



Plot 185 Bellwood Shawfair, Millerhill Road
DALKEITH | EH22 1GE

warners
solicitors & estate agents



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The Bellwood is a superb family home, with the lounge opening onto a light-filled family kitchen. French doors add extra appeal to the dining area and open out to the garden, perfect for enjoying outdoor meals. Sharing the ground floor is a laundry room and downstairs WC. There are four bedrooms upstairs, including the principal bedroom with en-suite, while the further two bedrooms offer the flexibility to be adapted to either a home office space, gym or nursery. There is also a garage, ideal for storing sporting equipment, tools and garden furniture.

Key Features

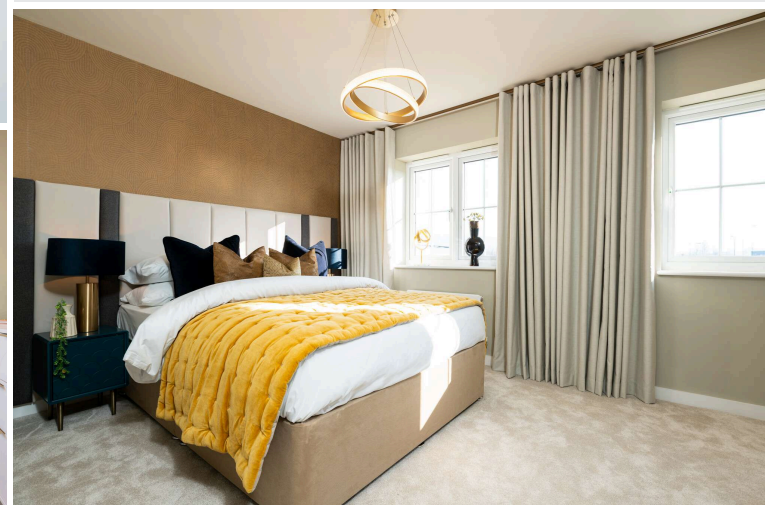
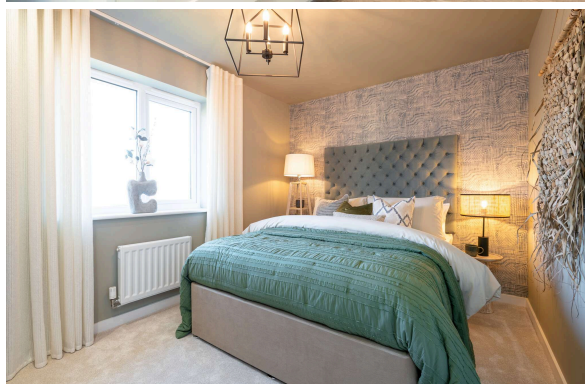
- Flexible living space
- Separate lounge
- Open plan kitchen/dining area
- Home office space
- Separate laundry room
- Principal bedroom with en-suite
- French doors leading to garden
- Internal garage
- 10-year NHBC warranty
- Energy-efficient
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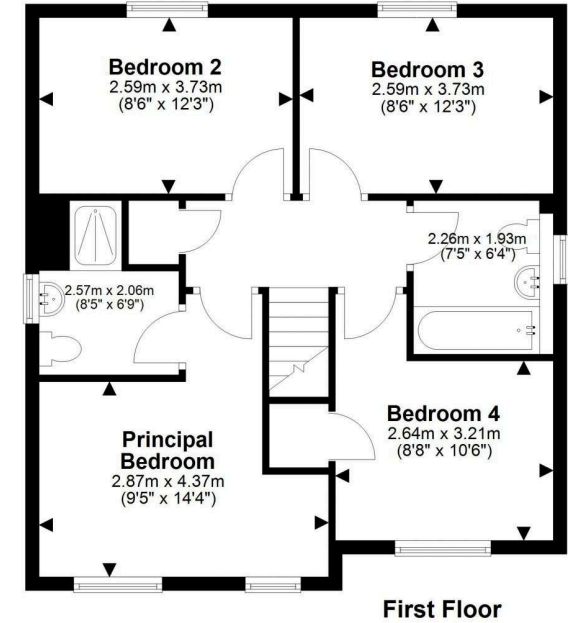
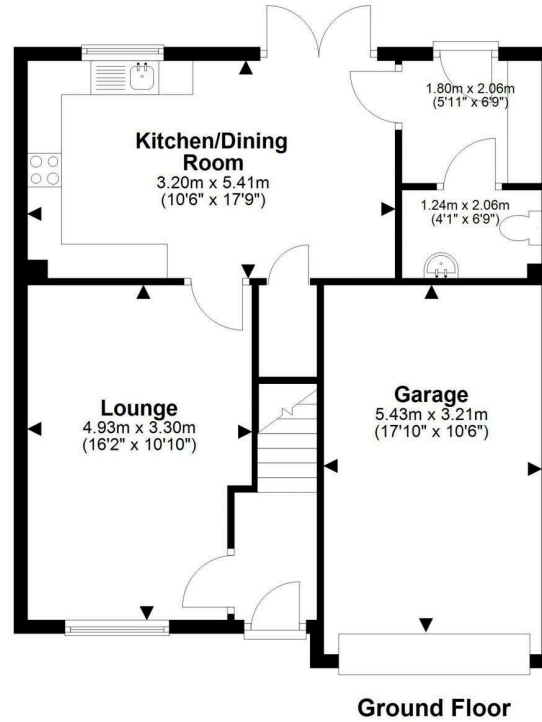
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Shawfair is a growing and vibrant community in Edinburgh, offering an exceptional blend of modern living and convenient amenities. Residents enjoy brand-new primary and secondary schools, nurseries, restaurants, caf s, health clubs, and shops - with plans underway for a swimming pool, theatre, sports pitches, vocational training facilities, commercial offices, and even a hotel.

Perfectly placed for both city life and the great outdoors, Miller Homes at Shawfair offers easy access to beaches, woodland walks, and scenic cycle paths. With its own train station on the Borders line, you can reach Edinburgh city centre in minutes, while excellent bus services, the A1, and the Edinburgh City Bypass keep you connected.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.