

West Edge Meadows

Edinburgh

A collection of 3, 4 and 5 bedroom homes

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



Computer generated image.

A perfect place to call home

West Edge Meadows is an exciting development of 3, 4 and 5-bedroom homes in the attractive and well-connected suburb of Gilmerton, just five miles from Edinburgh city centre. Residents will benefit from excellent transport links to key commuter areas, as well as an impressive range of leisure, sporting and retail facilities in the close surrounding area.

These wonderful homes, built to the highest Bellway standards encompass a range of design features including en-suite bathrooms, open plan living spaces and contemporary fitted kitchens. Built in a range of styles, West Edge Meadows encompasses both beautiful homes and a fantastic location.



Everything is on your doorstep at West Edge Meadows

West Edge Meadows is an exciting development of 3, 4 and 5-bedroom homes in the attractive and well connected suburb of Gilmerton, just 5 miles from Edinburgh city centre. Residents will benefit from excellent transport links to key commuter areas. Lasswade Road itself, links directly to the A701 providing a direct route into Edinburgh. The major A829 trunk road, the Edinburgh City bypass, located under a mile from the development, circles the south of Edinburgh linking with the A1 towards north east England, the M8 towards Glasgow and the A8 towards Stirling amongst other routes. For international travel Edinburgh International airport is around 16 minutes away by car.

Locally, West Edge Meadows offers an impressive range of leisure, retail and sporting amenities. Straiton Retail Park, a 7 minute drive from home



offers an inspiring array of home-ware, fashion, food and lifestyle brands including two major supermarkets and an Ikea store. Dalkeith town centre is less than 4 miles from West Edge Meadows and offers all the local amenities you would expect including high street stores, a medical practice, pharmacy and post office alongside a number of local supermarkets and numerous cafés, bars and restaurants.

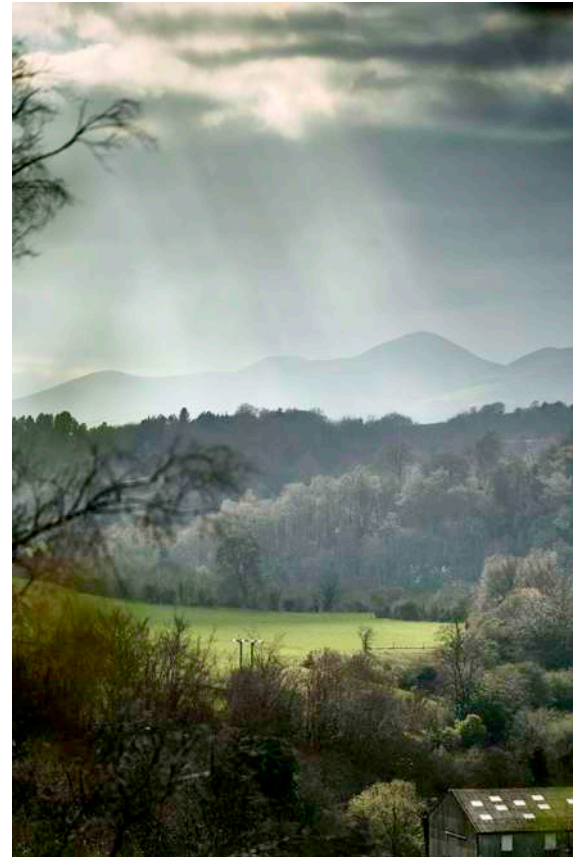
Lasswade offers a number of picturesque eateries including The Paper Mill restaurant on the banks of the River North Esk, offering an exciting menu full of locally sourced ingredients. The Laird & Dog Inn presents a wide range of wine and beers to feature alongside its delicious menu of hearty food. Both just a short 5 minute drive from home.

The inspiring city of Edinburgh is just a 20 minute drive from West Edge Meadows. The range of shopping on offer is worthy of a world-class capital city, with an impressive mix of high-street, designer and independent outlets. George Street, one of the most prestigious streets in Edinburgh, offers an array of aspirational fashion stores to accompany the stunning Georgian architecture, complete with a vibrant evening bar scene.

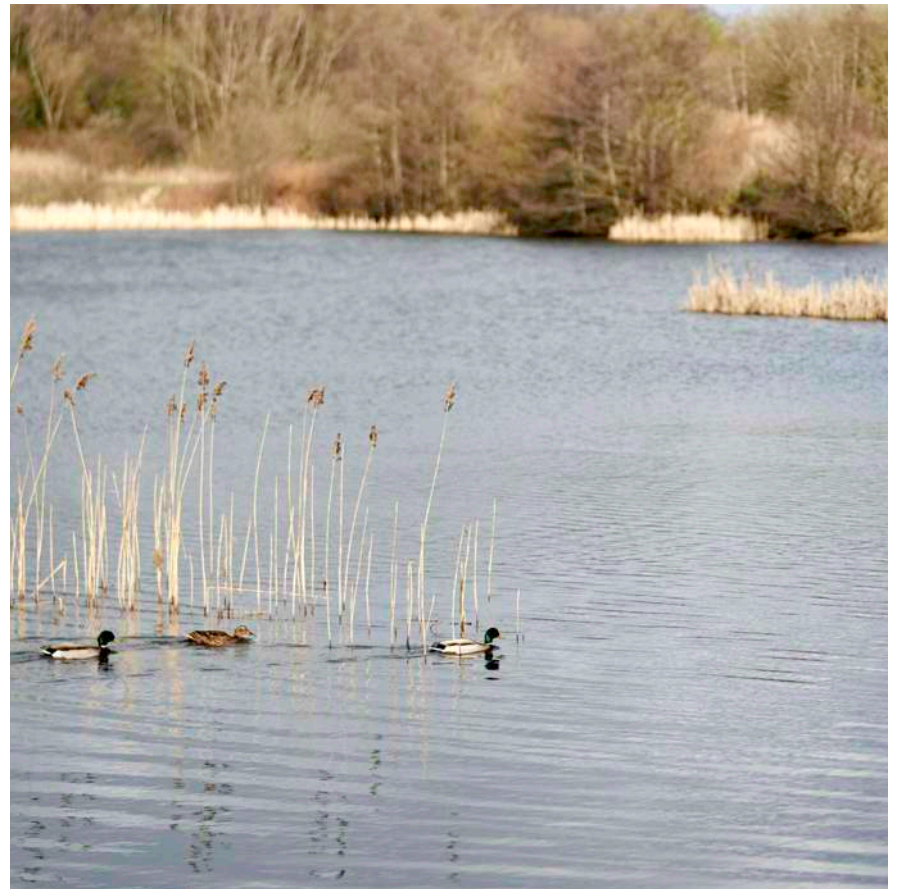
Known as the leading festival city, Edinburgh hosts an annual calendar of exciting events, the Edinburgh Art Festival, International Film Festival and the renowned comedy Fringe Festival amongst them. Eating out in Edinburgh is an event in itself, with an unrivalled selection of award-winning fine-dining venues, bars and pubs.

For outdoor pursuits, Straiton Pond local nature reserve is within easy walking distance. An ex-clay pit, now reclaimed by nature, the reserve is a beautiful wildlife haven set amid rolling farmland offering scenic views and ample opportunity to spot local wildlife. Kings Acre Golf course, 2.3 miles from the development, is a beautiful 70 par, 18 hole parkland course set in magnificent countryside.

For families, there are a number of schools offering both primary and secondary education within the local area. Lasswade Primary School and Lasswade Secondary School are an 8 minute and 9 minute drive from the development respectively. For those seeking higher education, Edinburgh University is rated as one of the top 20 universities in the world.



West Edge Meadows presents an ideal combination of excellent transport links, local amenities and close proximity to Edinburgh. A development offering a fantastic location.

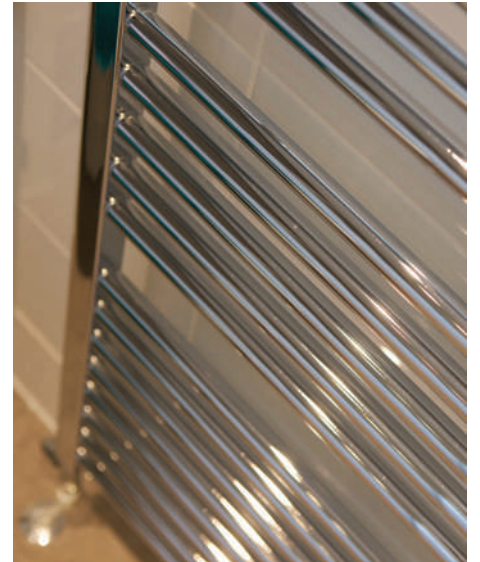




Typical Bellway streetscene. Computer generated image.

Discover a range of house styles with 3, 4 or 5 bedrooms. Each home at West Edge Meadows is finished to our exacting standards.





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 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
- ~ Oak finished doors
- ~ Full height mirrors over tiled areas
- ~ Decorative glazing to front door

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.

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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