

Hopefield View Bonnyrigg

A stunning collection of quality homes in an idyllic location





Nothing beats coming home to Hopefield View

With views of the historical Cockpen Church and surrounding countryside, Hopefield View offers a tranquil setting to come home to. There is something nearby to suit every family member, from the hustle and bustle of Edinburgh, to the rolling countryside of Midlothian with its medieval castles and the mysterious Rosslyn Chapel.

At Stewart Milne Homes, we never forget that a home isn't just where you live, it's how you live. We know that moving to a new home is a fresh, exciting start – one of life's most exciting moments.

That's why this brochure includes all the details you'd expect – sizes, specifications and styles – and also shows something of the life you'll live at Hopefield View, shops, schools, local facilities, outdoor pursuits..... After all, this isn't a sales brochure. This is your new home.



Your new location

Steeped in history, surrounded by countryside and within easy reach of Edinburgh - this is a wonderful place to call home.

Nestled in the Midlothian countryside with Edinburgh a short distance away, Hopefield View is the perfect location to enjoy the best of both worlds - the peace and outdoor life that the countryside offers alongside the benefits of city life is a perfect match.

And if values like space, the open air, a friendly local community and rewarding pace of life also matter to you, it's the perfect spot.

Bonnyrigg is a vibrant town offering you all the day-to-day amenities you'll need within a friendly local community.

The wider area is steeped in history and offers a range of exciting activities to suit everyone, from walking in the countryside and exploring historical castles to dry-slope skiing and great nights out.

For children and adults alike there is a selection of activities close by. Bonnyrigg itself offers a gym and a large leisure pool and flumes for the big kids. Edinburgh's Butterfly and Insect World is close by and the Scottish Mining Museum offers an

educational day out. Immerse your family in the history of Scotland with a variety of medieval castles including Dalhousie Castle and Borthwick Castle, as well as the most famous, Rosslyn Chapel.

Just eight miles away and you're in the centre of Edinburgh with all the superb facilities of this festival city to enjoy. From Edinburgh Castle to theatres and a fabulous selection of shops, restaurants and nightlife, there's something here to suit everyone.

Public transport is close by in Newcraighall just six miles from Hopefield View, and with trains twice an hour to Edinburgh, you can be in the city in just ten minutes. There is a convenient bus link to the city from the centre of Bonnyrigg offering buses every ten minutes during peak travel times. If you're travelling further afield, Edinburgh airport is only 15 miles away.

Bonnyrigg has all the amenities of a local town, and the A7 gives easy access to the city bypass taking you to Edinburgh and beyond.

Dalkeith	2 miles
Edinburgh	8 miles
Edinburgh Airport	15 miles
Glasgow Airport	52 miles

Welcome to Hopefield View.
Make yourself at home.



The Surrounding Area

We provide general information regarding the surrounding area, its facilities and communications. At the time of going to press this information was correct to the best of our knowledge. The land adjacent to the development and surrounding area outside the ownership of Stewart Milne Homes is subject to the usual statutory planning controls. To obtain up-to-date information we recommend you contact the relevant local planning authority.



Your new community

We're building at Hopefield View for a simple reason: the area's perfect for enjoying life to the full.

Living Life

Leisure is at the heart of living in Bonnyrigg. Locally you can enjoy an indoor swimming pool with flumes, sauna and spa pool as well as a soft play area. Straiton Pond is the area's local nature reserve and the Butterfly and Insect World close by is a great chance for children to experience animals first hand with animal handling and fish feeding. The Scottish Mining Museum is a 5-star attraction and is one of the finest surviving examples of a Victorian colliery in Europe.

Rosslyn Chapel in the nearby village of Roslin, is the much talked about 15th Century church founded by William St Clair and featured in the recent Da Vinci Code movie. This makes for a mystery day out with some lovely walks in the nearby Roslin Glen Country Park. Crichton Castle is another hidden gem overlooking the River Tyne, a beautiful Historic Scotland protected castle.



For more entertainment and leisure, Edinburgh offers more choices than you could wish for with its selection of theatres, restaurants, cafes, shops and bars as well as the world famous Edinburgh Festival, Edinburgh Fringe and Hogmanay Street party.

Shopping

Bonnyrigg itself offers an array of local stores including a chemist, bank and hairdressers.

Just a few miles away, there is a large Tesco supermarket to cater for your weekly grocery shopping and just six miles away, Straiton Retail Park has a number of stores including Marks & Spencer Food, Boots the Chemist and Next.

Schools

Bonnyrigg has its own primary school, and there are other primary schools and secondary schools within two miles.

Primary Schools

<u>St Mary's Primary</u>	<u>0131 663 8646</u>
<u>Bonnyrigg Primary</u>	<u>0131 663 7786</u>

Secondary Schools

<u>Lasswade High School</u>	<u>0131 663 7171</u>
<u>St David's RC</u>	
<u>High School</u>	<u>0131 654 4702</u>

Nurseries/playgroups

<u>Cockpen Nursery School,</u>	
<u>Cockpen Road,</u>	
<u>Bonnyrigg</u>	<u>0131 663 5172</u>
<u>Mount Esk Nursery School,</u>	
<u>Dalhousie Gardens,</u>	
<u>Bonnyrigg</u>	<u>0131 663 2364</u>
<u>Bonnyrigg Mother and Baby Group,</u>	
<u>Sherwood Community Wing,</u>	
<u>Cockpen Road, Bonnyrigg</u>	

Useful numbers

While there are several professional services available in the area, the following may be useful to you locally.

Doctor	
<u>Bonnyrigg Health Centre</u>	<u>0131 537 9844</u>
Dentist	
<u>The Surgery</u>	<u>0131 663 8800</u>
Police	
<u>Dalkeith</u>	<u>0131 663 2855</u>

The contact details provided for schools and services are for guidance only and do not constitute any recommendations or availability of the service.



Your new home

Within Hopefield View, we're creating an exclusive collection of individually-designed homes with quality and space at their heart.

Our quality

At Stewart Milne Homes, we pride ourselves on building innovative and high quality homes.

We use a high level of specification with quality materials and our superior craftsmanship can be seen throughout each home. Our aim is to provide a home that you'll love living in, a home built to last.

Each home comes with a 10 year warranty giving you peace of mind that your home is protected in the event of damage. Just ask us for more details.



Your choice

All our homes at Hopefield View are spacious, light and airy. They've been designed to provide flexible accommodation that suits the ever-changing needs of modern living, with well-planned living areas for entertaining and family life, combined with high specification kitchens that have integrated appliances and an excellent choice of styles.

Every aspect of your new home is finished to the highest standards, with great attention to detail, providing you with a premium home you'll be proud of.

Features include quality crafted kitchens, designed for family living with space to fit your kitchen table, complete with integrated appliances including stainless

steel ovens, hobs and hoods. Bathrooms have Porcelanosa tiling and crisp white sanitary ware while each master bedroom and most second bedrooms provide built-in wardrobes. Throughout each home, you'll find quality finishes including chrome door furniture for a contemporary look.

Working together with us in deciding these is an integral and enjoyable part of the experience of buying a Stewart Milne home.

In addition, our homes are designed to be energy-efficient with excellent insulation, ensuring comfortable temperatures throughout and reducing your energy bills.

The setting

Hopefield View is designed to suit all lifestyles offering a range of family homes from three bedroom to five bedroom detached villas.

Our layout has maximised the views over the Cockpen Church and the rolling countryside, while providing each property with its own space creating a pedestrian friendly layout.

This location offers an enviable setting with easy access to the countryside and beyond.

This is something special - be part of it!



Photography

Images shown reflect the varying styles and sizes of typical Stewart Milne Homes. Images do not necessarily represent the actual finish/elevations or treatments, furnishings or fittings at any individual development. For details of specific finishes for individual developments and homes, please contact us. The area surrounding each home will also differ from that shown in the photograph. Some images in the brochure may be computer generated images. We use these to illustrate a new home when we do not have actual photography to use before the brochure goes to print.

Show homes

All show homes are decorated and furnished to reflect a possible lifestyle. Certain items of equipment, furniture, fixtures and fittings, both inside and out, are not included in the standard specification. Should you require any clarification regarding the standard specification of your chosen home please ask our Sales Consultant.

Step Inside

Embark on a journey to discover your ideal home.

At Hopefield View, we've created eleven different styles of home in the first phase of this development from which to choose.

We hope you enjoy choosing the home for you. If you want to know more about any of the properties, or enquire about availability, please get in touch.

All our homes are built to the highest standards with the greatest attention to detail and finish. The following will provide you with a summary of the specification you can expect in your new home. If you have any queries or if we can help in any way, just let us know.



Internal specification

Kitchen

Choice of contemporary kitchens, where you can choose from a wide selection of kitchen door styles, handle types and worktops. All of the homes include stainless steel oven, hob, hood with a number of house styles also offering integrated fridge-freezer and a selection also including integrated dishwasher and built in microwave.

Bedrooms

Light airy bedrooms, all master bedrooms offer either the luxury of walk-in wardrobes, or a fitted wardrobe.

En-suite shower rooms

Almost all master bedrooms offer ensuite facilities with contemporary sanitary ware and your choice of co-ordinating tiling and fitted vanity furniture.

Doors

White panel pass doors with chrome ironmongery.

Central heating and energy efficiency

High efficiency gas central heating system, with thermostatic radiators to enable you to control the temperature of your home.

Electrical

Feature light to front and rear external doors. Under-unit tri-lighting to kitchen. BT and TV point to lounge and master bedroom. BT point to study where applicable.

Internal finishes and decoration

Painted magnolia walls, with white ceilings. Internal doors, window sills, skirtings and architraves finished in white gloss.

Windows

White PVCu windows, double-glazed with obscure glass to bathroom, ensuite and WC.

Fire safety

Electrical mains wired smoke detectors with battery back up to all floors.

External specification

Doors

Front and rear reinforced panelled doors with three point locking and chrome ironmongery.

Garages

Up and over white garage doors, lighting and power to the garage.

Garden

Turfed front garden, with planted areas as shown on landscape layout.

Driveway and paths

Mono blocked driveways, with precast concrete slab pathways and patio.

Factoring

There are allocated factors to Hopefield View and to the Hopefield development as a whole, with monthly maintenance fees to both.



The development

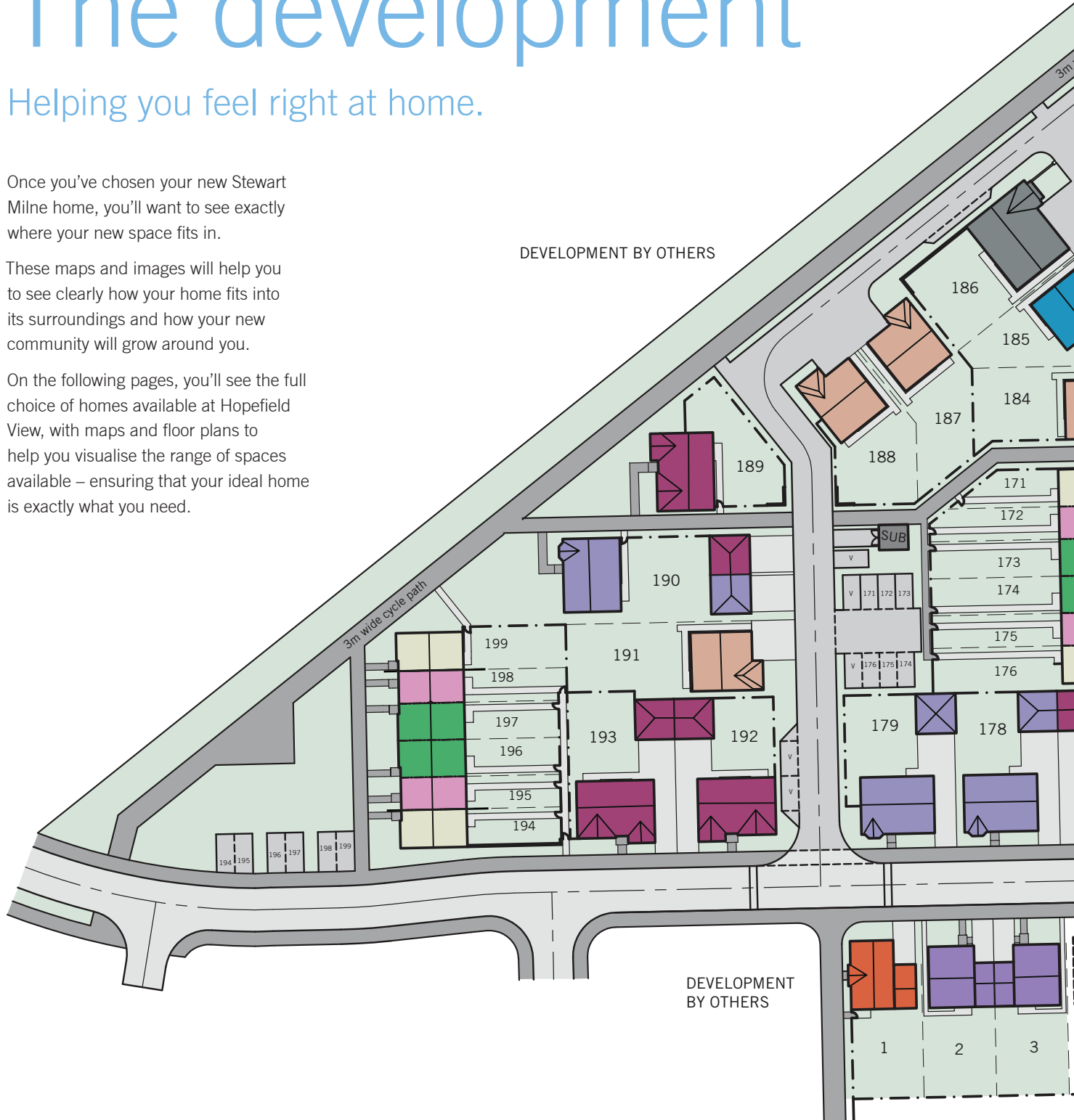
Helping you feel right at home.

Once you've chosen your new Stewart Milne home, you'll want to see exactly where your new space fits in.

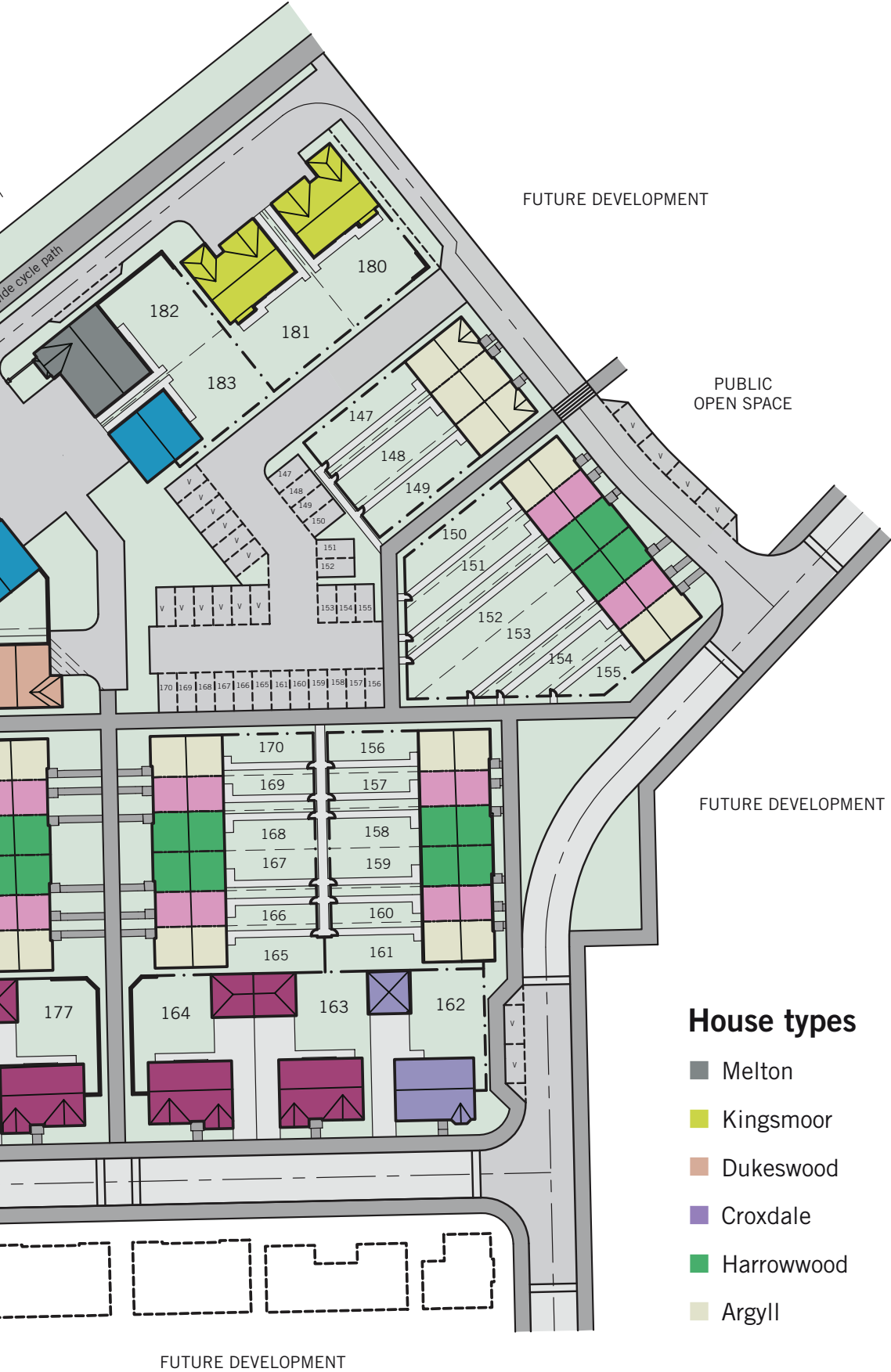
These maps and images will help you to see clearly how your home fits into its surroundings and how your new community will grow around you.

On the following pages, you'll see the full choice of homes available at Hopefield View, with maps and floor plans to help you visualise the range of spaces available – ensuring that your ideal home is exactly what you need.

DEVELOPMENT BY OTHERS



This site plan is for illustration purposes only. The layout is not to scale and is an indication only of the relative positions of properties and landscaping. A more detailed plan is available at our sales office at the development, please ask for details. While the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by Stewart Milne Group. Please note that the development plan was drawn before building started on site. Whilst it is always our intention to build in accordance with this plan, there are occasions when boundaries and layouts may change as the development proceeds. Please check the details of your chosen plot with our Sales Consultant when you are making your reservation. The deed plan will be sent directly to your solicitors and should be inspected by you.



The floor plans in this brochure show approximate dimensions for each room, of a typical house of its type. The dimensions for any specific house may vary, within NHBC guidelines, because each house is built individually and the precise internal finishes may not always be the same.

Please note that some properties are built handed (mirror image) to those shown. Door, window and elevational treatments may vary to provide interest within the development. Please ask us for details of the specification of your chosen home and the technical specification, heating and electrical layout drawings which may have changed since this brochure was printed. Details are for guidance only and do not constitute a part of any contract, nor do they constitute an offer. While the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by Stewart Milne Group.

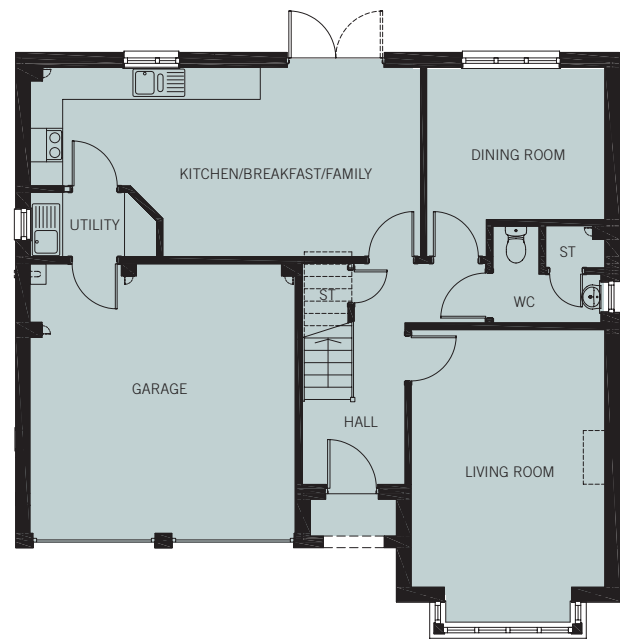


1. Melton lounge
2. Kingsmoor kitchen
3. Melton bedroom
4. Kingsmoor exterior
5. Melton kitchen



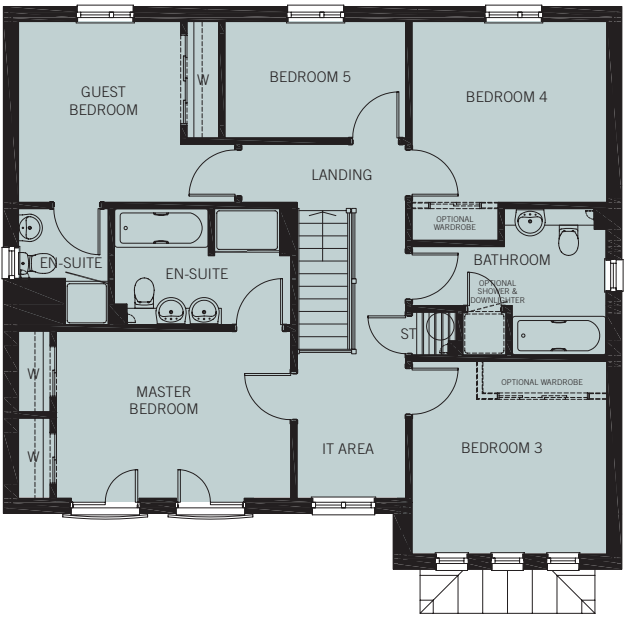
The Melton

This cleverly designed five bedroom detached villa comes with a double garage. The entrance hall leads you to a light and airy living room with feature bay window, a separate dining room and a stunning large breakfasting kitchen. The kitchen comes complete with premium appliances and a family area, ideal for relaxed family living. There is also a downstairs cloakroom. Upstairs, there are five bedrooms leading from the landing. The master bedroom suite comes with its own en-suite bathroom with bath and luxury shower, built-in wardrobe and full length windows with Juliet balcony. The guest bedroom has an en-suite shower room and built in wardrobes. Useful library - or IT area - is accommodated on top landing.



GROUND FLOOR

Living room (including bay)	5455mm x 3600mm	17' 10" x 11' 9"
Dining room	3310mm x 2835mm	10' 10" x 9' 3"
Kitchen/breakfast/family	7260mm (max) x 3525mm (max)	23' 9" x 11' 6"
WC	2000mm (max) x 1810mm (max)	6' 6" x 5' 11"
Utility	2350mm (max) x 1200mm (max)	7' 8" x 3' 11"
Garage	5015mm (max) x 4935mm (max)	16' 5" x 16' 2"



FIRST FLOOR

Master bedroom (excluding wardrobes)	4255mm x 3040mm	13' 11" x 10' 0"
En-suite	3200mm (max) x 2110mm	10' 6" x 6' 11"
Guest bedroom (excluding wardrobe)	3285mm x 2950mm	10' 9" x 9' 8"
En-suite (including shower)	2110mm x 1630mm (max)	6' 11" x 5' 4"
Bedroom 3 (including optional wardrobe)	3540mm x 3500mm	11' 7" x 11' 7"
Bedroom 4 (including optional wardrobe)	3975mm x 3540mm	13' 0" x 11' 7"
Bedroom 5	3285mm x 2115mm	10' 9" x 6' 11"
Bathroom	3525mm (max) x 2660mm (max)	11' 6" x 8' 8"

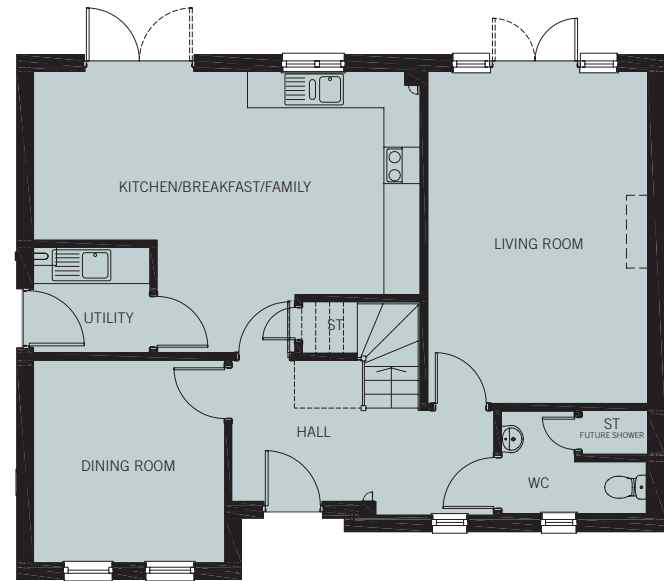
The maximum room sizes stated apply to both imperial and metric dimensions.

The Laurieston

This perfectly-proportioned five bedroom detached villa comes complete with detached double garage. It has a spacious entrance hall leading to a stunning large family eat-in kitchen and family room. The kitchen comes complete with premium appliances and the family area has french doors leading to the garden. There is a separate utility room with side door to the garden, a downstairs cloakroom and beautifully appointed living room, also with french doors leading to the garden. Upstairs, there are five bedrooms leading from the landing. The master bedroom comes with its own en-suite facilities, walk in wardrobe and Juliet balcony. The guest bedroom has an en-suite shower room and built in wardrobes.

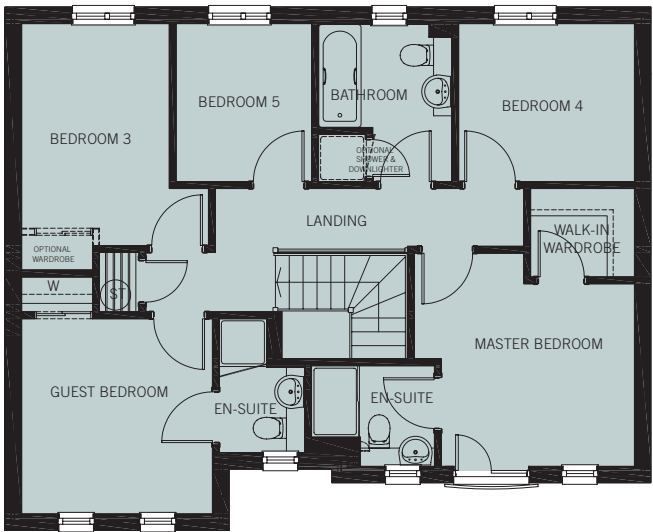


This property comes complete with detached double garage.



GROUND FLOOR

Living room	5475mm x 3625mm	17' 11" x 11' 10"
Dining room	3340mm x 3150mm	10' 11" x 10' 4"
Kitchen/breakfast/family	6375mm (max) x 4635mm (max)	20' 11" x 15' 2"
WC	2390mm (max) x 1700mm (max)	7' 10" x 5' 7"
Utility	1920mm x 1740mm	6' 3" x 5' 8"
Double Garage	5565mm (max) x 5565mm (max)	18' 3" x 18' 3"



FIRST FLOOR

Master bedroom	3635mm (max) x 3015mm	11' 11" x 9' 10"
(excluding wardrobe)		
En-suite	2030mm x 1660mm (max)	6' 8" x 5' 5"
(including shower)		
Guest bedroom	3150mm x 3225mm	10' 4" x 10' 7"
(excluding wardrobe)		
En-suite	2215mm x 1410mm (max)	7' 3" x 4' 7"
(including shower)		
Bedroom 3	4075mm x 2440mm	13' 4" x 8' 0"
(inc optional wardrobe)		
Bedroom 4	2905mm x 2610mm	9' 6" x 8' 6"
Bedroom 5	2610mm x 2235mm	8' 6" x 7' 4"
Bathroom	2600mm x 2200mm	8' 6" x 7' 2"

The maximum room sizes stated apply to both imperial and metric dimensions.
Please note that the garage is positioned to the front of the plot for some of our Laurieston homes. Please ask for details.

The Kingsmoor

This impressive five bedroom villa, has a double garage, bright and airy living room with French doors leading to the garden. There is a separate dining room and downstairs cloakroom and the kitchen is large and eat-in, complete with premium appliances and French doors leading to the garden. There is also a utility store to accommodate your laundry equipment. Upstairs, there are five bedrooms leading from the landing. The master bedroom suite comes with its own en-suite facilities, walk in wardrobe and Juliet balcony. The guest bedroom has an en-suite shower room and built in wardrobes.



GROUND FLOOR

Living room (including bay)	5335mm x 3890mm	17' 6" x 12' 9"
Dining room	3375mm (max) x 2605mm (max)	11' 1" x 8' 6"
Kitchen/breakfast/family	5130mm x 3025mm	16' 10" x 9' 11"
WC	2025mm (max) x 2040mm (max)	6' 7" x 6' 8"
Utility store	1765mm x 875mm	5' 9" x 2' 10"
Garage	5065mm x 4965mm	16' 7" x 16' 3"



FIRST FLOOR

Master bedroom (excluding wardrobe)	4150mm x 3230mm	13' 6" x 10' 6"
En-suite (including shower)	2220mm x 1610mm (max)	7' 2" x 5' 2"
Guest bedroom	3700mm x 3375mm (max)	12' 1" x 11' 0"
En-suite (including shower)	2365mm x 1565mm	7' 7" x 5' 1"
Bedroom 3 (including optional wardrobe)	3705mm x 2790mm	12' 1" x 9' 1"
Bedroom 4 (including optional wardrobe)	3950mm x 2830mm (max)	12' 9" x 9' 2"
Bedroom 5	2800mm x 2090mm	9' 1" x 6' 8"
Bathroom	2795mm (max) x 2075mm	9' 2" x 6' 9"

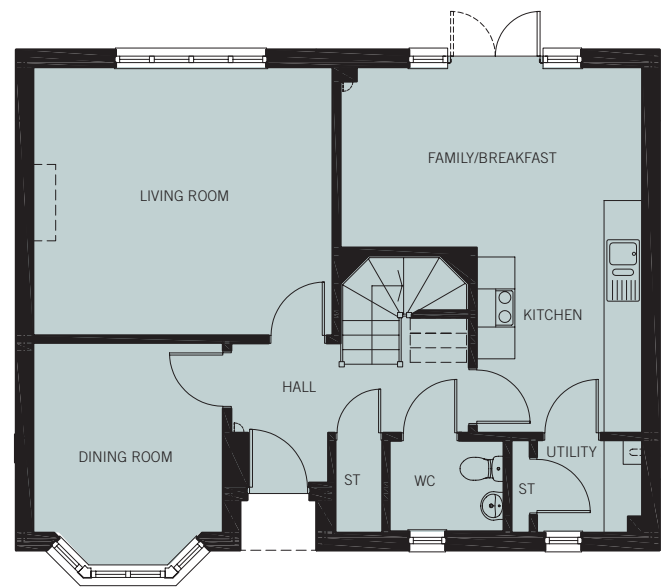
The maximum room sizes stated apply to both imperial and metric dimensions.

The Hollandswood

This luxury four bedroom detached home comes complete with detached double garage. It has plenty of features to delight you. There is a spacious living room, a separate dining room with a feature bay window and a superb family kitchen with space to cook in, eat in and use as a family room, with French doors to the garden. You'll also find a separate utility room, cloakroom and extra storage cupboard. Upstairs is a spacious light landing leading to four bedrooms and a study/library area. The master bedroom has a feature bay window, its own en-suite facilities and built in wardrobes while the guest bedroom also has en-suite facilities and wardrobes.

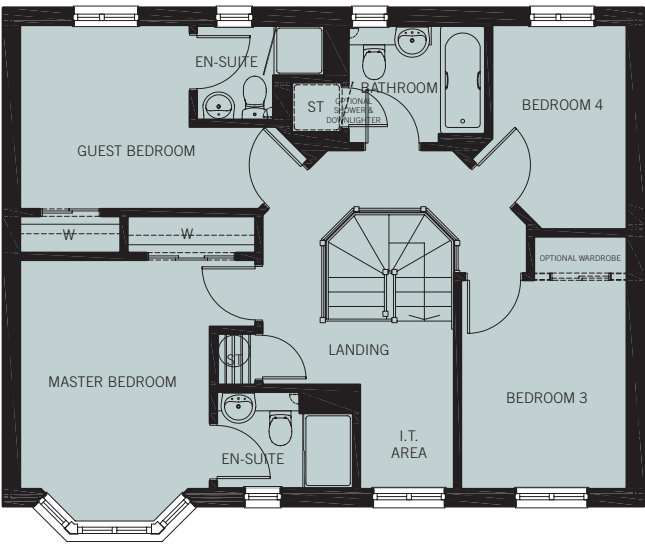


This property comes complete with detached double garage.



GROUND FLOOR

Living room	4700mm x 4215mm	15' 5" x 13' 10"
Dining room	3520mm x 2975mm	11' 6" x 9' 9"
(including bay)		
Kitchen/breakfast/family	5745mm (max) x 4740mm (max)	18' 10" x 15' 6"
WC	1795mm x 1425mm	5' 10" x 4' 8"
Utility	1650mm x 1455mm	5' 5" x 4' 9"



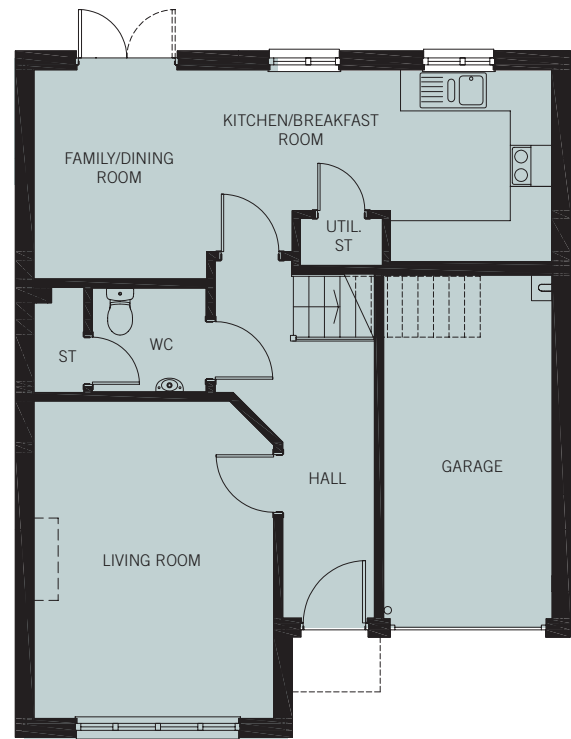
FIRST FLOOR

Master bedroom	4140mm x 2990mm	13' 7" x 9' 9"
(excluding wardrobe & including bay)		
En-suite	2140mm x 1520mm (max)	7' 0" x 5' 0"
(including shower)		
Guest bedroom	2900mm x 2670mm	9' 6" x 8' 9"
(excluding wardrobe)		
En-suite	2005mm x 1480mm (max)	6' 7" x 4' 10"
(including shower)		
Bedroom 3	3980mm x 2610mm	13' 1" x 8' 6"
(including optional wardrobe)		
Bedroom 4	3220mm (max) x 2120mm (max)	10' 6" x 6' 11"
Bathroom	3045mm x 1845mm (max)	10' 0" x 6' 0"
(including shower)		

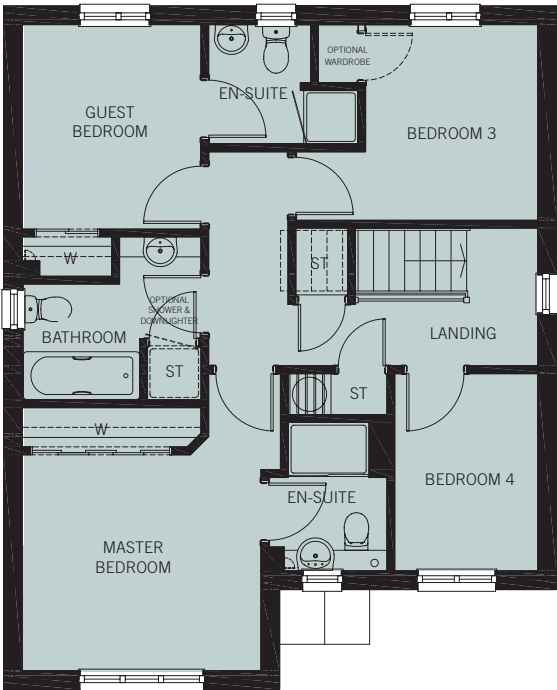
The maximum room sizes stated apply to both imperial and metric dimensions.
Please note that the garage is positioned to the front of the plot for some of our Hollandswood homes. Please ask for details.

The Dukeswood

This stylish four bedroom detached home punches above its weight. As well as the integral garage, the ground floor has a spacious living room, a large breakfasting kitchen and family area with premium appliances and french doors leading to the garden, plus a cloakroom with excellent storage. The kitchen also incorporates a utility store to separately accommodate your laundry equipment. Upstairs, there are four bedrooms and, as well as a spacious family bathroom, there are en-suite shower rooms and built-in wardrobes to both the master and guest bedrooms.



GROUND FLOOR		
Living room	4635mm (max) x 3490mm (max)	15' 2" x 11' 5"
Kitchen/breakfast	5025mm (max) x 2800mm (max)	16' 5" x 9' 2"
Dining/family	3045mm (max) x 2515mm	10' 0" x 8' 3"
WC	1655mm x 1510mm	5' 5" x 4' 11"
Garage	5005mm x 2455mm	16' 5" x 8' 0"

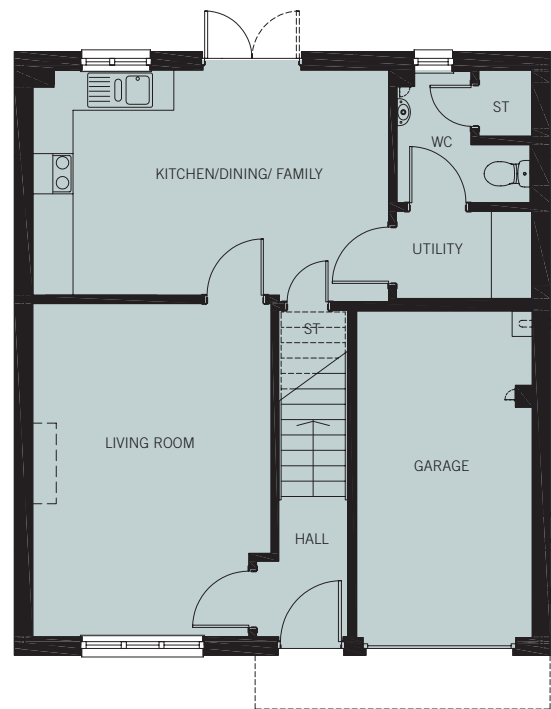


FIRST FLOOR		
Master bedroom	3490mm x 3160mm	11' 5" x 10' 4"
En-suite (including shower)	2170mm x 1725mm (max)	7' 1" x 5' 8"
Guest bedroom (excluding wardrobe)	2990mm x 2610mm (max)	9' 9" x 8' 6"
En-suite (including shower)	2180mm x 1740mm (max)	7' 1" x 5' 8"
Bedroom 3 (including optional wardrobe)	2860mm x 2515mm	9' 4" x 8' 3"
Bedroom 4	2885mm x 2090mm	9' 5" x 6' 10"
Bathroom	2600mm (max) x 2380mm (max)	8' 6" x 7' 5"

The maximum room sizes stated apply to both imperial and metric dimensions.

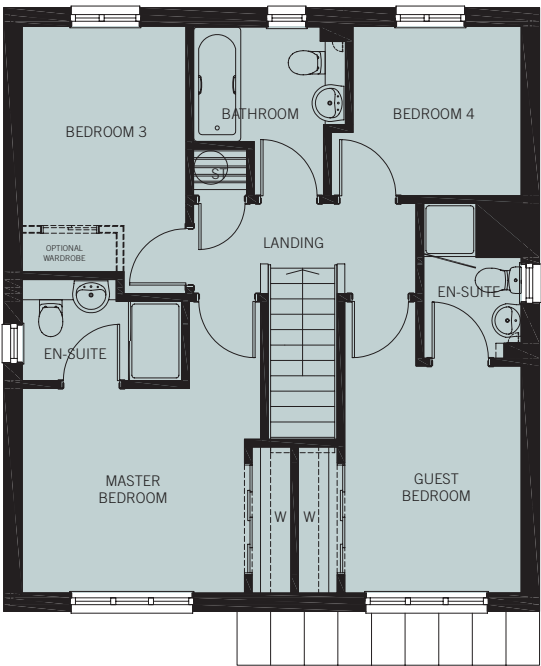
The Denewood

Despite its affordable price, this superb four bedroom detached home includes all the features usually only associated with highly priced properties; an integral garage, very spacious open-plan kitchen/dining/family room with premium appliances, a utility room, downstairs cloaks with excellent storage, fitted vanity cupboards in the family bathroom, built-in wardrobes to two of the four bedrooms, and en-suite facilities to both the master and guest bedrooms.



GROUND FLOOR

Living room	4960mm x 3545mm (max)	16' 3" x 11' 7"
Kitchen/dining/family	5310mm x 3350mm	17' 5" x 11' 0"
WC	1980mm x 1955mm	6' 6" x 6' 5"
Utility	2015mm x 1300mm	6' 7" x 4' 3"
Garage	4860mm x 2615mm	15' 11" x 8' 7"

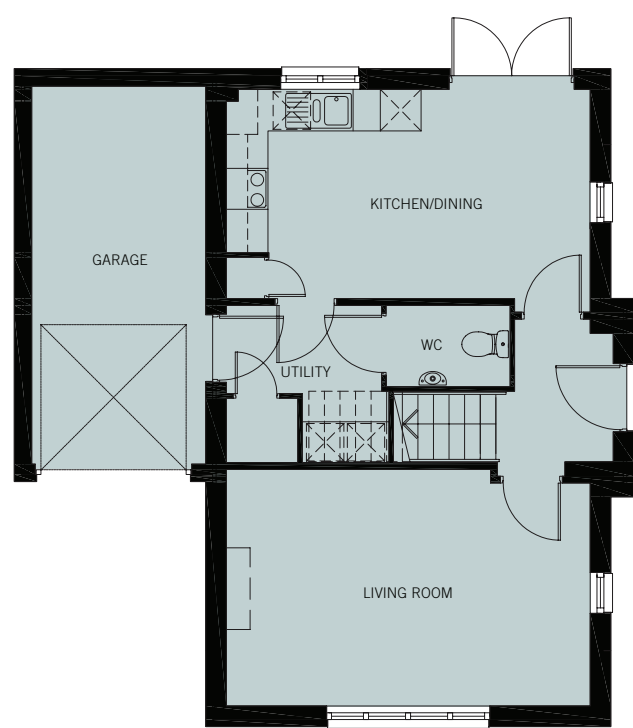


FIRST FLOOR

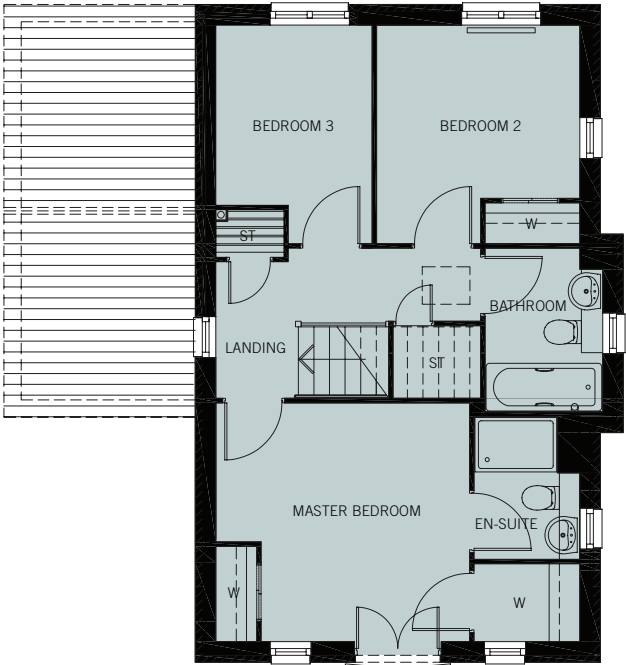
Master bedroom	3320mm x 3045mm	10' 10" x 10' 0"
En-suite (including shower)	2370mm x 1505mm (max)	7' 9" x 4' 11"
Guest bedroom	3380mm x 2625mm	11' 1" x 8' 7"
En-suite (including shower)	2305mm x 1450mm (max)	7' 6" x 4' 9"
Bedroom 3 (including optional wardrobe)	3655mm x 2435mm	12' 0" x 8' 0"
Bedroom 4	2525mm x 2500mm	8' 3" x 8' 2"
Bathroom	2510mm (max) x 2255mm (max)	8' 2" x 7' 4"

The Corrywood

This 3 bedroom detached home has a single garage and a bright and airy living room to the front of the property. The breakfasting kitchen offers a great family space to cook and relax. With French doors to the back garden this is an ideal space for entertaining in the summer. The utility space has an ideal storage cupboard to keep everything neatly stored away. This home also benefits from a door into the garage. There are three bedrooms upstairs. The master bedroom has the luxury of a walk in wardrobe as well as an additional separate wardrobe. There is also an en suite to this bedroom with larger shower. Bedroom 2 also has fitted wardrobes and there is a family bathroom.



GROUND FLOOR		
Living room	5400mm x 3375mm (max)	17' 8" x 11' 1"
Kitchen/dining	5400mm (max) x 2975mm (max)	17' 8" x 9' 9"
WC	1795mm x 1135mm	5' 10" x 3' 8"
Utility	2280mm (max) x 2270mm (max)	7' 5" x 7' 5"
Garage	5555mm x 2555mm	18' 2" x 8' 4"



FIRST FLOOR		
Master bedroom	3780mm x 3380mm	12' 4" x 11' 1"
En-suite	2070mm x 1500mm (max)	6' 9" x 4' 11"
(including shower)		
Bedroom 2	3145mm x 2975mm	10' 3" x 9' 9"
Bedroom 3	3145mm (max) x 2310mm (max)	10' 3" x 7' 7"
(including wardrobes)		
Bathroom	2350mm (max) x 1700mm (max)	7' 8" x 5' 6"

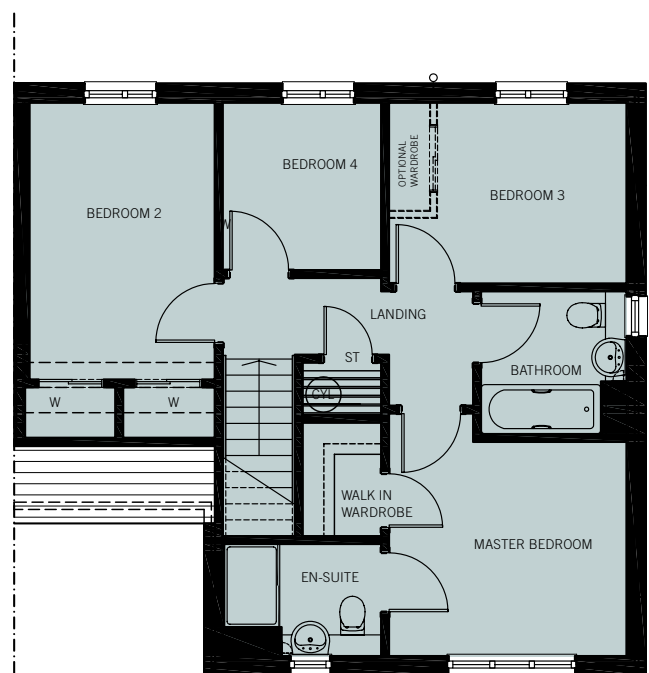
The Croxdale

This cleverly designed 4 bedroom home offers great living space and comes with a single garage. A bright kitchen dining area is at the heart of this home, and combines outdoor and indoor living through French doors the garden. The kitchen is thoughtfully designed and includes quality appliances. The lounge offers a great living space and downstairs there is the convenience of a wc/cloaks as well as a separate utility store to keep any mess out of sight. Upstairs there are 4 bedrooms. The master bedroom has the luxury of walk in wardrobes as well as an en-suite shower room featuring a larger size shower. Bedroom 2 benefits from fitted wardrobes and there are two further bedrooms. There is also a family bathroom complete with fitted vanity units.



GROUND FLOOR

Living room	4910mm x 3375mm	16' 1" x 11' 1"
Kitchen/dining	5680mm (max) x 2840mm (max)	18' 7" x 9' 3"
WC	1825mm x 1100mm	6' 0" x 3' 7"
Utility	1725mm (max) x 1215mm (max)	5' 8" x 4' 0"
Garage	5535mm x 2698mm	18' 2" x 8' 10"

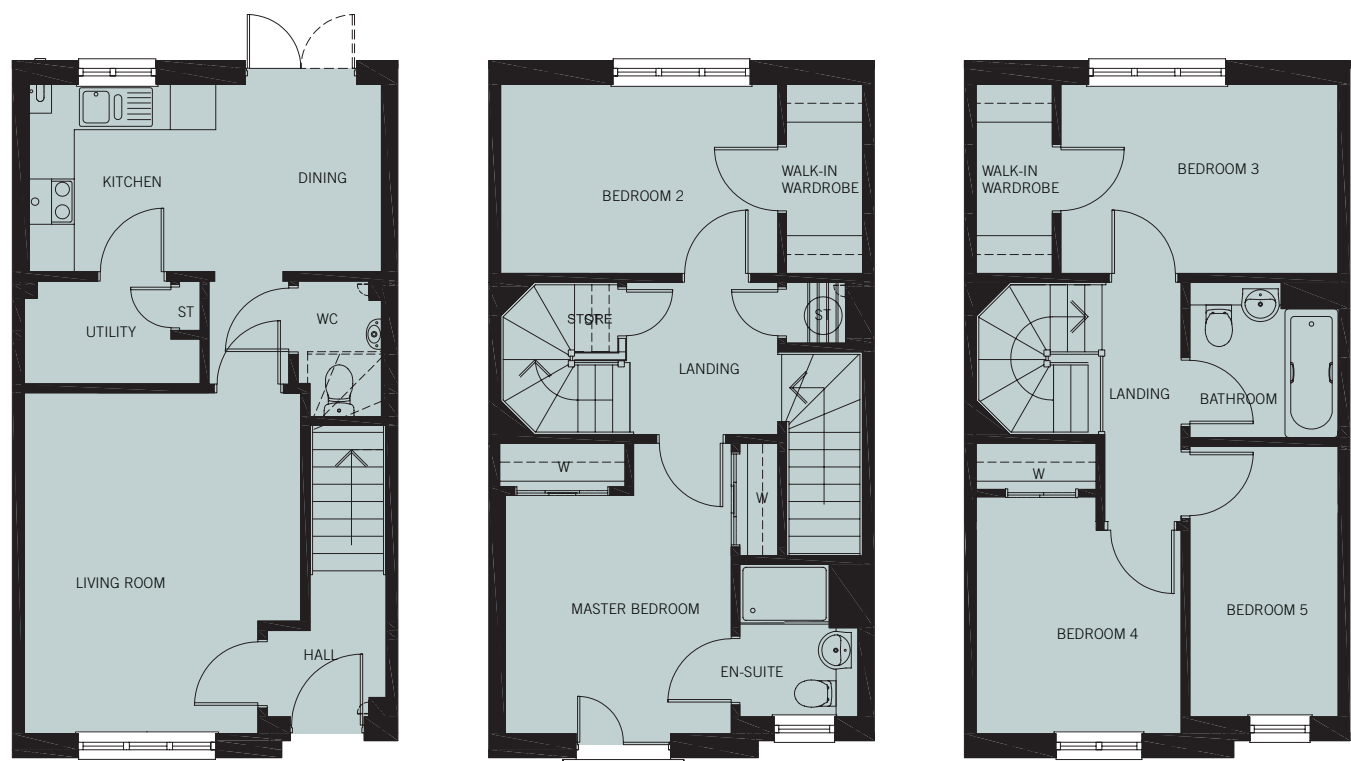


FIRST FLOOR

Master bedroom	3450mm (max) x 3380mm (max)	11' 3" x 11' 1"
En-suite (including shower)	2230mm x 1590mm (max)	7' 4" x 5' 2"
Bedroom 2	3935mm x 2635mm	12' 11" x 8' 7"
Bedroom 3	3380mm x 2570mm	11' 1" x 8' 5"
Bedroom 4	2380mm x 2255mm	7' 9" x 7' 4"
Bathroom	2070mm (max) x 2030mm (max)	6' 9" x 6' 8"

The Harrowwood

This spacious five bedroom home offers great living accommodation for the modern family. The entrance hall leads you to a well appointed and spacious living room and from there to the kitchen and dining area with French doors leading to the garden. The kitchen comes complete with premium appliances and there is a separate utility room and downstairs cloakroom. On the first floor, you'll find the master bedroom with built in wardrobes and ensuite shower room with luxury shower. The second bedroom on this floor has walk in wardrobes. On the second floor, you'll find three further bedrooms, two with wardrobes and a separate bathroom.



GROUND FLOOR			SECOND FLOOR		
Living room	4510mm (max) x 3655mm (max)	14' 9" x 12' 0"	Bedroom 3	3665mm x 2500mm	12' 0" x 8' 2"
Kitchen/dining	4660mm x 2475mm	15' 3" x 8' 1"	(excluding wardrobe)		
WC	1790mm (max) x 1100mm (max)	5' 10" x 3' 7"	Bedroom 4	3150mm x 2650mm	10' 4" x 8' 8"
Utility	2325mm (max) x 1360mm (max)	7' 7" x 4' 5"	(excluding wardrobe)		
FIRST FLOOR			Bedroom 5	3575mm x 1960mm	11' 8" x 6' 5"
Master bedroom	3840mm (max) x 2985mm	12' 7" x 9' 9"	Bathroom	2055mm (max) x 1960mm (max)	6' 9" x 6' 5"
(excluding wardrobe)					
En-suite	2015mm (max) x 1555mm (max)	6' 7" x 5' 1"			
Bedroom 2	3665mm x 2500mm	12' 0" x 8' 3"			
(excluding wardrobe)					

The maximum room sizes stated apply to both imperial and metric dimensions.

The Churchwood

This stunning four bedroom home is spacious and elegant throughout. The entrance hall leads you to a well appointed kitchen complete with premium appliances. From the kitchen the dining area is situated for easy access to both kitchen and the living room which overlooks the garden with double doors taking you outside. There is also a downstairs cloakroom. On the first floor, you'll find two double bedrooms, each with built-in wardrobes, and the family bathroom. The master bedroom is located on the second floor with its own en-suite facilities and built-in wardrobes. The fourth bedroom is also located on this floor as well as an additional storage cupboard.



GROUND FLOOR		
Living room/dining	4165mm (max) x 3960mm (max)	13' 8" x 13' 0"
Kitchen	3060mm (max) x 2020mm (max)	10' 0" x 6' 7"
WC	1900mm (max) x 1795mm (max)	6' 2" x 5' 10"

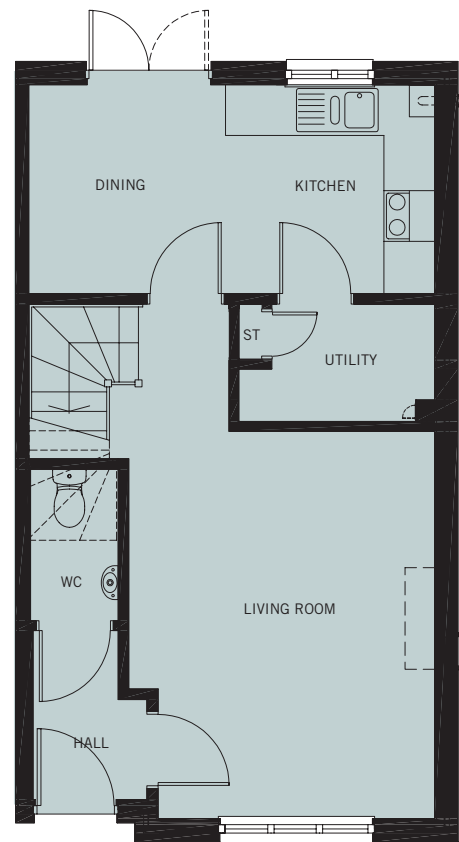
FIRST FLOOR		
Bedroom 2 (excluding wardrobe)	3475mm (max) x 3045mm (max)	11' 4" x 10' 0"
Bedroom 3 (excluding wardrobe)	2940mm (max) x 3045mm (max)	9' 7" x 10' 0"
Bathroom	2070mm x 1700mm	6' 9" x 5' 7"

SECOND FLOOR		
Master Bedroom (excluding wardrobe)	3455mm x 3455mm	11' 4" x 11' 4"
En-suite	1935mm x 1535mm	6' 4" x 5' 0"
Bedroom 4	3135mm x 1940mm	10' 3" x 6' 4"

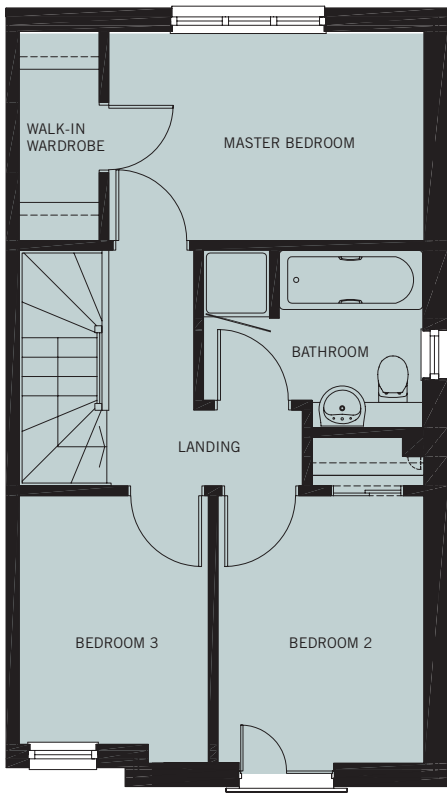
The maximum room sizes stated apply to both imperial and metric dimensions.

The Argyll

This well appointed three bedroom home provides great living accommodation. The entrance hall leads you to a spacious living room. The kitchen comes complete with premium appliances and leads to the dining area with French doors to the garden. There is a separate utility room and downstairs cloakroom. Upstairs, the master bedroom has a superb walk-in wardrobe, while the second double bedroom has built-in wardrobes. There is a useful third bedroom. The family bathroom has fitted vanity furniture and the benefit of a walk-in shower as well as a bath. On some plots, the lounge has a full length window and bedroom two has a Juliet balcony*.



GROUND FLOOR		
Living room	4573mm x 3614mm (max)	15' 0" x 11' 10"
Kitchen/dining	4795mm x 2465mm	15' 9" x 8' 1"
Utility	1923mm x 1387mm	6' 3" x 4' 6"
WC	1788mm x 1034mm	5' 10" x 3' 4"



FIRST FLOOR		
Master bedroom	3734mm x 2475mm	12' 3" x 8' 1"
(excluding wardrobes)		
Bedroom 2	3168mm x 2440mm	10' 4" x 8' 0"
(excluding wardrobes)		
Bedroom 3	2943mm (min) x 2239mm	9' 8" x 7' 4"
Bathroom	2600mm x 2102mm (max)	8' 6" x 6' 11"

The maximum room sizes stated apply to both imperial and metric dimensions.
*Bedroom 2 has a standard window to plots 147, 148 and 149. Juliet balconies to bedroom two to plots 199, 194, 176, 171, 170, 165, 161, 156, 155, 150. The lounge to plots 147, 148, and 149 has a standard window. Full length window to plots 199, 194, 176, 171, 170, 165, 161, 156, 155, 150.

Taking things forward

Visit Hopefield View

Our sales office and show home is open weekly from Thursday to Monday from 10:30am to 5.30pm.

Please call 0845 309 6158 to arrange an appointment.

Reserve your home

Hopefield View is extremely desirable, so we're giving you the chance to reserve now.

When you get in touch, you'll be assigned your own Sales Consultant, who will help you choose your property, discuss any offers or packages we may have available at the time and, if suitable, offer you a choice of fittings and finishes even at this stage.

We'll keep paperwork to a minimum, and a simple non-refundable deposit will secure your home.

Let us help with your move

We can help with:

- Solicitors
- Mortgages
- Interior designers
- Marketing and selling your existing house, or even taking it in part exchange, subject to terms and conditions.

We'll make the whole process easy and affordable – our 30 years of experience have proved how vital that is. We can even help you find a suitable removal company – any little aspect that will help make your move to Hopefield View as smooth and pleasurable as possible.

Please just ask our Sales Consultant.

Your peace of mind

The National House Building Council 10 Year Buildmark Warranty covers all new Stewart Milne homes.

For the first two years we take care of any agreed defects. Our Customer Service team prides itself on dealing with problems as quickly as possible. For the remaining eight years, structural defects are dealt with directly by the highly-respected NHBC – the benchmark for quality in British building standards.

All kitchen appliances are covered by a two-year manufacturer's warranty. They will deal with any problems directly.

How we'll carry on helping afterwards

The best thing about buying a new Stewart Milne home? You have nothing to worry about once you've moved in.

Our comprehensive warranties take care of all the things that might be a problem with an older home. The list of what's covered runs to three A4 pages, and includes central heating (other than boiler servicing), wastes and drains, kitchen appliances, alarm installations, flashing, gutters and downpipes, roof, sanitary ware, structural defects, water services and much more...

On the day you move in, you receive a comprehensive Welcome Pack and a detailed Home Owner's Guide. You'll also be given the name of your Stewart Milne Customer Service Coordinator, who is always on hand to help you settle in.



The benefits of a Stewart Milne home

Our homes come in all shapes and sizes, and there are countless designs and styles to choose from - something for everyone.

Spoilt for choice

Subject to the stage of construction, you can choose fixtures and fittings, or a higher specification from our range at an additional cost. In some cases this will include flooring, soft furnishings, interior design or even a garden landscaping service.

More energy efficient

On average, our homes are six times more energy-efficient and generate significantly less CO₂ emissions than older style homes. Our homes are also fitted with the latest heating systems, excellent wall and loft insulation, double glazed windows and doors. But it's not just about the planet, improved energy efficiency saves money too and living in a new home can reduce energy bills by more than £500 per year.

Enjoy peace of mind

Buying a new home eliminates the need to do any renovations, repairs or DIY, meaning you can spend more time with family and friends, doing all the things you really enjoy.

10 year guarantee

All our homes come with a 10 year NHBC warranty providing you with peace of mind which those buying a second hand property simply do not have.

Less chain means less stress

You can move into your new home as soon as it is complete, there is no need to wait for existing residents to vacate. This reduces the chain, stress and uncertainty associated with buying a second hand property.

Designed to suit modern lifestyles

Our homes are built to make use of every inch of space. Research shows 17% of living space in older style properties often goes unused, which translates to £34,000 of a £200,000 house going to waste. Our homes provide flexible living space whatever your needs.

Stay safe and sound

Our homes are designed to adhere to high building standards. These standards relate to every aspect of a building's construction including its structure, ventilation, sound insulation, electrical and fire safety, so you can enjoy living in a safe and secure environment.

Brand new means a blank canvas

Everything in a new home is clean and untouched by previous owners – it's like buying a brand new car and driving it out of the showroom. Our homes are decorated in 'neutral' colours giving you a blank canvas to stamp your own style and personality on from day one.

Be part of a new community

Moving to a brand new home is an opportunity to make new friends and be part of an emerging community.

Our neighbourhoods are designed and built with people in mind and with everybody starting from scratch, getting to know your neighbours is easy.

Five great reasons to make Hopefield View your home

Space

A range of sizeable, spacious homes set in a great convenient location.

Quality

Great family size kitchens and fully integrated appliances. We specify high-quality fixtures and fittings, and ensure every last detail is superb.

Location

Set in a superb location offering views over the Pentland Hills with easy access to Edinburgh and a host of leisure facilities close at hand.

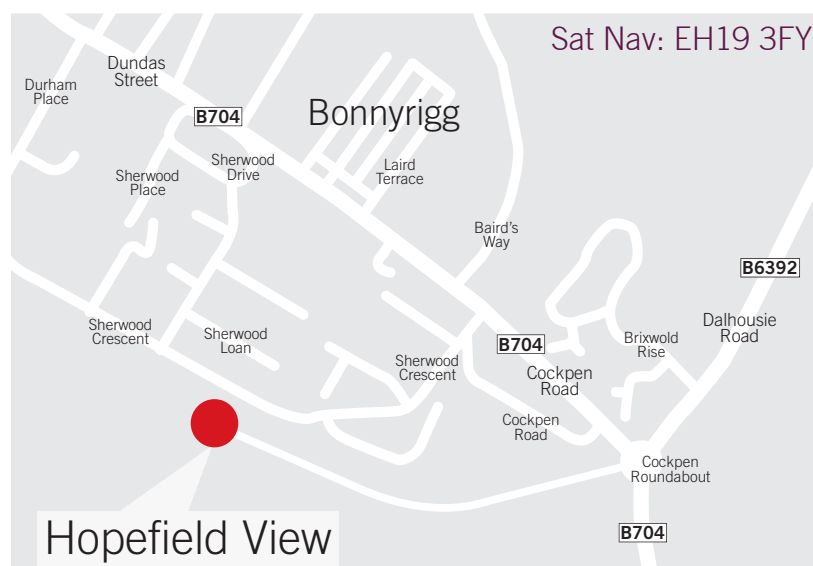
Design

Carefully planned, cleverly designed: Stewart Milne homes reflect today's – and tomorrow's – lifestyles. Key to this is flexible, open and stylish living areas, ideal for entertaining and family life.

Value

Each home comes with the NHBC backed 10 year warranty offering peace of mind. Our aim is to make buying your new home easy, so ask us how we can help. With Stewart Milne Homes, there's never been a better time to buy.

How to find us



Travelling from west side of Edinburgh

Take the exit for the A720 city bypass from the M8. Travel for approx. 10 miles until you reach the Sheriffhall roundabout. Take the 5th exit onto the A7(S) heading towards Carlisle/Hawick/Galashiels. Continue on the A7(S) for approx. 1 mile through two roundabouts staying on the A7(S), until you reach the Eskbank roundabout. Take the 2nd exit continuing along the A7(S) to the Hardengreen roundabout. Take the third exit onto the B6392 signpost for Peebles. At the Cockpen roundabout continue straight on to the next roundabout. Turn right into the Hopefield development. Take the first right and continue up this road and the marketing suite and showhomes are located on your left.

Travelling from Edinburgh city centre

Head south onto the A7 south bridge towards Hunter Square. Follow the A7 turning left at Preston St. Turn right onto Dalketh road and travel about 5 miles to the Sheriffhall roundabout. Take the 5th exit onto the A7(S) heading towards Carlisle/Hawick/Galashiels. Continue on the A7(S) for approx. 1 mile through two roundabouts staying on the A7(S), until you reach the Eskbank roundabout. Take the 2nd exit continuing along the A7(S) to the Hardengreen roundabout. Take the third exit onto the B6392 signpost for Peebles. At the Cockpen roundabout continue straight on to the next roundabout. Turn right into the Hopefield development. Take the first right and continue up this road and the marketing suite and showhomes are located on your left.

Safety When you Visit a Development

Your safety is of paramount importance and the following guidelines have been issued to comply with Health and Safety legislation. We ask that you observe the guidelines when visiting one of our developments. Please use the designated car park and visit our marketing suite first. Please do not enter any area of the development where work is in progress. Please note that you must always be accompanied by Stewart Milne Homes personnel anywhere on the development outside the show home area.

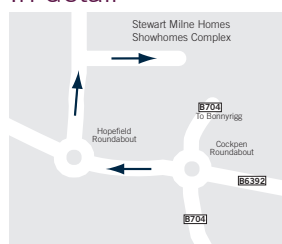
Access cannot be given to areas where scaffolding is erected. We recommend that you wear appropriate footwear when walking around the development, as footpaths and roads may be uneven or unfinished. Please be aware that construction vehicles, such as forklift trucks, may not be able to see you as easily as you can see them. Please keep children supervised at all times.

Accuracy

At the time of going to press, we endeavoured to ensure the accuracy of the contents of this brochure. However, if you are aware of any circumstances which have led to the information being superseded, we would like to hear from you.

Please write to: Stewart Milne Homes, Kestrel House, 3 Kilmartin Place, Tannochside Business Park, Uddingston G71 5PH. In the unlikely event of any major specification change during your reservation period, we will endeavour to bring it to your attention as soon as possible.

In detail



Our Customer Care

We adopt the principles and good practice of the Consumer Code for Home Builders Scheme. If you would like a copy of the Code, please see our website www.stewartmilnehomes.com or ask one of our Sales Team.

Hopefield View, off Burnbrae Road, off Cockpen Roundabout, Bonnyrigg EH19 3FY
Sales office open Thursday to Monday from 10.30am - 5.30pm

Call 0845 309 6158 stewartmilnehomes.com email: sales@stewartmilne.com