



A wonderful and stylish  
development of 3 & 4 bedroom  
homes in Cowdenbeath

**Bellway**

# A reputation you can rely on

When it comes to buying your new home it is reassuring to know that you are dealing with one of the most successful companies in the country, with a reputation built on designing and creating fine houses and apartments nationwide backed up with one of the industry's best after-care services.

In 1946 John and Russell Bell, newly demobbed, joined their father John T. Bell in a small family owned housebuilding business in Newcastle upon Tyne. From the very beginning John T. Bell & Sons, as the new company was called, were determined to break the mould. In the early 1950s Kenneth Bell joined his brothers in the company and new approaches to design layout and finishes were developed. In 1963 John T. Bell & Sons became part of the public corporate scene and the name Bellway evolved.

Over 60 years of great homes and great service



Today Bellway is one of Britain's largest house building companies and is continuing to grow throughout the country. Since its formation, Bellway has built and sold over 100,000 homes catering for first time buyers to more seasoned home buyers and their families. The Group's rapid growth has turned Bellway into a multi-million pound company, employing over 2,000 people directly and many more sub-contractors. From its original base in Newcastle upon Tyne the Group has expanded in to all regions of the country and is now poised for further growth.

Our homes are designed, built and marketed by local teams operating from regional offices managed and staffed by local people. This allows the company to stay close to its customers and take key decisions about design, build, materials, planning and marketing in response to local and not national demands. A simple point, but one which we believe distinguishes Bellway.





## A home to enjoy town-life, countryside and coast – life's a breeze at Birchwood

Stylish designs – and a choice of three and four bedroom houses – combined with a location perfectly placed for town, make Birchwood in Cowdenbeath a superb lifestyle choice. There are primary schools including Foulford Primary on Leuchatsbeath Drive as well as Beath High School, all under half a mile away, while supermarkets and a range of different shops can be found on the High Street, under a mile away.

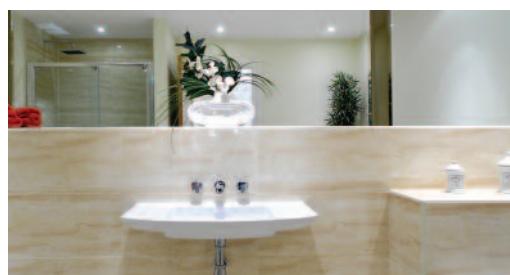
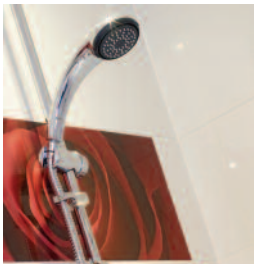
The nearby towns of Dunfermline with the Kingsgate Centre, and Kirkcaldy with the Mercat Centre offer even more shopping, while Edinburgh with shopping and entertainment on capital city scale is just 45 minutes away by train. However at Birchwood you do not need to go far to find everything from restaurants to lively pubs and inns. Cowdenbeath Leisure Centre's swimming pool is the only one in Fife with underwater fitness equipment for Aquagym classes, and there is also a toddler pool, health suite with sauna and steam room, sports hall and floodlit pitches. The Inspiration fitness suite has a packed itinerary of lessons, while there are plenty of activities for youngsters, like roller blading lessons or speed up the action at Central Park with its stock car racing circuit the 'Racewall'.

More tranquil settings to unwind in can be found at Cowdenbeath Golf Club, a course full of character, charm and challenge, with its picturesque setting and tree lined fairways. Nearby Kirkcaldy offers two more courses with Kirkcaldy Golf Club's Balwearie course set in 150 acres of parkland, and Dunnikier Park. At Birchwood you are also

in easy reach of Lochore Meadows Country Park in the heart of the Lomond Hills Regional Park West with its gently rolling grassland and woodland over 1,200 acres including Loch Ore. Or head to the coast – Fife has achieved several International Blue Flag and Rural Seaside Awards at nearby places from Burntisland with its promenade and beach to Silver Sands, one of the most popular resorts on the Fife coast – whether you are looking to breathe in sea breezes on the shoreline, take in wonderful views, or to enjoy child-friendly play areas.

Yet it could not be easier to get away from it all, fast communications are close to hand with the High Street and Perth Road (A909) leading to the A92 close by, while Cowdenbeath Station has regular services direct to Edinburgh on the Fife Central Line.





# Add the finishing touches

A unique package that offers you the freedom to create your perfect dream home before you even move in.



# Your home. Your choice

Take advantage of our unique Additions package and create a home that is as individual as you are.

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 importantly 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
- Full height mirrors over tiled areas
- Decorative glazing to front door

Please refer to Sales Advisor for availability of Additions at this development.  
All items subject to build stage.





# Two great ways to help you move



Buy and sell in one easy move with Bellway Part Exchange. Bellway has always built attractive and desirable new homes. That's why we've become one of the top ten builders in Britain. But now there's even more reason to choose a Bellway home. To make the whole process of selling and buying easier, we've put together a range of services to make your move as hassle free as possible.

**The benefits of this amazing deal include:**

- A fair offer for your old home based on an independent valuation
- A decision made usually within 7 days
- No Estate Agents' fees to pay
- A guaranteed price for your old home
- A stress free move for you
- The option to stay in your existing home until your new house is ready
- No advertising fees to pay

## Part Exchange - the simplest and quickest way to move house!



To make the whole process of selling and buying easier, Bellway has put together a range of services. Express Mover is the solution if you want to buy a Bellway home but haven't sold your own house.

**The Advantages:**

- A recommended local agent will be used to market your present home
- You agree the selling price on your present home
- The Estate Agent works harder making your present home a higher priority to sell
- Details of your present home will also be marketed in our sales offices
- Bellway will do all the chasing with the Estate Agent to secure a sale for you
- You get a market price for your present home
- You can trade 'up', 'down' or 'sideways'
- Properties outside our region can be registered on the scheme
- Most importantly – it's free of charge! Bellway pay your Estate Agent fees
- Prospective buyers are properly qualified before being given an appointment to view your present home

# Customer Care

Our dedicated Customer Care department will ensure your move to a new Bellway home is as smooth as possible

For over sixty years the name Bellway has been synonymous with quality craftsmanship and quality homes; we are justifiably proud of this reputation and work hard to provide you with a home that meets with your dreams.

From the day a customer visits our sales centre to the move-in day we aim to provide a level of service and after-sales care that is second to none.

In recognising the close involvement our customers seek in purchasing their new homes we deliberately gear our sales hand-over process to involve our customers at every possible opportunity. Firstly all our homes are quality checked by our site managers and sales advisors. Customers are then invited to pre-occupation visits; this provides 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 customer care and building quality homes is good business sense. However, we are aware that errors do occur and 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 teams and a Customer Care centre that is specifically tasked to respond to all customer complaints.

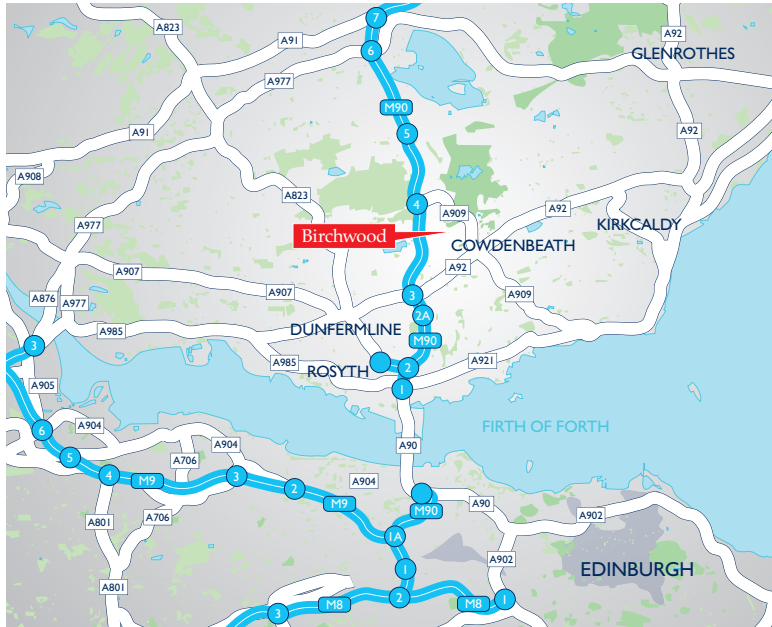
We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home; a 10 year NHBC warranty provides further peace of mind.

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.



**Bellway**

# How to find us



Birchwood, Netherton Road, Cowdenbeath KY4 9BU



Bellway Homes Ltd, (Scotland Division)  
Bothwell House, Hamilton Business Park, Caird Street, Hamilton ML3 0QA  
Telephone 01698 477440 Fax 01698 477441

[www.bellway.co.uk](http://www.bellway.co.uk)

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