



# Calais Muir Gate

A wonderful and stylish development of 3, 4 & 5  
bedroom homes in Dunfermline

**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.





## Fantastic facilities and stylish homes

Bellway Homes are delighted to introduce you to Calais Muir Gate. An exclusive development of beautifully designed 3, 4, and 5 bedroom homes in Halbeath, Dunfermline, a location benefitting from all the amenities and conveniences you would expect from such an excellent location.

These family homes are ideally located within easy reach of a number of well regarded schools serving primary through to higher education. Canergie Primary is within walking distance making the morning routine easy, whilst an additional six popular primary schools are just 5 minutes away by car. Older students will benefit from five highly-regarded secondary schools including Woodmill and Columba's RC, both of which are within a 30 minute walk.

Day to day conveniences are also within easy reach of home. A major supermarket superstore is located just a short 15 minute drive from Calais Muir Gate. For those of you who want a night off from kitchen duty at the end of a hard week, you will find a choice of family eateries nearby to suit all tastes with cuisines including Italian, Chinese, Thai and Mexican. Also within walking distance a gym, cinema, bowling alley and golf course can all be found offering activities to keep the whole family entertained.

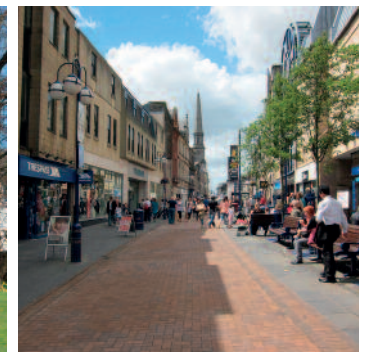
Dumfermline itself benefits from an excellent shopping centre just 10 minutes from the development. Kingsgate Shopping Centre boasts an excellent range of high street stores whilst the high street offers a selection of independent retailers and boutiques. The monthly farmers market at Glen Gates offers wonderful produce alongside locally brewed ales and handmade crafts.

For those of you who prefer something with a little more culture, visit the Abbey at the heart of the town. Proudly housing the tomb of King Robert the Bruce as well as many relics of many notable Scottish rulers throughout history, visitors can explore and discover the ruins of a palace built by King James VI.

If outdoor pursuits are more your cup of tea, the attractive Pittencrief Park, spanning 76 acres of formal gardens, woodland, glasshouses and walking routes is just a 10 minute drive from Calais Muir Gate. Stroll the grounds to spot wildlife or simply enjoy the breath-taking views of the abbey and palace ruins. The perfect place to relax after a hard week at work.

With such excellent facilities, its no surprise the transport connections at Calais Muir Gate are fantastic. The M90 is under a mile away connecting Perth with the Forth Bridge Road whilst the A90, just 10 miles away connects Edinburgh in the South. A short 8 minute drive will take you to Dunfermline Railway station which offers regular services into Glenrothes with Thornton, Edinburgh and Cowdenbeath. For those requiring International travel, Edinburgh airport is just over 20 minutes away.

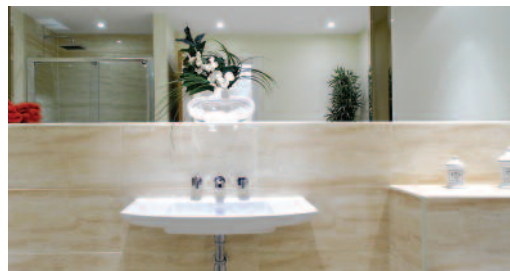
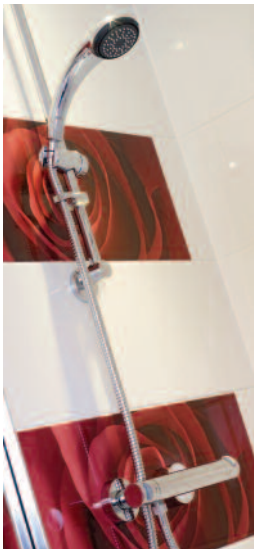
Calais Muir Gate is a development which combines wonderful Bellway family homes with what every homebuyer dreams of, location, location, location!







make your house your home



# 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.

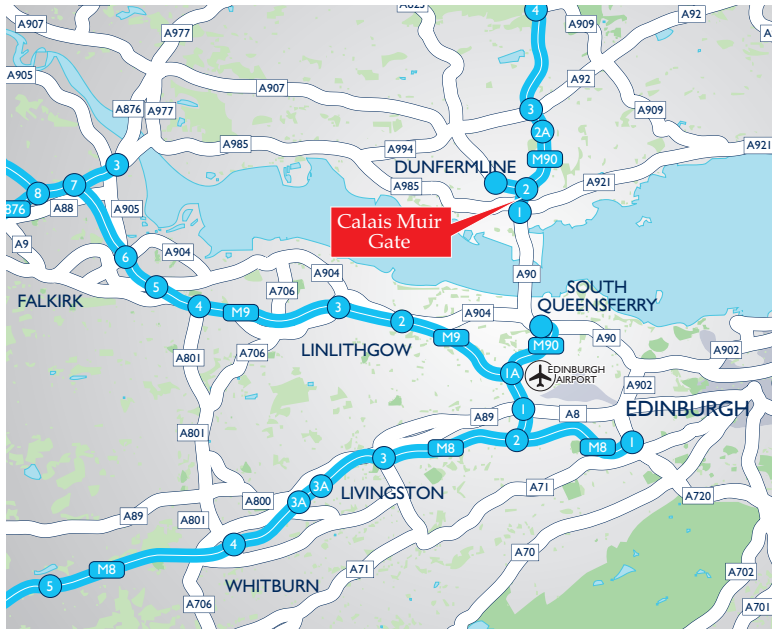
We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home; a 10 year NHBC warranty provides further peace of mind.

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.

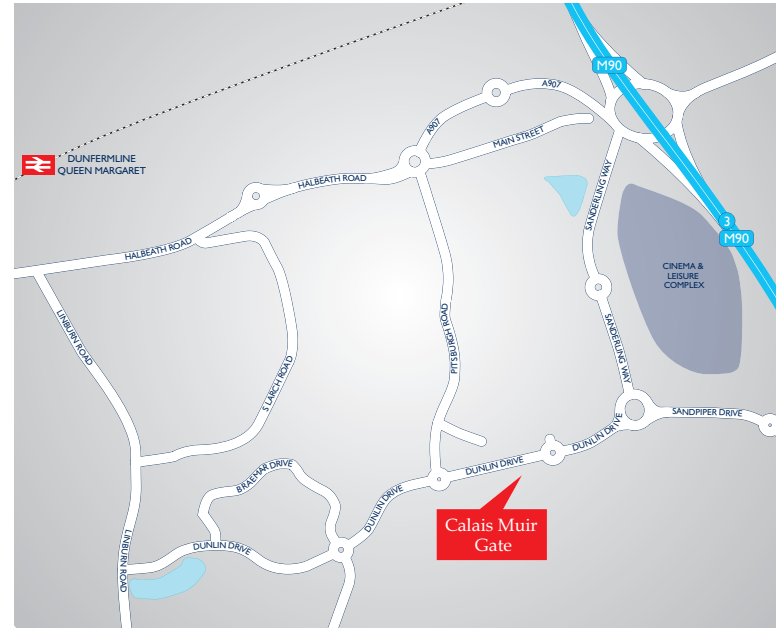


# Bellway

# How to find us



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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.

**Bellway**