

# Earl's Way

---

Glenrothes, Fife

A collection of 2, 3 and 4 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

---

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.



# Everything is on your doorstep at Earl's Way

---

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 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 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.



Offering excellent transport connections and local amenities, Earl's Way is ideally located.



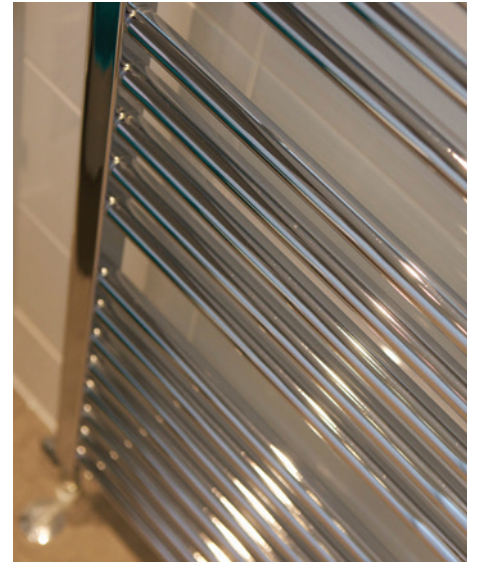


Typical Bellway streetscene. Computer generated image.

Discover a range of house styles  
with 2, 3 or 4 bedrooms.  
Each home at Earl's Way 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.

# Sell your home quicker with Express Mover and no estate agent fees to pay



## How it works

### Introduction

Our Sales Advisor will ask for your details and those of your current home, which we will then pass to our Intermediate Management Agent (IMA).

### Valuation arrangements

The IMA will contact you directly to arrange an appointment for local estate agents to value your home.

### Estate agent visit

Photographs and measurements will be taken of each room, with floorplans drawn up and short summaries written to describe your home.



### Property appraisal

The IMA will complete a detailed Property Appraisal based on the property information and local market data.

### Price discussion

Our IMA will send you the property appraisal via email and will then call you to discuss the marketing strategy for your home.

### Instruction

Should you agree to proceed with Express Mover, our IMA will email you an electronic agreement for you to sign and return. This will allow the marketing process to begin.

### Marketing

Our IMA will instruct the nominated estate agent(s) to begin marketing your home at the agreed price.

### Viewings

The appointed estate agent(s) will contact you to organise viewings of your home.

### Property report

Our IMA will keep you updated with regular property reports, making any recommendations which will assist in securing a sale.

### Offer

Our IMA will keep you informed of any potential offers and once an offer on your home has been accepted, you will be invited to make an appointment to reserve your new Bellway Home. Your dedicated Sales Advisor will be on hand to guide you through this stage of the process.

Express Mover is available on selected developments and plots only, subject to status and availability. Cannot be used in conjunction with other offers. Reservations can only be taken on homes released for sale once you achieve a sale on your own home, plots cannot be held whilst you are on the Express Mover scheme.

# 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 **75**  
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



Bellway Homes Limited  
(Scotland East)  
6 Almondvale Business Park  
Almondvale Way  
Livingston  
EH54 6GA

Telephone: 01506 594 420  
[www.bellway.co.uk](http://www.bellway.co.uk)

**Bellway**