

Dalhousie Way

Bonnyrigg, Midlothian

A collection of 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 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

Dalhousie Way is an attractive development of 4 and 5-bedroom detached homes, located on the edge of the attractive market town of Bonnyrigg, Midlothian. The development is around a 9-mile drive from Edinburgh city centre. Residents will benefit from fantastic travel connections to key commuter areas, such as Edinburgh and

Glasgow, as well as easy access to an excellent selection of leisure and retail options.

These attractive properties offer an impressive specification and feature conveniences designed for modern living including contemporary fitted kitchens, open plan living spaces and en-suite bathrooms, all built to the exacting Bellway standard.



Everything is on your doorstep at Dalhousie Way

Residents of Dalhousie Way can benefit from ease of access to excellent travel connections to key commuter areas, such as Edinburgh – just under a 30-minute drive via the A1 – and Glasgow (around an hour away via the M8). The nearest rail station is Eskbank, which can be reached within either a 20-minute walk or less than 5 minutes' drive and offers connections to Edinburgh Waverley (around 20 minutes journey time). Travel further afield is on offer via Edinburgh Airport – which can be reached within approximately 20 minutes by car.

For residents of Dalhousie Way, Bonnyrigg offers several retail options. Within its attractive high street, the town plays host to a mix of brand name and independent stores, as well as two supermarkets. Locally, the development benefits from being close to a number of dining outlets including cafés and restaurants. Fine dining is on offer less than a mile away from home at Dalhousie Castle where visitors will find the award-winning Dalhousie Castle Dungeon Restaurant.



A wide variety of cafés, bars and restaurants are on offer at nearby Edinburgh – less than half an hour's drive away from the development. The city boasts a vast array of cuisines and dining opportunities, including a number of Michelin star restaurants. Edinburgh city centre also presents visitors with fantastic shopping opportunities from large department stores, high street and designer shops, to independent boutiques and market stalls.

Residents of Dalhousie Way can benefit from access to a range of leisure options. Close to the development, there is Dalhousie Castle and Spa. For golf fans, Broomieknowe Golf Course, a parkland 18-hole course, is only five minutes' drive from the development.

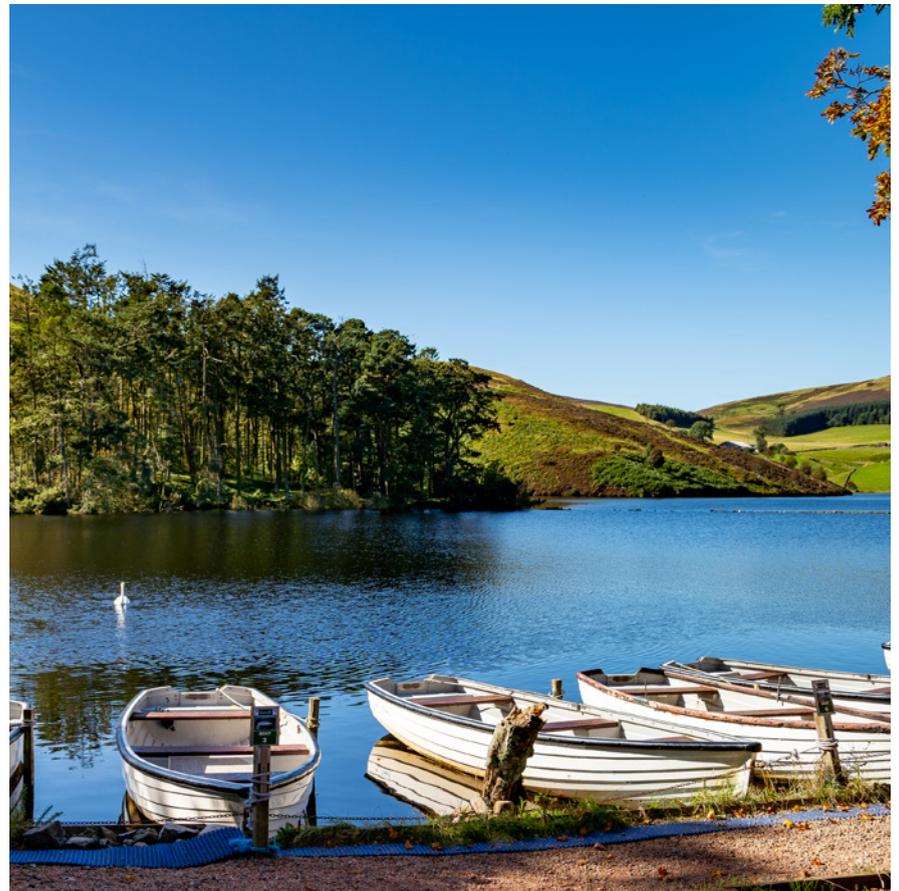
Just over a mile away from the development is Bonnyrigg's King George V Park, which includes a children's play area and green open space perfect for dog walking, jogging and cycling. Slightly further afield, the Pentland Hills Regional Park is around 18 minutes' drive from Dalhousie Way and boasts around 10,000 hectares of countryside. Affording breathtaking scenery and views across to the Firth of Forth and Edinburgh, the park is ideal for outdoor pursuits such as walking, hiking, horse riding, cycling, running and fishing.

Nearby Edinburgh city centre is home to plenty of family-friendly attractions including Edinburgh Castle, Arthur's Seat, Holyrood Palace, the National Museum of Scotland, The Writers' Museum, the Scottish National Portrait Gallery and the Royal Botanic Garden Edinburgh – to name only a handful of its spectacular sites.

Several well-regarded primary schools can be found in the local area. These include Bonnyrigg Primary School, around half a mile away, and St Mary's RC Primary School, just over a mile from the development. For secondary school education, there is Lasswade High School Centre, only 1.5 miles away from Dalhousie Way. For those interested in higher education, the development affords ease of access to world-class institutions including Edinburgh University.



Dalhousie Way is a beautiful development offering stunning homes in an ideal location.

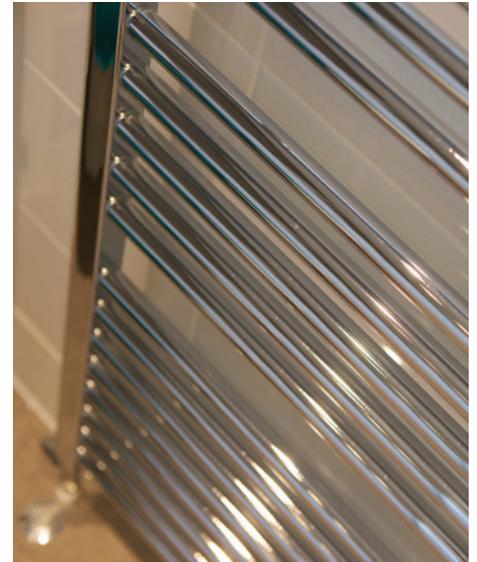




Typical Bellway streetscene. Computer generated image.

Discover a range of house styles
with 4 or 5 bedrooms.
Each home at Dalhousie Way 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.

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.

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



Bellway Homes Limited
(Scotland East)
6 Almondvale Business Park
Almondvale Way
Livingston
EH54 6GA

Telephone: 01506 594 420
www.bellway.co.uk

Bellway