, South or North of the country couldn't be easier. The inspiring capital of Scotland – where centuries of history meet a vibrant, cosmopolitan city in an unforgettable setting – offers everything from stunning scenery to striking architecture and world class cultural sights. Not forgetting Edinburgh's reputation as the world's festival capital.

Enjoying all Edinburgh has to offer is hungry work and the city won't disappoint the foodies amongst you. With quality, imagination and character defining its culinary scene Edinburgh is a foodie's paradise. Whether you want to indulge in Michelin star fine dining or fancy a simple coffee and piece of cake in a quaint tea room, the hundreds of pubs, restaurants and cafés on offer will leave you spoilt for choice.

A little closer to home, the facilities Dalkeith offer perfectly complement these beautifully designed family homes. You will find several primary schools in the local area whilst the newly built Dalkeith Community Campus, just over a 5 minute walk away, is home to Dalkeith High and St Davids RC High Schools. For those seeking higher education, Edinburgh University is rated as one of the top 20 universities in the world.

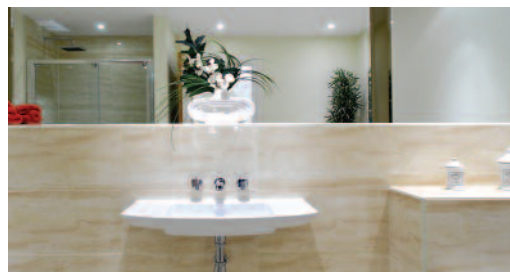
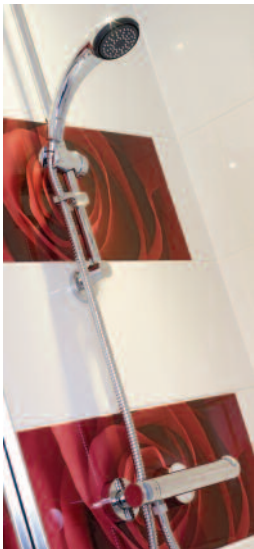
Make easy work of errands with a choice of supermarkets a 10 minute drive from home. A range of local high street shops and farmers' markets all located in Dalkeith town centre will provide all your daily essentials. If you fancy dining out close to home at the end of a hard week at work, take advantage of the traditional pub food thats available in the town centre or the popular local restaurants which are within walking distance.

Despite all the facilities the area has to offer, the great outdoors is within easy reach. There are green spaces to enjoy in abundance at Duke's Meadow. Dalkeith Country Park is perfect for family days out. Recharge your batteries and relax in the quiet of this picturesque 500 acre woodland where you can stroll amongst bluebells, meander along a riverside trail or simply enjoy a picnic and watch the wildlife. There are numerous golf courses which make excellent use of the beautiful surrounding landscape including Newbattle Club and Broomieknowe Club, both under 4 miles away. For a faster paced sport, try the Midlothian Snowsports Centre, just 8 miles from home.

With such excellent facilities, it's no surprise that the transport connections at Duke's Meadow are also conveniently located. Major road routes including the A1, A7 and A720 are all close by. A reconnection of the Waverley railway line is planned linking Dalkeith to Edinburgh and the wider network at Eskbank. International travel is provided for with Edinburgh Airport just 15 minutes away.

A cosmopolitan town offering culture, heritage, shopping and dining, stunning countryside and fantastic local amenities all on the doorstep at Duke's Meadow mean these wonderful Bellway Homes are situated in the ideal location, with panoramic views to enjoy from your window.





Add the finishing touches

A unique package that offers you the freedom to create your perfect dream home before you even move in.



Your home. Your choice

Take advantage of our unique Additions package and create a home that is as individual as you are.

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 importantly 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

Flooring:

- Choose from carpets, vinyl or ceramic

Tiling:

- Full and half-height tiling
- Comprehensive upgrade options

Plumbing:

- Heated towel rail
- Electric shower

Security:

- Intruder alarms

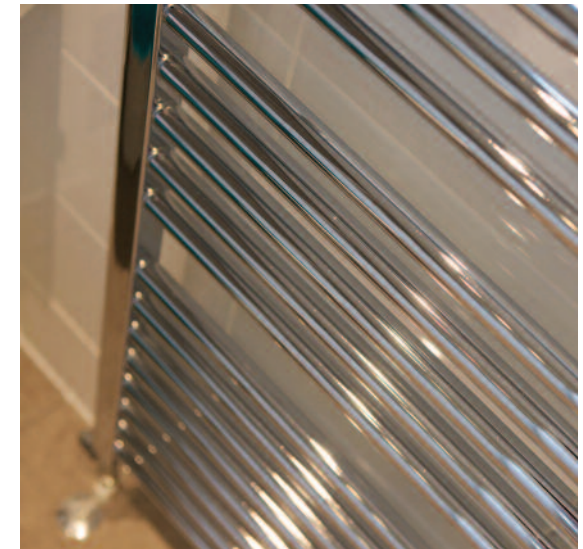
Electrical:

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

Miscellaneous:

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

Please refer to Sales Advisor for availability of Additions at this development.
All items subject to build stage.





Two great ways to help you move



Buy and sell in one easy move with Bellway Part Exchange. Bellway has always built attractive and desirable new homes. That's why we've become one of the top ten builders in Britain. But now there's even more reason to choose a Bellway home. To make the whole process of selling and buying easier, we've put together a range of services to make your move as hassle free as possible.

The benefits of this amazing deal include:

- A fair offer for your old home based on an independent valuation
- A decision made usually within 7 days
- No Estate Agents' fees to pay
- A guaranteed price for your old home
- A stress free move for you
- The option to stay in your existing home until your new house is ready
- No advertising fees to pay

Part Exchange - the simplest and quickest way to move house!



To make the whole process of selling and buying easier, Bellway has put together a range of services. Express Mover is the solution if you want to buy a Bellway home but haven't sold your own house.

The Advantages:

- A recommended local agent will be used to market your present home
- You agree the selling price on your present home
- The Estate Agent works harder making your present home a higher priority to sell
- Details of your present home will also be marketed in our sales offices
- Bellway will do all the chasing with the Estate Agent to secure a sale for you
- You get a market price for your present home
- You can trade 'up', 'down' or 'sideways'
- Properties outside our region can be registered on the scheme
- Most importantly – it's free of charge! Bellway pay your Estate Agent fees
- Prospective buyers are properly qualified before being given an appointment to view your present home

Customer Care

Our dedicated Customer Care department will ensure your move to a new Bellway home is as smooth as possible

For over sixty years the name Bellway has been synonymous with quality craftsmanship and quality homes; we are justifiably proud of this reputation and work hard to provide you with a home that meets with your dreams.

From the day a customer visits our sales centre to the move-in day we aim to provide a level of service and after-sales care that is second to none.

In recognising the close involvement our customers seek in purchasing their new homes we deliberately gear our sales hand-over process to involve our customers at every possible opportunity. Firstly all our homes are quality checked by our site managers and sales advisors. Customers are then invited to pre-occupation visits; this provides 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 customer care and building quality homes is good business sense. However, we are aware that errors do occur and 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 teams and a Customer Care centre that is specifically tasked to respond to all customer complaints.

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.



Bellway

How to find us



Duke's Meadow, located off Easter Langside Drive, Dalkeith, EH22 2FH.

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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.

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