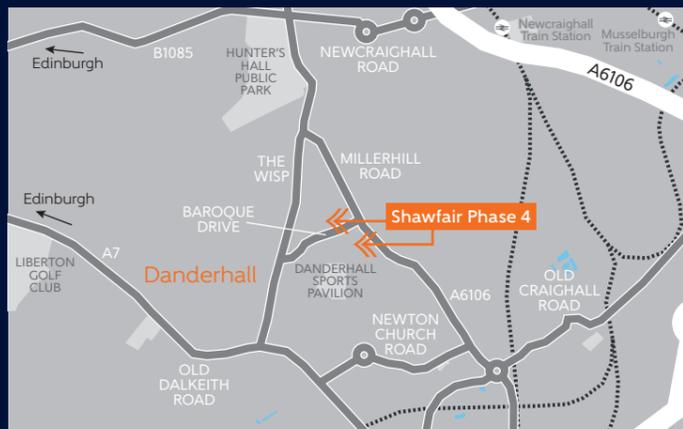


Near Sheriffhall, Newton Church Road  
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what3words provides exact locations  
so you know exactly where to find  
our development.



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.

**Bellway**



# Shawfair Phase 4

DANDERHALL

**Bellway**



## Choose a fine quality of life 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 School's 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 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, 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.

