

# Earl's Way

AREA GUIDE



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**Bellway**



## An idyllic location

OFFERING EXCELLENT TRANSPORT CONNECTIONS AND LOCAL AMENITIES.

Earl's Way is a collection of 2, 3 and 4-bedroom new homes that boasts a highly-desirable location around one mile from Glenrothes town centre, nestled in the heart of Fife. This attractive development is ideally positioned just a 5-minute drive from extensive shopping and leisure facilities, as well as public parks, well-regarded local schooling and excellent transport connections.

Built across a variety of styles to the exacting Bellway standard, these homes present a range of design features compatible with modern lifestyles including open-plan living spaces, contemporary fitted kitchens and en-suite bathrooms in addition to either garages or allocated parking to each property.



# Choose a fine quality of life in Glenrothes

A TOWN WITH A WEALTH OF OPEN GREEN SPACES.

Nestled in the heart of Fife, Earl's Way is located around one mile north of Glenrothes town centre and just 0.2 miles from the A92. Ideal for commuters, the development is approximately five minutes from the centre of Fife, 30 minutes south of Dundee and 50 minutes north of Edinburgh. Those preferring to travel by train will find Glenrothes with Thornton Station less than a 10-minute drive from Earl's Way providing daily services to Edinburgh (Waverley). International travel is provided by Edinburgh Airport, just 35 minutes away by car.

Retail opportunities in the area are excellent, with a number of local supermarkets and everyday amenities nearby, as well as a range of high-street chains, department stores and independent stores all within easy reach of Earl's Way.

The Kingdom Shopping Centre is the largest indoor shopping centre in Fife and the main retail destination in Glenrothes. At just a 5-minute drive from the development, this comprehensive mall is also home to a multiplex cinema, a bowling alley and a range of family restaurants. Alternatively, Glamis Shopping Centre and Newbridge Retail Park are a seven and five minute drive away respectively, each offering a good selection of brand name stores.

Around 10 minutes away by car, the Pillars Of Hercules Organic Farm Shop and Café is home to an excellent array of organic wholefoods, vegetarian products, meat and locally-grown fruits and vegetables. The farm shop is also known for its friendly café with outdoor seating in the on-site strawberry field, as well as regular bistro nights with live music from talented local artists.



Situated in the heart of Fife and surrounded by acres of attractive countryside, the well-connected town of Glenrothes offers plenty of opportunity to enjoy the outdoors. Just a few minutes' drive from home is a large neighbourhood park with numerous sports pitches, an adventure play area and a skate park. The Riverside Park is just a 5-minute drive from home offering pleasant woodland walks, art sculptures, fitness equipment and an Arboretum. The much-loved hiking trails of East Lomond are also well worth a visit, with scenic views from the Iron Age fort ruins and unique rock outcrops to be explored, all just a 10-minute drive from home.

History enthusiasts will delight in a visit to one of the many heritage attractions in the area, with fascinating sites such as Balgonie Castle, Pitcairn House, Balfarg Henge and Balbirnie Stone Circle all within easy reach of the development.

For a day out with a difference, the popular Cluny Activities is an impressive sport and adventure park complex offering a range of activities for visitors of all ages. Here, residents can try their hand at everything from clay target shooting and archery, to golf and segwaying.

Residents of these new homes in Glenrothes will find a number of well-regarded local schools covering primary through to higher education. A short 15-minute walk from home, residents will find Pitcoudie Primary School, while Markinch Primary School, Collydean Primary School, South Parks Primary School and Warout Primary School are all within a 6-minute drive of Earl's Way.

Older students are served by the popular Glenrothes High School, around a 5-minute drive away on Napier Road. Those pursuing further study may consider the prestigious University of St Andrews, ranked the best university in Scotland and known as the third oldest university in the UK.





## How to find us

