

Summerville Gardens

Dalkeith

A collection of 3, 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

Summerville Gardens is an attractive development of 3, 4 and 5 bedroom new homes in the well-connected town of Dalkeith. Residents will benefit from picturesque countryside views, well-regarded local schools, nearby sporting and leisure facilities as well as excellent accessibility to Edinburgh and the Lothians.

These wonderful homes, built to the highest Bellway standards encompass a range of design features including open-plan living spaces, contemporary fitted kitchens and en-suite bathrooms. Built in a range of styles to appeal to a wide range of buyers, Summerville Gardens offers beautiful homes in an ideal location.



Everything is on your doorstep at Summerville Gardens

A lovely development of 3, 4 and 5 bedroom homes, Summerville Gardens is located in the well-connected area of Dalkeith, just 10 miles from Edinburgh city centre. Residents will benefit from excellent transport links to key commuter areas. The City of Edinburgh Bypass is just over 3 miles from the development, taking you into Edinburgh in little over 30 minutes. The bypass connects to the A1 towards north east England, the M8 towards Glasgow and onwards towards Stirling via the M9 amongst other routes. For international travel Edinburgh International airport is around 30 minutes away by car.

Locally, Summerville Gardens offers an impressive range of local amenities. Dalkeith town centre is under a 10 minute drive from home. Offering all the amenities you would expect including high street stores, a medical practice, pharmacy and post



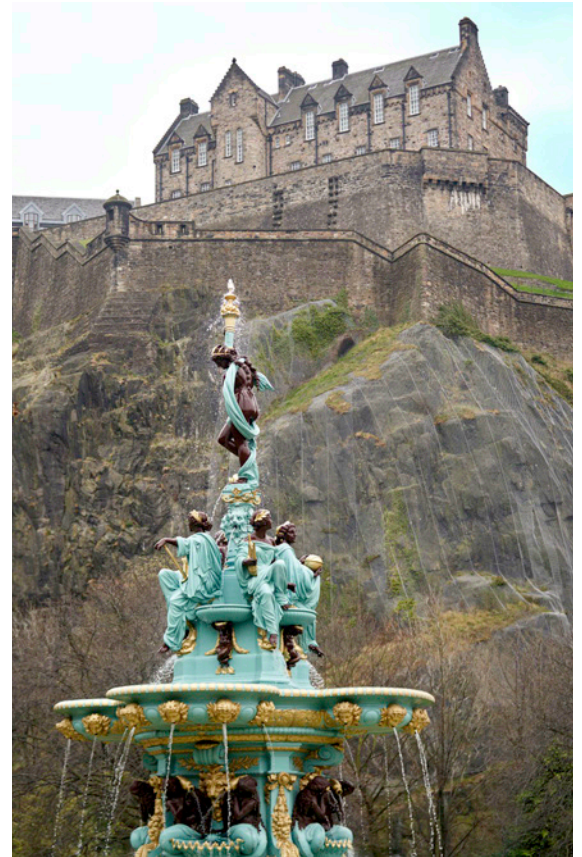
office alongside a number of local supermarkets and numerous cafés, bars and restaurants, the development is ideally situated for daily conveniences.

Scotland's vibrant and culturally-diverse capital city is around a 30 minute drive from home. The inspiring city of Edinburgh, known as the festival city hosts an annual calendar of exciting events; the Edinburgh Art Festival, International Film Festival and the renowned comedy Fringe Festival amongst numerous others. Eating out in Edinburgh is an event in itself, with an unrivalled selection of award-winning fine-dining venues, cafés, restaurants, bars and pubs on offer in addition to a vibrant evening bar scene.

It's no surprise the shopping on offer is as would be expected of a world-class capital city. An impressive mix of high-street stores, designer and independent boutiques pepper the streets. George Street, one of the most prestigious streets in Edinburgh, offers an array of inspirational fashion stores to accompany the stunning Georgian architecture.

For outdoor pursuits Vogrie Country Park boasts 105 hectares of woodland and Victorian Parkland including a Victorian mansion dating back to 1876, part of which is open to the public. Located less than 5 miles from Summerville Gardens, the park offers visitors a chance to enjoy nature in a unique setting. There are 11.5 miles of way-marked woodland walks, an adventure play area, miniature railway and golf course. Vogrie Country Park offers activities for the whole family to enjoy.

Families are well catered for at Summerville Gardens. There are a number of schools offering both primary and secondary education within the local area. Both Woodburn Primary School and Dalkeith High School are less than 1.5 miles from the development. For those seeking higher education, Edinburgh University is rated as one of the top 20 universities in the world.



Summerville Gardens is ideally located offering countryside views, excellent local amenities and great transport links.



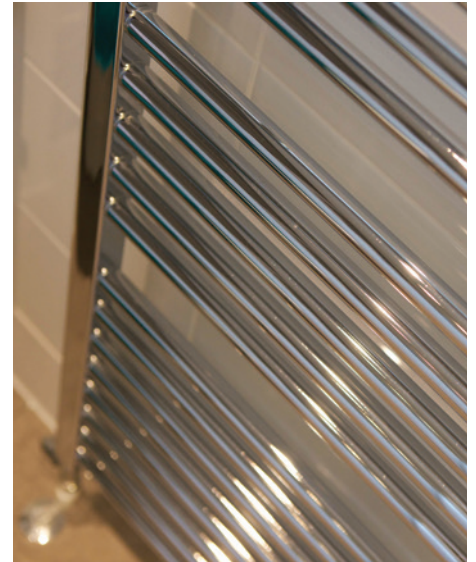


Computer generated image.

Please note Photo Voltaic (solar) panels shown above are indicative only. The location and number of panels are dependent on plot orientation. Please see Sales Advisor for details.

Discover a range of house styles
with 3, 4 or 5 bedrooms. Each
home at Summerville Gardens 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.

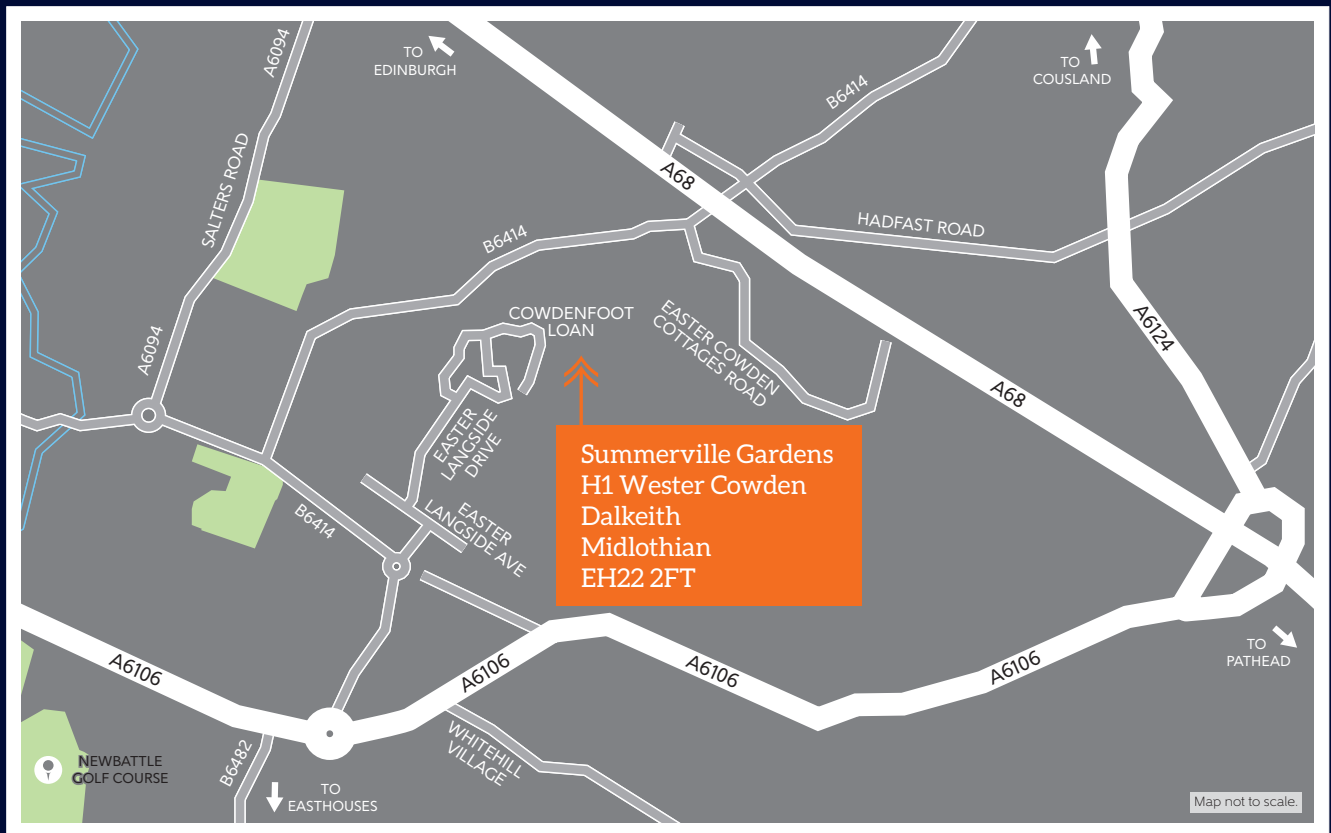
We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

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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