





THE BLAIR

Combining flexible living with comfort

The open plan kitchen, dining and family area opens to the garden, creating an ideal everyday hub, while a separate lounge and additional dining room offer refined spaces for entertaining or quiet relaxation. A utility room enhances practicality.

Upstairs, four double bedrooms include two en suites, providing comfort and privacy for family and guests. A well appointed family bathroom and useful storage complete this balanced and welcoming home.

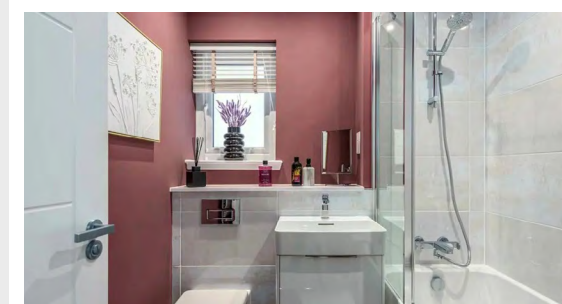
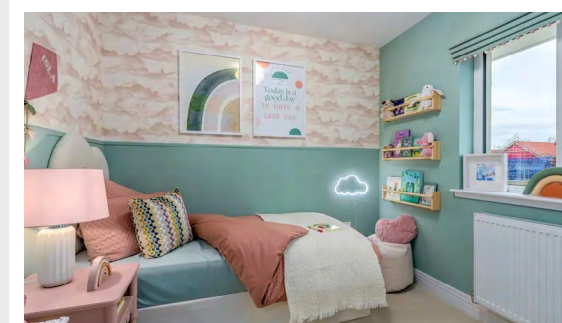
Heating and hot water supplied by a District Heat Network, providing a low carbon heating solution

Welcome home to The Blair

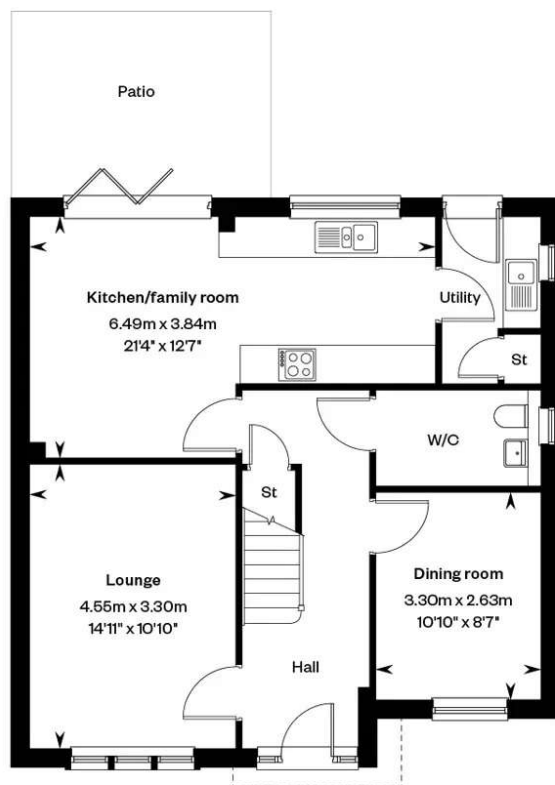
This 4 Bedroom Detached home features:

- An exciting new community, close to Shawfair Park & Ride and Shawfair Station
- Excellently positioned to enjoy the wealth of amenities that Shawfair, Edinburgh, Musselburgh and Dalkeith offer
- Enjoy peace of mind: Cala's signature five star customer service, 10 year NHBC warranty and 2 years after sales service
- Quality specification throughout, including integrated appliances
- Spacious and flexible layouts, with excellent storage space throughout
- Service charge - £266.81
- Council Tax - G
- EPC Rating - B

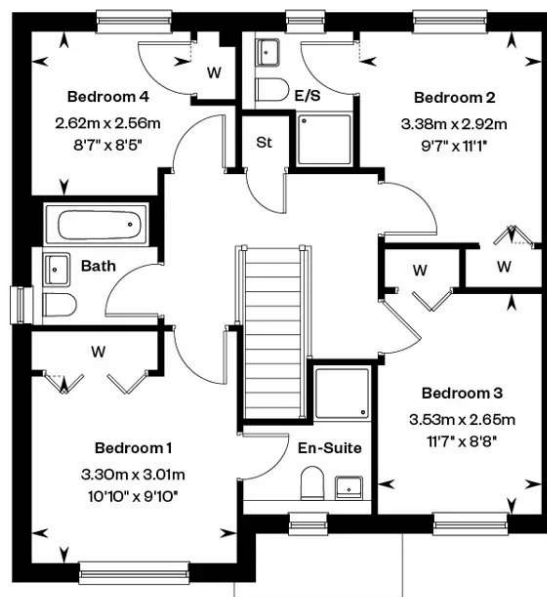
[Click here for a Virtual Tour](#)



GROUND FLOOR



FIRST FLOOR



GILSONGRAY.CO.UK

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EH1 2BW
0131 516 5366

...

GLASGOW

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G2 2HQ
0141 530 2021

...

EAST LoTHIAN

33 Westgate
EH39 4AG
01620 893 481

...

DUNDEE

11 South Tay Street
DD1 1NU
01382 201 000

...

BORDERS

01890 880 008



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