

Laird's Gate

S T E W A R T O N

A distinctive collection of 3, 4 and 5 bedroom family homes





Nothing beats coming home to Laird's Gate

Located in picturesque Stewarton and occupying an inviting rural setting, Stewart Milne Homes' latest collection of family homes enjoys the excellent amenities and convenient transport links that this historic Ayrshire town has to offer. Just a short drive from the M77 and equidistant between Glasgow and Ayr, commuting is quick and easy by car, bus or train and shopping is provided in abundance, both locally and at nearby major shopping centres.

At Stewart Milne Homes, we never forget that a home isn't just where you live, it's how you live. And moving into a new home is a fresh, exciting start and often one of life's most inspiring moments.

That's why this brochure includes not only the details you'd expect – sizes, specifications and styles – but also shows something of the life you'll live at Laird's Gate. After all, this isn't a sales brochure.

This is your new home.



Your new community

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

Stewarton is one of the most scenic and historic towns in Ayrshire. Known as the “Bonnet Toun”, it engaged in the production of this traditional Scottish headwear from as far back as the 1400’s. Today, the main role of the Stewarton Bonnet Guild is to organise the Festival Week that takes place in this now-vibrant town in June each year.

A short drive from the M77 with fast and excellent transport links to the major conurbations, Stewarton provides regular bus and rail services to Glasgow, Kilmarnock, Ayr and the West coast. The local train station is within easy walking distance from Laird’s Gate and all the day-to-day amenities that a family needs are located within this friendly local community. Its main shopping area provides a wide array of local outlets including Sainsbury’s, a butchers, greengrocers, arts and crafts gift shop, coffee shop, delicatessen, beauty salon and even a traditional sweet shop.

Other facilities include a local library, post office, dry cleaners, pharmacy and a health centre which incorporates medical and dental services.

Mearns Cross, a car hop away, provides an interesting alternative to local shopping with a Marks & Spencer food store and many other outlets, while the renowned Silverburn Shopping Centre, which is home to over 100 high street stores and restaurants, can be easily reached 20 minutes’ drive away.

Close by, there is an abundance of leisure facilities, Dean Castle in Kilmarnock being a particular attraction. Set in over 200 acres of country parkland which is open all year round, it provides picnic areas, adventure playground, pets’ corner, woodland walks, and plays host to a wide range of events throughout the year.

Education in Stewarton is also well served with two local primary schools, and Stewarton Academy providing the secondary education, which has a good reputation within the community and adjacent villages.

Welcome to Laird’s Gate. Make yourself at home.

Neighbouring towns include :

Kilmarnock	5miles
Glasgow	16 miles
Ayr	16 miles
Irvine	7 miles
Prestwick	12 miles





Your new home

Within Laird's Gate we're creating an exclusive collection of individually-designed homes.

Our commitment

Laird's Gate has been designed by our award winning design team, whose work has gained recognition and awards for its design approach.

The layout has been designed around the unique character of the existing space with gentle south facing slopes to maximise sunlight and the views out across the valley and beyond to Goatfell and Arran.

The existing mature Longridge Plantation is already maintained by Stewart Milne Homes and our plans include the re-establishment of the treelined ridge and extensive woodland planting along with the creation of an informal path, extending the existing wider Stewarton footpath network.

The development has been designed to ensure views and, from the alignment of the roads to the position of the homes, you are constantly reminded of the unique location and fantastic views.

Traditional stone walling along Dalry Road and extensive planting throughout the development will ensure a unique character from the very outset.

Through the use of traditional village principles of lanes, streets and tree lined avenues, we offer the benefits of living in a quality contemporary home underpinned by the traditional values that has created many of our historic towns and conservation areas.

Buying a home at Laird's Gate gives you the reassurance of long lasting value and peace of mind. We design all our homes to be stylish and to meet the needs of family living. You'll find spacious interiors, stunning kitchens and attractive exteriors to suit buyers from young couples starting out to growing families and professionals.

The homes at Laird's Gate are part of our exclusive Woodlands collection and comprise a choice of three, four and five bedroom detached spacious family homes as well as a range of attractive three bedroom terraced homes.

Our architects have designed each home to meet the priorities and aspirations of homeowners.

Our quality

At Stewart Milne Homes, we pride ourselves on building innovative and high quality homes. Each home is quality checked at various stages of its build and inspected by the National House Building Council.

We use a high level of specification in materials, and apply superior craftsmanship. In particular, we build to exacting standards, and create homes that are long-lasting.

All our homes come with a 10 year warranty, giving you peace of mind.

We ensure the highest quality finishes inside and out and all our fittings are premium quality, in keeping with your expectations.

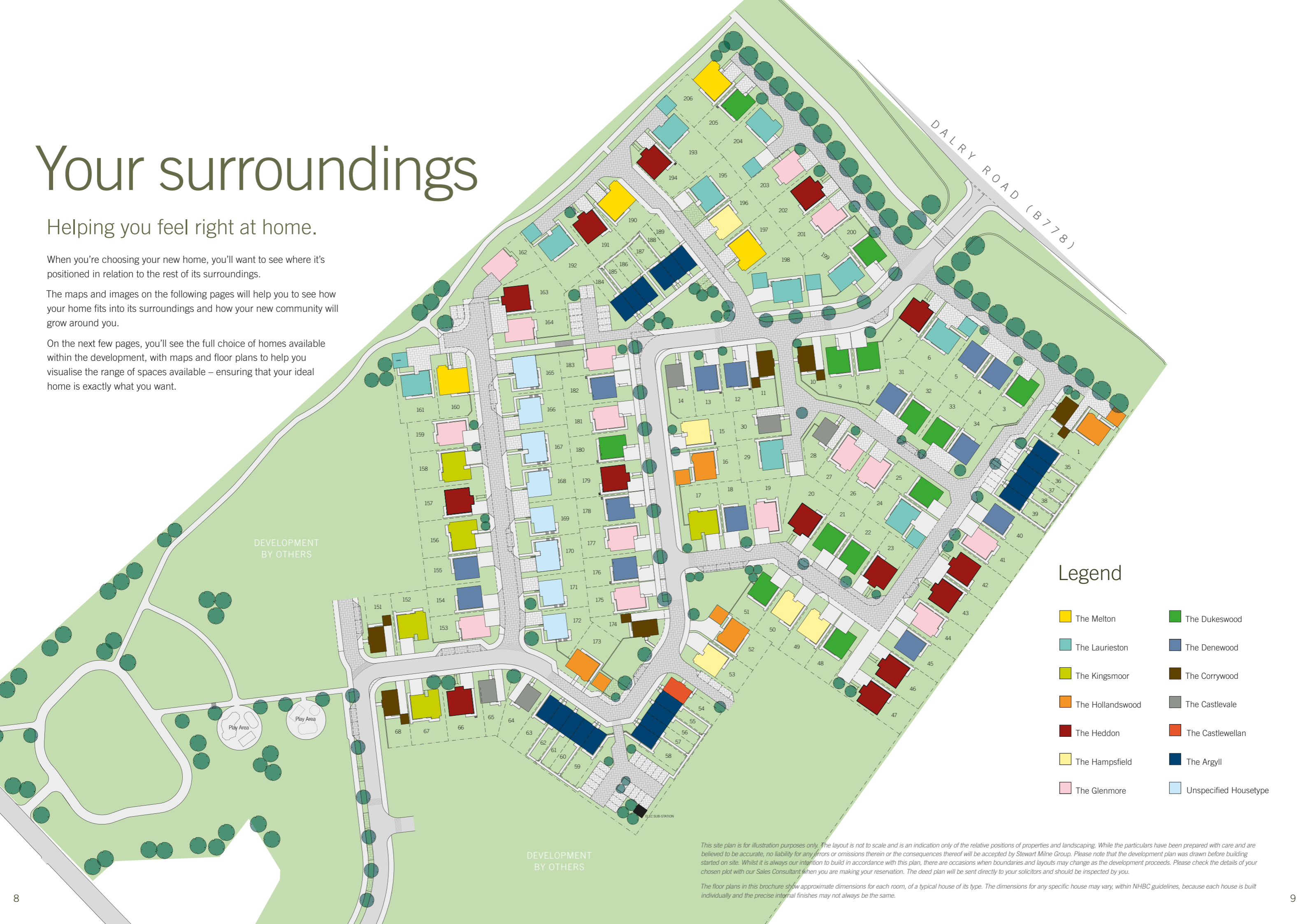
Your surroundings

Helping you feel right at home.

When you're choosing your new home, you'll want to see where it's positioned in relation to the rest of its surroundings.

The maps and images on the following pages will help you to see how your home fits into its surroundings and how your new community will grow around you.

On the next few pages, you'll see the full choice of homes available within the development, with maps and floor plans to help you visualise the range of spaces available – ensuring that your ideal home is exactly what you want.



Legend

- The Melton
- The Laurieston
- The Kingsmoor
- The Hollandswood
- The Heddon
- The Hampsfield
- The Glenmore
- The Dukeswood
- The Denewood
- The Corrywood
- The Castlevale
- The Castlewellan
- The Argyll
- Unspecified Housetype

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. 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.



Step Inside

Embark on a journey to discover the home you've always wanted.

At Laird's Gate we've created thirteen different styles of home for you to choose from. 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.

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

The following will provide you with a summary of the specification you can expect in your new home.

When you reserve your home early, you can personalise your home with a range of choices including selecting your kitchen and bathroom styles. If you would like a more detailed specification of any of our homes, please get in touch, we'd be happy to help.

Kitchen

We offer a range of contemporary kitchens, where you can choose from a wide selection of kitchen doors styles, handle types and worktops. All kitchens include stainless steel oven, hob and hood. A number of the housestyles also offer integrated fridge-freezers and some also include a dishwasher and built-in microwave.

Bedrooms

The bedrooms are light and airy. All master and second bedrooms offer either luxury walk-in wardrobes, or fitted wardrobes with sliding mirrored doors and shelving.

En-suite Facilities

Almost all master bedrooms offer en-suite facilities with your choice of co-ordinating tiling and built-in vanity furniture, and all of the 5 bedroom homes – and most of the 4 bed homes – even include en-suite facilities to the second bedroom too.

Internal finishes

Doors are panel styled and have polished chrome lever handles.

Central heating and energy efficiency

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

Fire Safety

Electrical mains-wired smoke detectors, with battery back-up, are provided to each floor.

Electrical

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

External doors

Both front and rear are pre-finished GRP panelled doors with a three point locking system and chrome ironmongery.

Garden

Front gardens are turfed, with planted areas as shown on landscape layout.

External finishes and decoration

White PVCu frames and sealed double glazed units.

Factoring

There are allocated factors to Laird's Gate as a whole with a monthly maintenance fee applicable.

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 comes with its own en-suite bathroom and 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. A useful library – or IT area – is accommodated on the top landing.



GROUND FLOOR

Living room	5448mm (inc bay) x 3603mm 17' 11" x 11' 10"
Dining room	3315mm x 2835mm 10' 10" x 9' 4"
Kitchen/Breakfast/Family	7260mm x 3525mm (max) 23' 10" x 11' 7"
WC	2009mm (max) x 1800mm (max) 6' 7" x 5' 11"
Utility	2350mm (max) x 1200mm (max) 7' 9" x 3' 11"
Garage	5015mm x 4937mm 16' 6" x 16' 2"



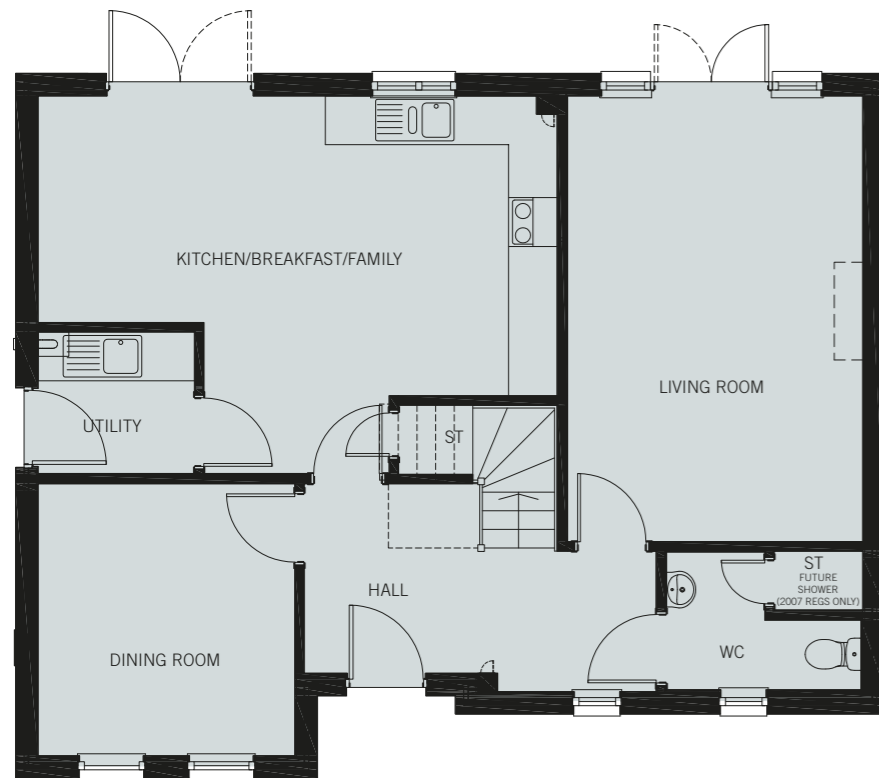
FIRST FLOOR

Master bedroom (excluding wardrobes)	4257mm x 3040mm 13' 11" x 10' 0"
En-suite	3202mm (max) x 2110mm 10' 6" x 6' 11"
Guest bedroom (excluding wardrobe)	3285mm x 2948mm 10' 9" x 9' 8"
En-suite (including shower)	2110mm x 1630mm (max) 6' 11" x 5' 4"
Bedroom 3 (inc optional wardrobe)	3538mm x 3503mm 11' 7" x 11' 6"
Bedroom 4 (exc optional wardrobe)	3538mm x 3285mm 11' 7" x 10' 9"
Bedroom 5	3285mm x 2115mm 10' 9" x 6' 11"
Bathroom	3525mm (max) x 2660mm (max) 11' 7" x 8' 9"

The Laurieston

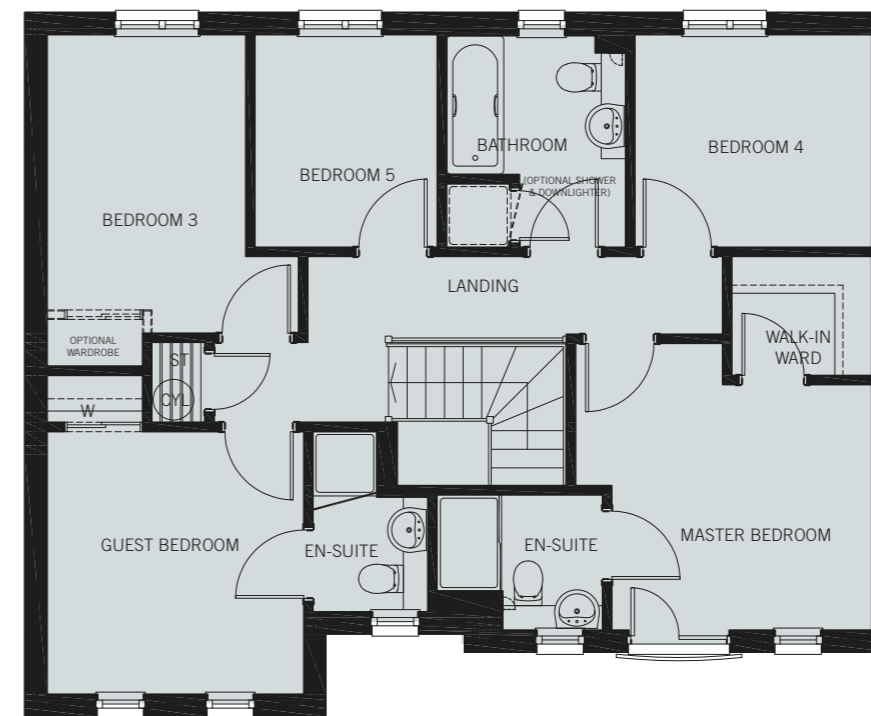
This perfectly proportioned five bedroom detached villa comes complete with detached double garage. It has a spacious entrance hall leading to a stunning large family eat-in kitchen and family room. The kitchen comes complete with premium appliances and the family area has French doors leading to the 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 facility, walk-in wardrobe and Juliet Balcony. The guest bedroom has an en-suite shower room and built-in wardrobes.

Please note that the position of the detached double garage varies per plot; please see architectural site layout plan for details.



GROUND FLOOR

Living room	5475mm x 3625mm 18' 0" x 11' 11"
Dining room	3340mm x 3153mm 11' 0" x 10' 4"
Kitchen/Breakfast/ Family	4638mm (max) x 6378mm (max) 15' 3" x 20' 11"
WC	2389mm x 1694mm (max) 7' 11" x 5' 7"
Utility	1740mm x 1920mm 5' 8" x 6' 3"
Detached Garage	5072mm x 5072mm 16' 8" x 16' 8"



FIRST FLOOR

Master bedroom	3015mm (min) x 3635mm (max) 9' 11" x 11' 11"
En-suite (including shower)	1661mm x 2030mm 5' 5" x 6' 8"
Guest bedroom (including shower)	3225mm x 3153mm (min) 10' 7" x 10' 4"
En-suite (ex. wardrobe)	2213mm x 1409mm 7' 3" x 4' 8"
Bedroom 3 (inc optional wardrobe)	4073mm x 2440mm 13' 5" x 8' 0"
Bedroom 4	2612mm x 2905mm 8' 7" x 9' 6"
Bedroom 5	2612mm x 2237mm 8' 7" x 7' 4"
Bathroom (including shower)	2600mm x 2200mm 8' 6" x 7' 3"

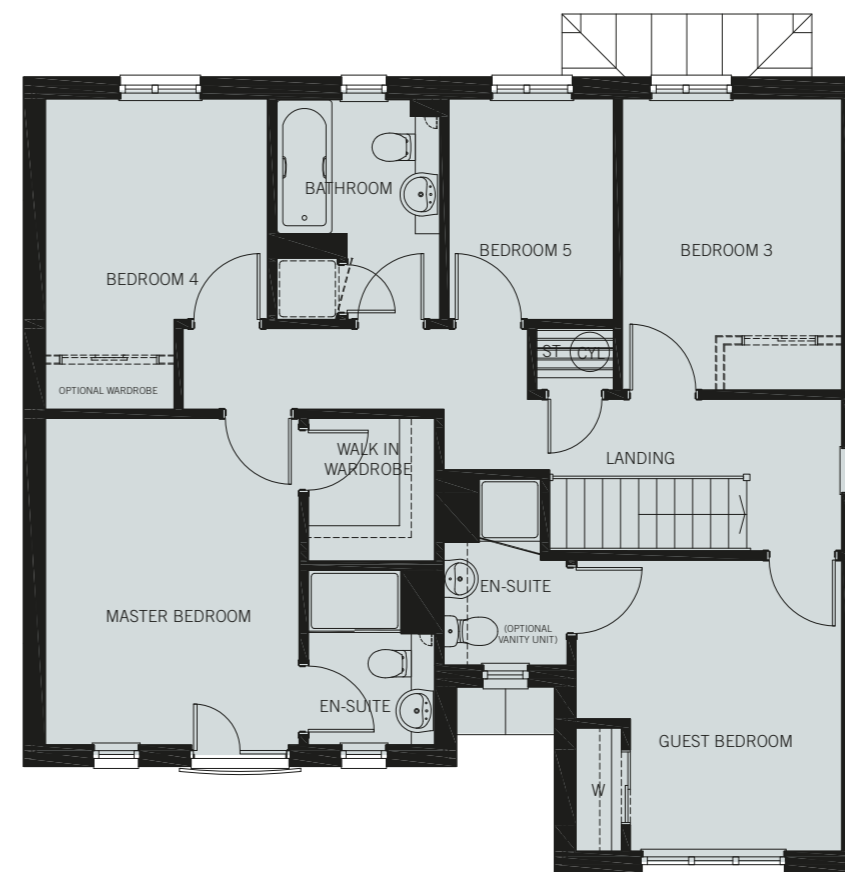
The Kingsmoor

This impressive five bedroom detached villa, has a double garage, bright and airy living room with French doors leading to the garden. There is a separate dining room with downstairs cloakroom and the kitchen is large and eat-in, complete with premium appliances and French Doors leading to the back garden. There is also a utility store to accommodate your laundry equipment. Upstairs, there are five bedrooms leading from the landing. The master bedroom comes with its own en-suite facility, 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)	5345mm x 3890mm 17' 7" x 12' 9"
Dining room	3378mm x 2605mm 11' 1" x 8' 7"
Kitchen/Breakfast/ Family	5132mm x 3025mm 16' 10" x 9' 11"
WC	2040mm (max) x 2025mm (max) 6' 1" x 6' 8"
Utility store	1765mm x 875mm 5' 10" x 2' 10"
Garage	5065mm x 4963mm 16' 7" x 16' 3"



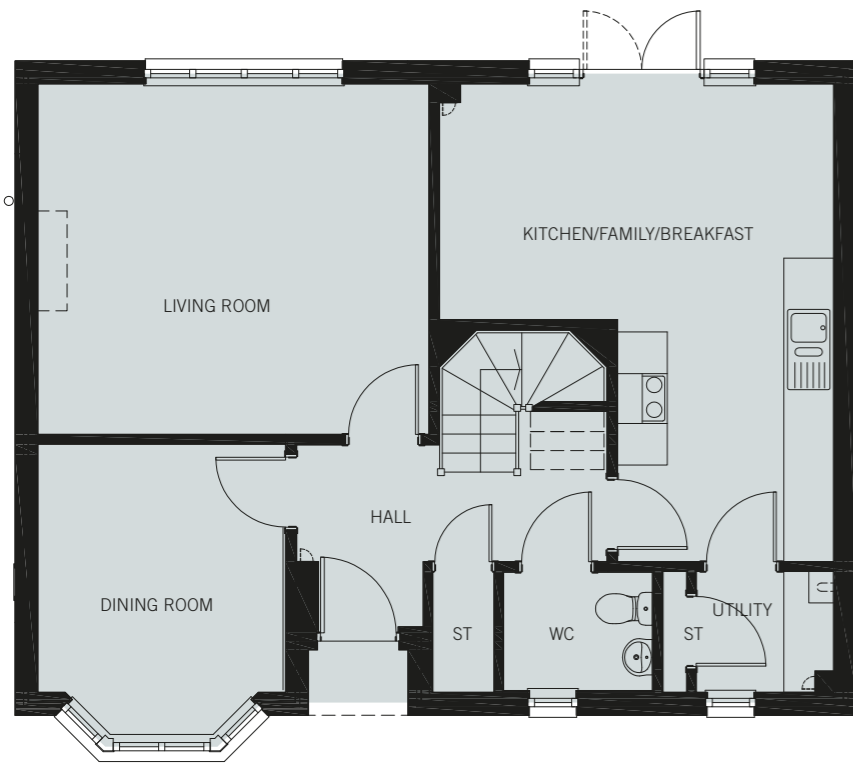
FIRST FLOOR

Master bedroom (excluding wardrobe)	4151mm x 3228mm 13' 8" x 10' 7"
En-suite (including shower)	2220mm x 1610mm (max) 7' 3" x 5' 3"
Guest bedroom	3700mm x 3378mm (max) 12' 2" x 11' 1"
En-suite (including shower)	2368mm x 1566mm 7' 9" x 5' 1"
Bedroom 3 (inc optional wardrobe)	3705mm x 2790mm 12' 2" x 9' 2"
Bedroom 4 (inc optional wardrobe)	3949mm x 2828mm (max) 12' 11" x 9' 3"
Bedroom 5	2807mm x 2090mm 9' 3" x 6' 10"
Bathroom	2795mm (max) x 2075mm 9' 2" x 6' 10"

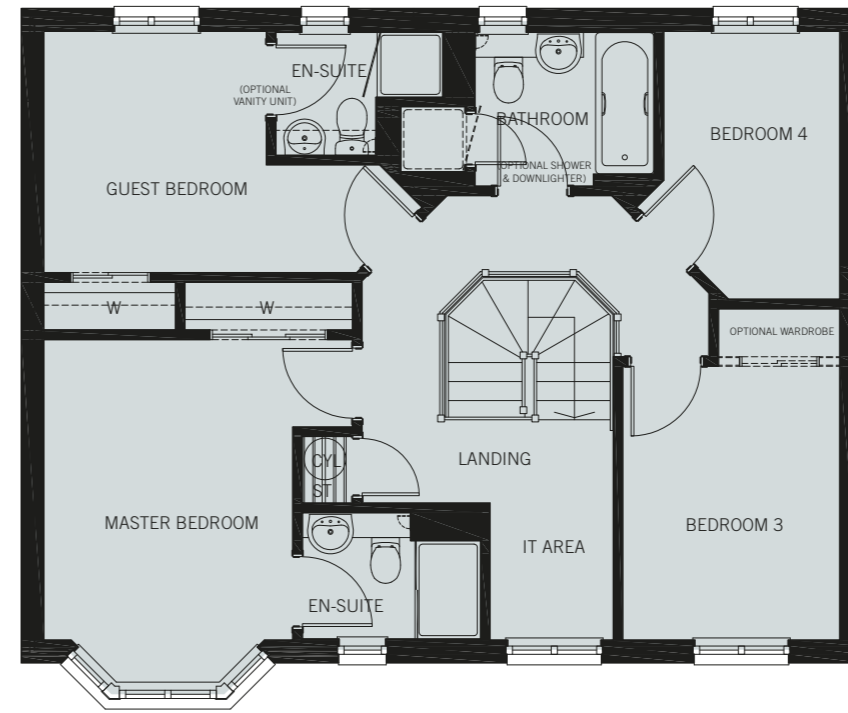
The Hollandswood

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 leading to the back 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.

Please note that the position of the detached double garage varies per plot; please see architectural site layout plan for details.



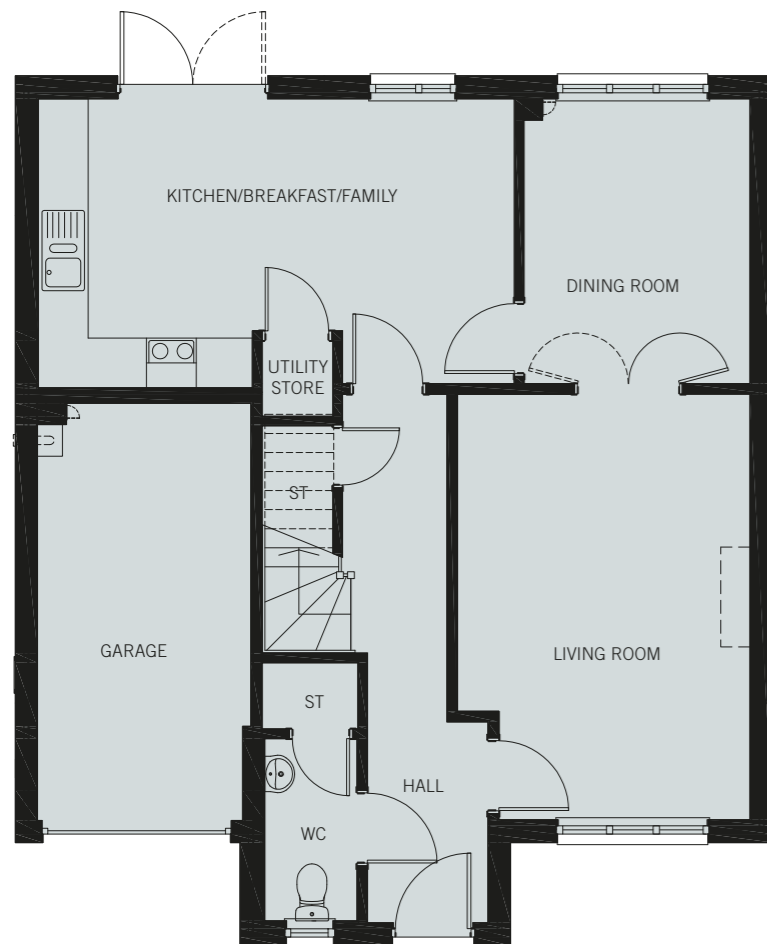
GROUND FLOOR	
Living room	4215mm x 4700mm 13' 10" x 15' 5"
Dining room (including bay)	3516mm x 2976mm 11' 10" x 9' 9"
Kitchen/Breakfast/ Family	5745mm (max) x 4740mm (max) 18' 10" x 15' 7"
WC	1423mm x 1791mm 4' 8" x 5' 10"
Utility	1455mm x 1653mm 4' 9" x 5' 5"
Detached Garage	5072mm x 5072mm 16' 7" x 16' 7"



FIRST FLOOR	
Master bedroom	4153mm (max) x 2990mm (min) 13' 7" x 9' 10"
En-suite (including shower)	1518mm x 2143mm 5' 0" x 7' 0"
Guest bedroom	2900mm x 2673mm (min) 9' 6" x 8' 9"
En-suite (including shower)	1477mm x 2005mm 4' 10" x 6' 7"
Bedroom 3 (inc optional wardrobe)	3980mm x 2610mm 13' 1" x 8' 7"
Bedroom 4	3220mm (max) x 2118mm 10' 7" x 6' 11"
Bathroom (including shower)	1848mm x 3045mm 6' 1" x 10' 0"
IT Area	1645mm x 1477mm 5' 4" x 4' 10"

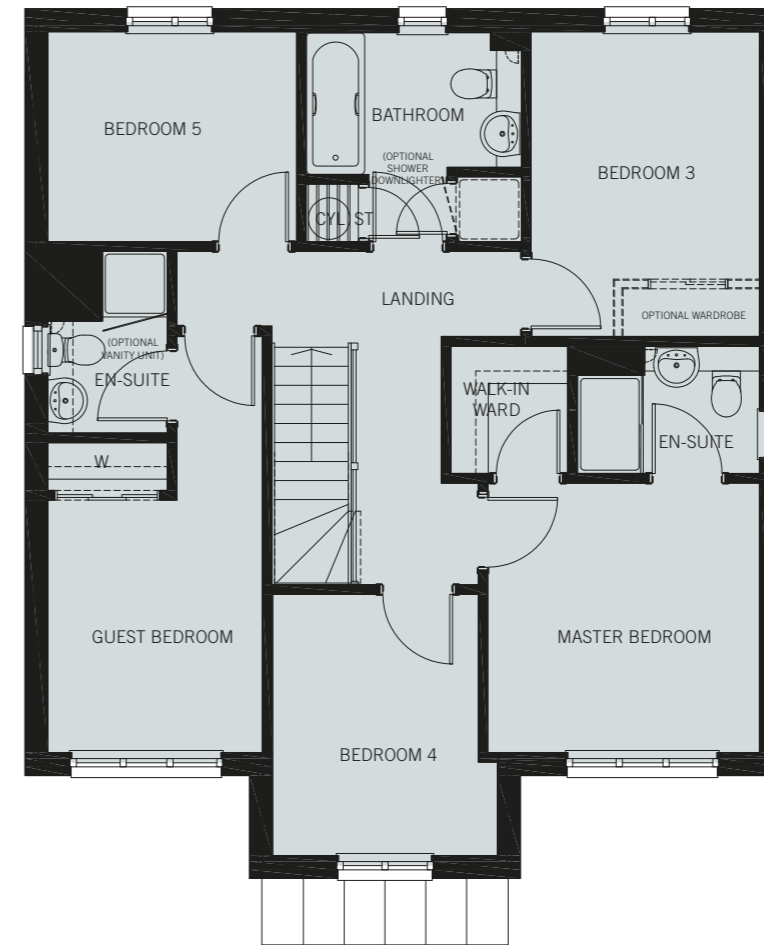
The Heddon

This stunning 5 bedroom detached villa is spacious and elegant throughout. It has a single integral garage, well appointed lounge with doors leading to separate dining room. The well appointed breakfasting/kitchen/family room comes with premium appliances with French Doors leading to the back garden. There is separate utility store. There is also a downstairs cloakroom with separate storage. Upstairs there are 5 bedrooms leading from the hallway. Master bedroom with walk-in wardrobe and en-suite facilities. The Guest bedroom comes with built-in wardrobes and en-suite shower room.



GROUND FLOOR

Living room	5115mm x 3515mm (max) 16' 9" x 11' 6"
Dining room	3425mm x 2715mm 11' 3" x 8' 11"
Kitchen/Breakfast Family	5723mm x 3475mm (max) 18' 9" x 11' 4"
WC	2191mm x 1109mm 7' 2" x 3' 7"
Garage	5015mm x 2565mm 16' 5" x 8' 5"

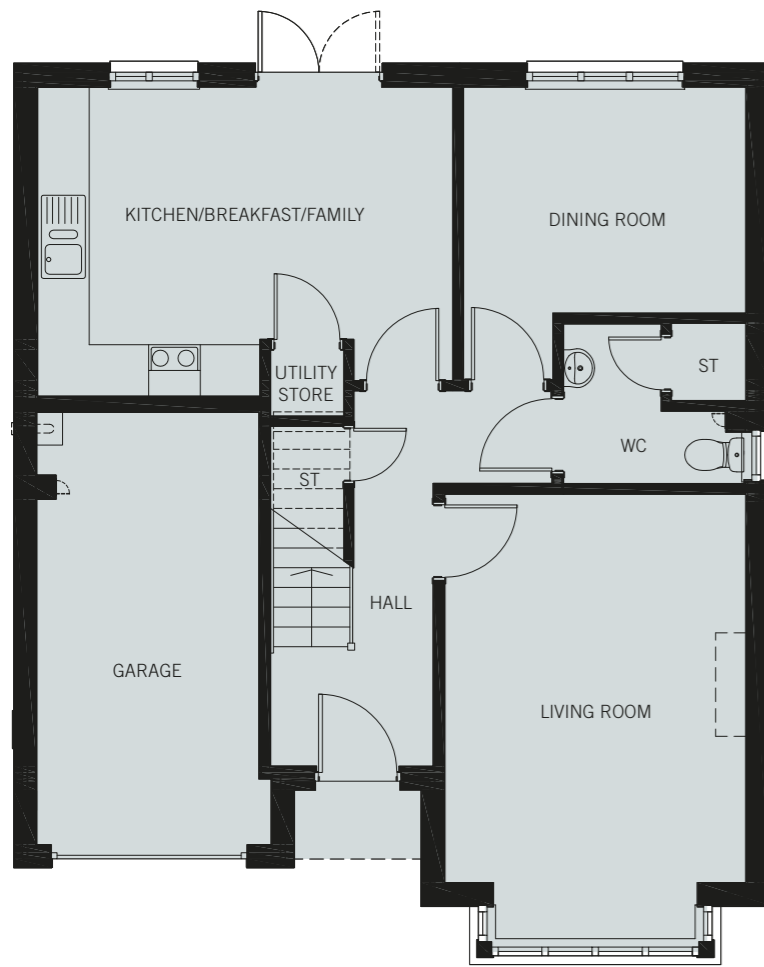


FIRST FLOOR

Master bedroom (excluding wardrobe)	3265mm x 3240mm 10' 8" x 10' 7"
En-suite (including shower)	2188mm x 1530mm (max) 7' 2" x 5' 0"
Guest bedroom (excluding wardrobe)	3035mm x 2575mm 9' 11" x 8' 5"
En-suite (including shower)	2185mm x 1435mm (max) 7' 2" x 4' 8"
Bedroom 3 (inc optional wardrobe)	3665mm x 2745mm 12' 0" x 9' 0"
Bedroom 4	3140mm x 2473mm 10' 3" x 8' 1"
Bedroom 5	2990mm x 2525mm 9' 9" x 8' 3"
Bathroom	2587mm (max) x 2513mm (max) 8' 5" x 8' 3"

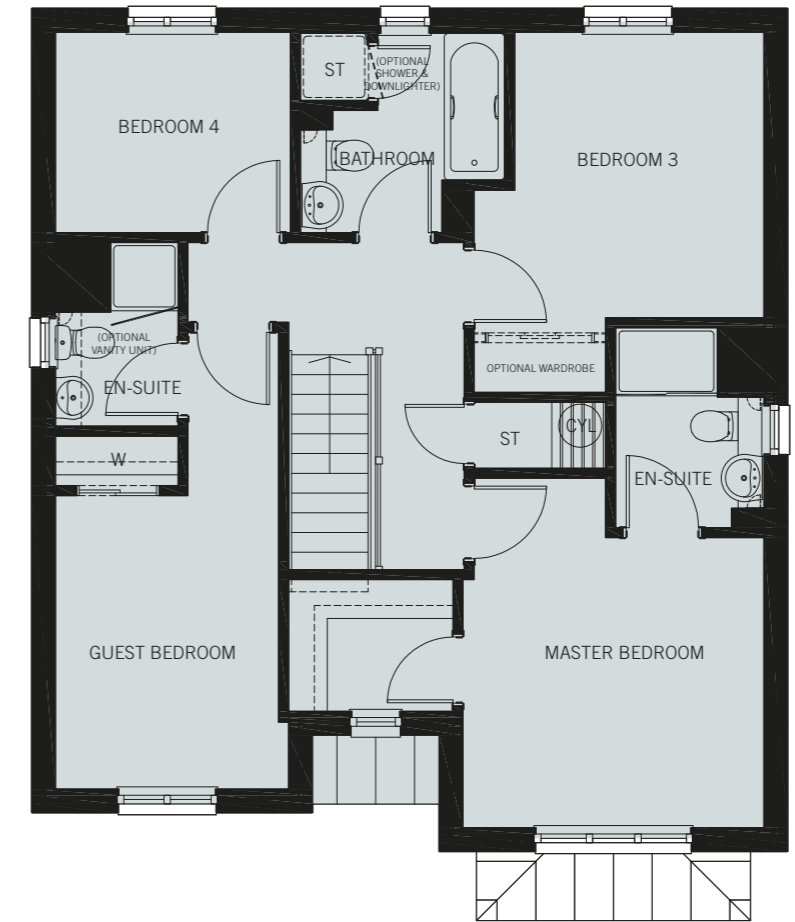
The Hampfield

This well appointed 4 bedroom detached villa comes complete with single integral garage. It has a spacious lounge to the front of the property, kitchen/breakfast/family area with French doors leading to the back garden. A separate utility store and downstairs cloakroom with storage. Upstairs, there are 4 bedrooms leading from the landing. The master bedroom has the luxury of a walk-in wardrobe with en-suite shower room. The guest bedroom has an en-suite shower room also with built in wardrobes.



GROUND FLOOR

Living room (including bay)	5180mm x 3491mm 17' 0" x 11' 5"
Dining room	3275mm x 2623mm 10' 9" x 8' 7"
Kitchen/Breakfast/Family	4815mm x 3588mm 15' 9" x 11' 9"
WC	2092mm x 1851mm 6' 10" x 6' 1"
Garage	5015mm x 2578mm 16' 5" x 8' 5"

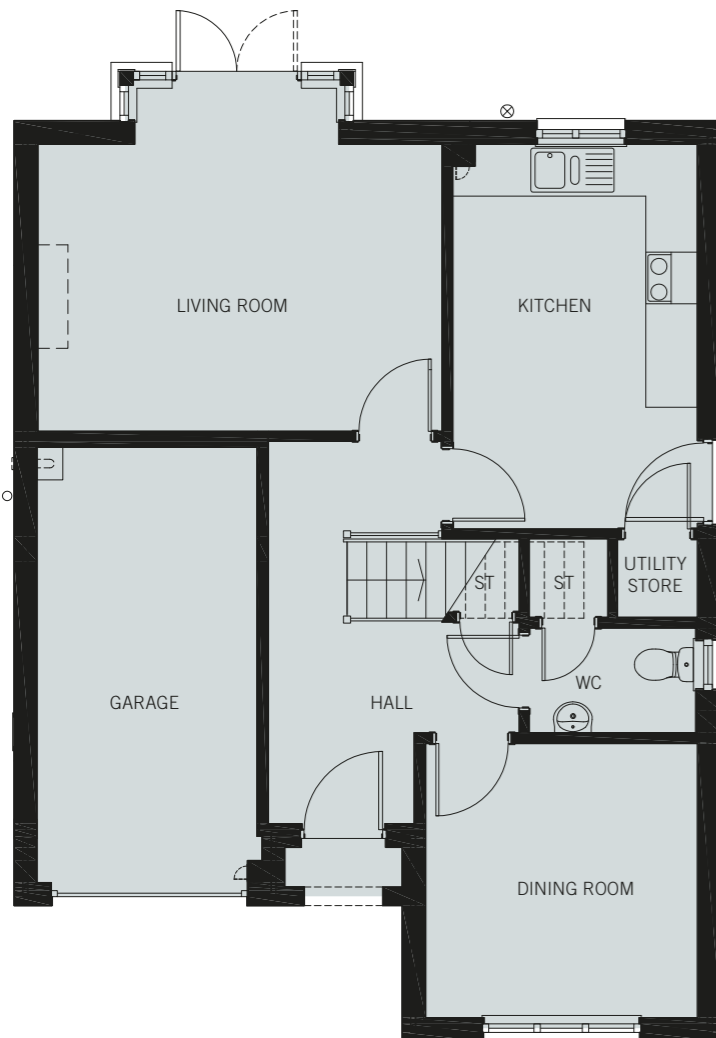


FIRST FLOOR

Master bedroom	3491mm (max) x 3365mm (min) 11' 5" x 11' 0"
En-suite (including shower)	2320mm x 1720mm 7' 7" x 5' 7"
Guest bedroom	3403mm x 2588mm (min) 11' 2" x 8' 6"
En-suite (including shower)	2129mm x 1420mm 7' 0" x 4' 8"
Bedroom 3	3313mm x 2890mm (min) 10' 10" x 9' 6"
Bedroom 4	2725mm x 2326mm 8' 11" x 7' 7"
Bathroom (including bath)	2370mm x 2314mm 7' 9" x 7' 7"

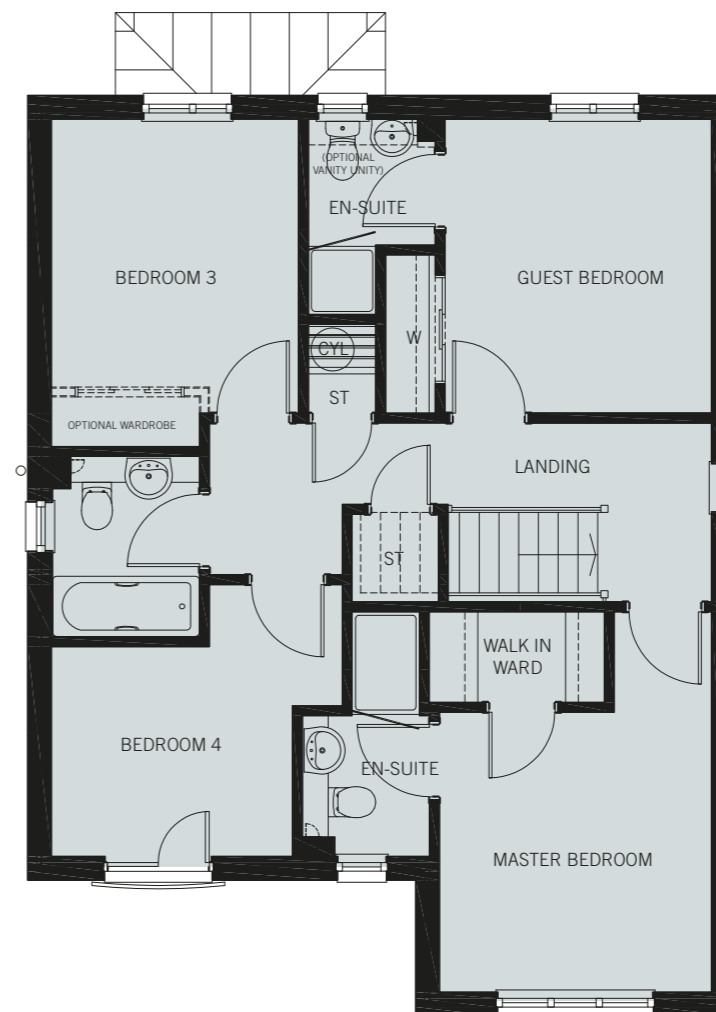
The Glenmore

This impressive 4 bedroom detached villa comes complete with single integral garage. It has a spacious lounge to the back of the property with French Doors leading to the back garden. The kitchen comes complete with premium appliances and side door leading to the garden. On the ground floor, there is also a separate dining room downstairs cloakroom, and utility store to accommodate your laundry equipment. Upstairs, there are 4 bedrooms leading from the landing. The master bedroom comes with its own walk-in wardrobe and en-suite shower room. The guest bedroom has an en-suite shower room and built-in wardrobe.



GROUND FLOOR

Living room (including bay)	4685mm x 4000mm 15' 4" x 13' 1"
Dining room	3175mm x 3155mm 10' 5" x 10' 4"
Kitchen	4460mm x 2840mm 14' 7" x 9' 3"
WC	1930mm x 1215mm 6' 4" x 4' 0"
Garage	5050mm x 2550mm 16' 6" x 8' 4"

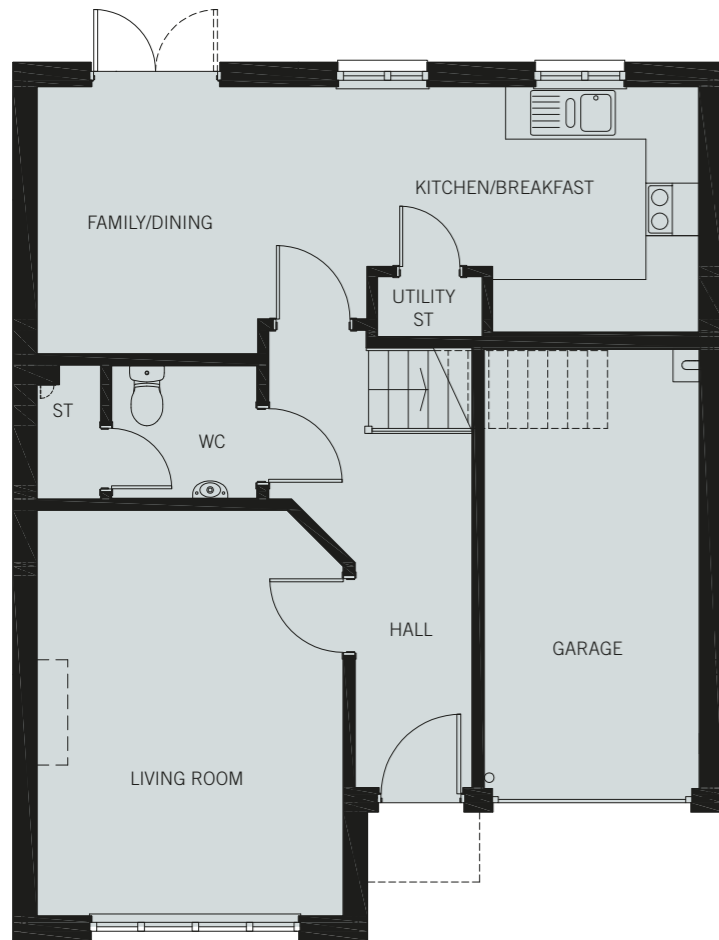


FIRST FLOOR

Master bedroom	3245mm x 3150mm 10' 7" x 10' 4"
En-suite (including shower)	2835mm x 1470mm (max) 9' 3" x 4' 10"
Guest bedroom	3410mm X 3085mm 11' 2" x 10' 1"
En-suite (including shower)	2275mm x 1470mm (max) 7' 5" x 4' 10"
Bedroom 3 (inc optional wardrobe)	3795mm x 2865mm 12' 5" x 9' 4"
Bedroom 4	2795mm x 2430mm 9' 2" x 7' 11"
Bathroom	2090mm x 1705mm 6' 10" x 5' 7"

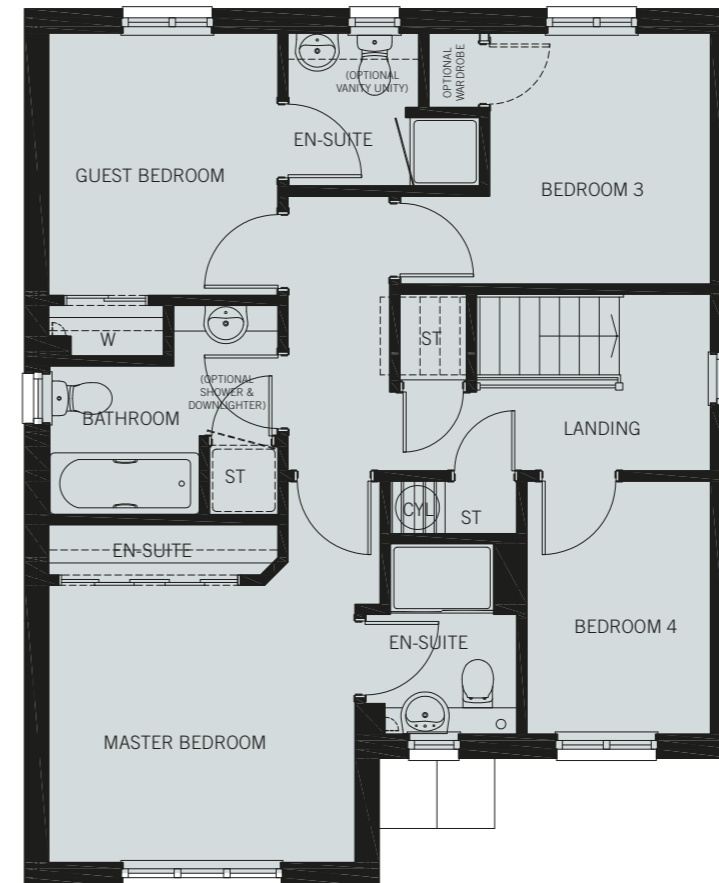
The Dukeswood

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 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	4636mm (max) x 3491mm (max) 15' 2" x 11' 5"
Kitchen/Breakfast	5025mm (max) x 2800mm (max) 16' 6" x 9' 2"
Dining / Family	3047mm (max) x 2515mm 10' 0" x 8' 3"
WC	1656mm x 1511mm 5' 5" x 4' 11"
Garage	5005mm x 2455mm 16' 5" x 8' 1"

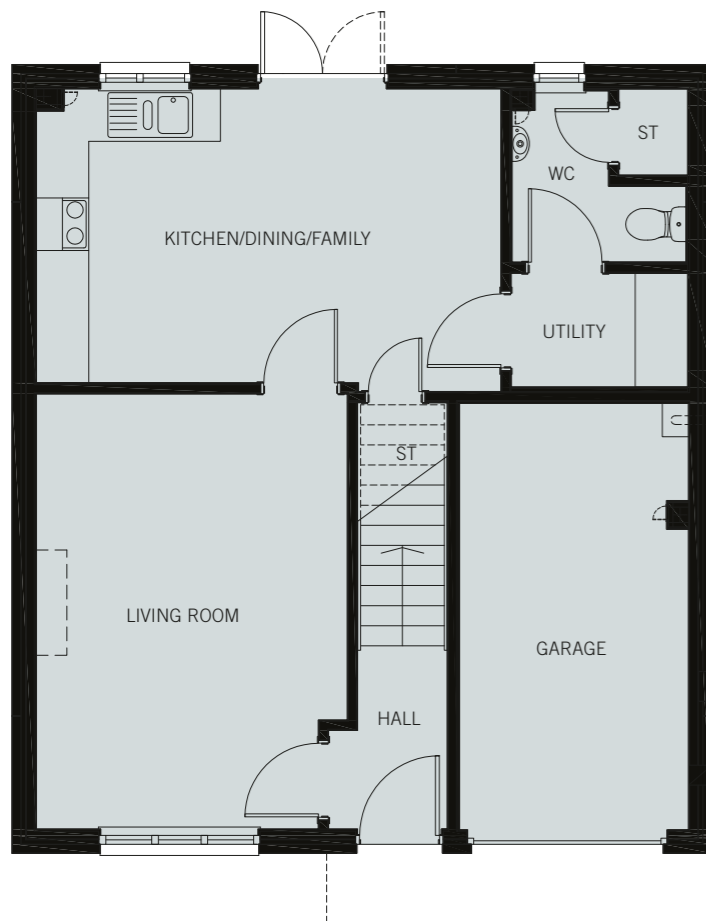


FIRST FLOOR

Master bedroom	3491mm x 3160mm 11' 5" x 10' 4"
En-suite (including shower)	2170mm x 1730mm (max) 7' 1" x 5' 8"
Guest bedroom	2990mm x 2612mm (max) 9' 10" x 8' 7"
En-suite (including shower)	2180mm x 1743mm (max) 7' 2" x 5' 8"
Bedroom 3 (exc optional wardrobe)	2860mm x 2517mm 9' 5" x 8' 3"
Bedroom 4	2885mm x 2090mm 9' 5" x 6' 10"
Bathroom	2600mm (max) x 2382mm (max) 8' 6" x 7' 10"

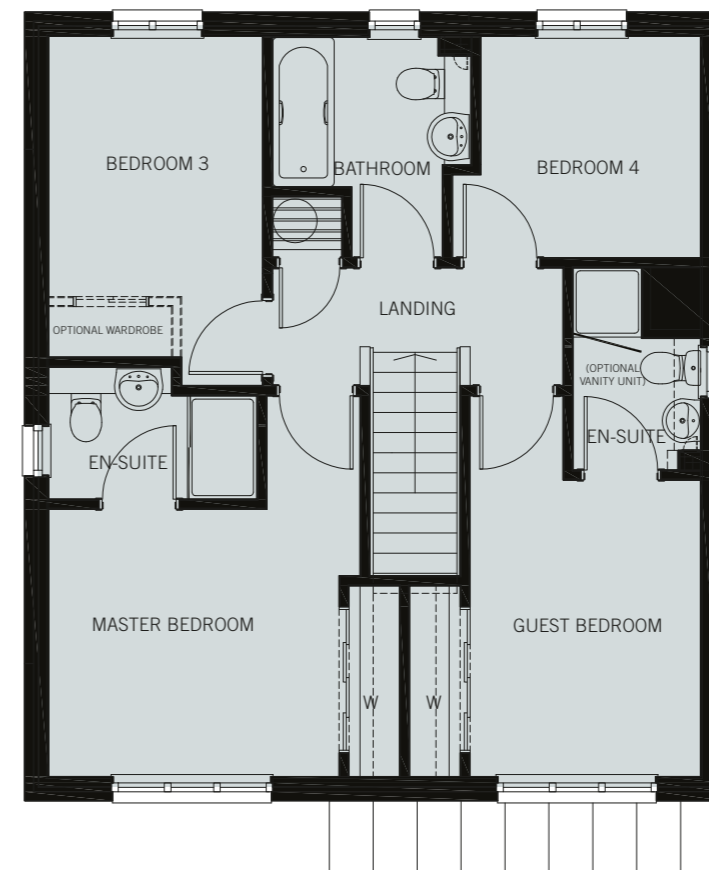
The Denewood

Despite its affordable price, this superb four bedroom detached home includes all the features usually only associated with highly priced properties; an integral garage, 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	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"



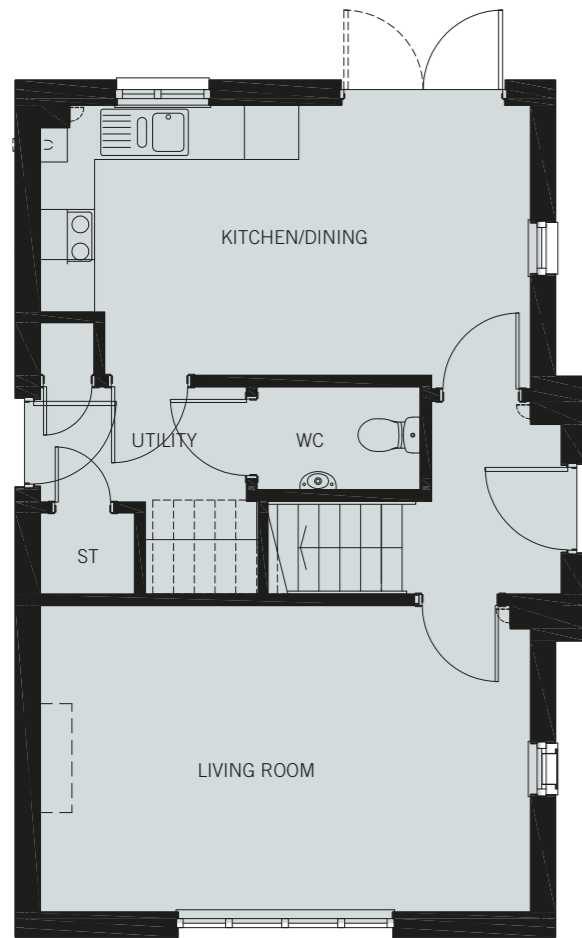
FIRST FLOOR

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 (inc 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

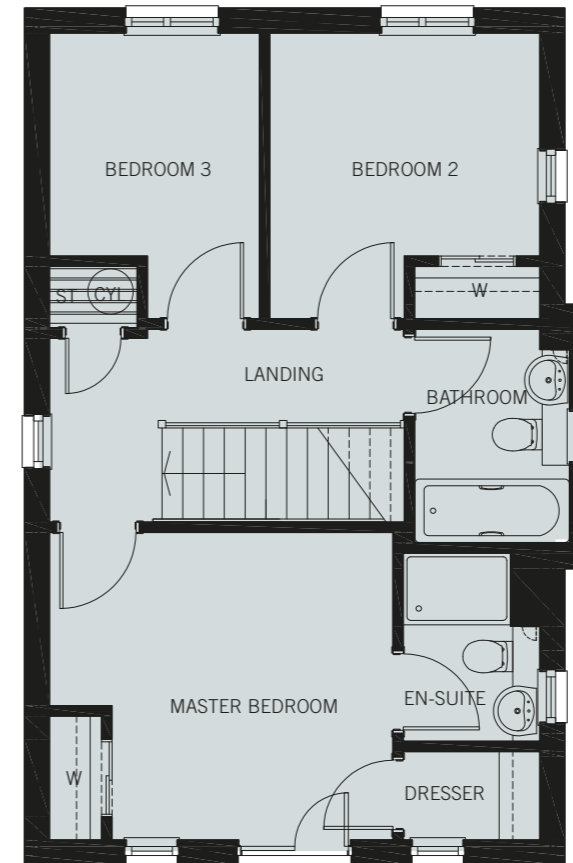
This well appointed 3 bedroom detached home has very impressive dual-frontage. Inside, there is a light and airy living room and a large breakfasting kitchen which incorporates premium appliances and French doors to the garden. There is a downstairs cloakroom and the utility store is plumbed and wired ready to accommodate your washing machine and tumble drier. The master bedroom has a walk-in wardrobe as well as an additional separate wardrobe, and ensuite facilities with luxury shower. The second bedroom also has a built-in wardrobe.

Please note that the Corrywood includes a detached single garage, the position of which varies per plot; please see architectural site layout plan for details.



GROUND FLOOR

Living room	3378mm x 5403mm (max) 11' 1" x 17' 7"
Kitchen/Dining	2978mm x 5403mm 9' 9" x 17' 9"
Utility	2285mm (min) x 2273mm 7' 6" x 7' 5"
WC	1135mm x 1797mm 3' 9" x 5' 11"

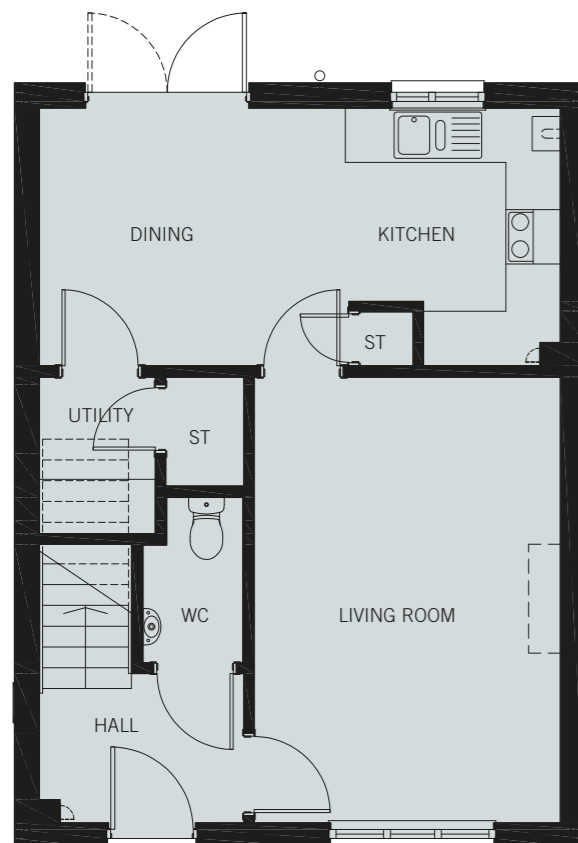


FIRST FLOOR

Master bedroom	3388mm x 3783mm 11' 1" x 12' 5"
En-Suite (including shower)	2072mm x 1505mm 6' 10" x 4' 11"
Bedroom 2 (excluding wardrobe)	2457mm x 2976mm 8' 1" x 9' 9"
Bedroom 3	2457mm (min) x 2312mm 8' 1" x 7' 7"
Bathroom	2353mm x 1717mm 7' 8" x 5' 7"

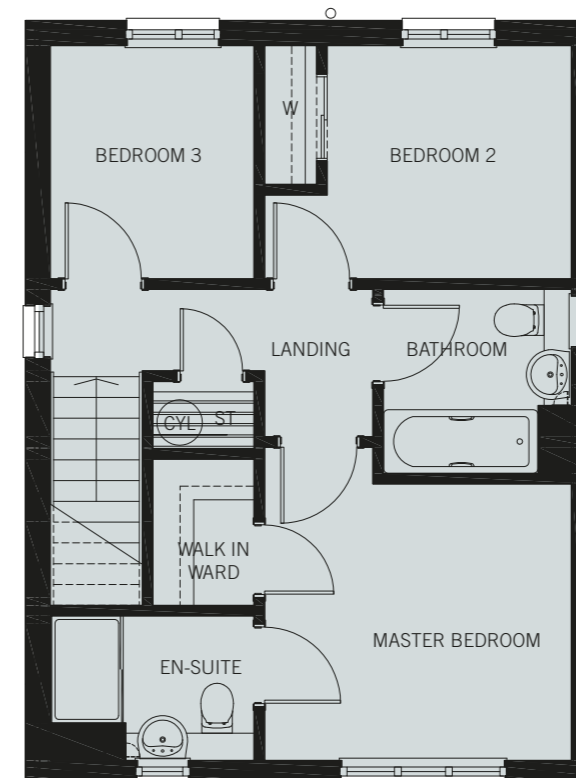
The Castlevale

This 3 bedroom detached home has spacious living room to the front of the property. The kitchen / dining offers great family accommodation with French door leading to the back garden; this is an ideal space for entertaining. There is a downstairs cloakroom and the utility store is plumbed and wired ready to accommodate your washing machine and tumble drier. There are three bedrooms upstairs. The master bedroom has the luxury of a walk-in wardrobe and ensuite facilities with luxury shower. Bedroom 2 has fitted wardrobes and there is a family bathroom.



GROUND FLOOR

Living room	4913mm x 3375mm (max) 16' 1" x 11' 1"
Kitchen/Dining	2840mm x 5741mm 9' 4" x 18' 10"
Utility	1726mm (min) x 1278mm 5' 8" x 4' 2"
WC	1825mm x 1101mm 6' 0" x 3' 7"



FIRST FLOOR

Master bedroom	3047mm x 3376mm 10' 0" x 11' 1"
En-Suite (including shower)	1593mm x 2233mm 5' 3" x 7' 4"
Bedroom 2	2571mm x 2690mm 8' 5" x 8' 10"
Bedroom 3	2571mm (min) x 2245mm 8' 5" x 7' 4"
Bathroom	2030mm x 2070mm (max) 6' 8" x 6' 9"

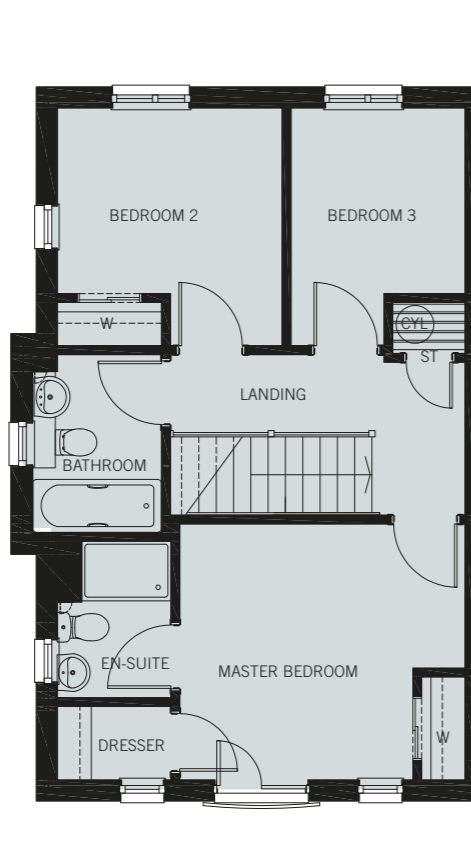
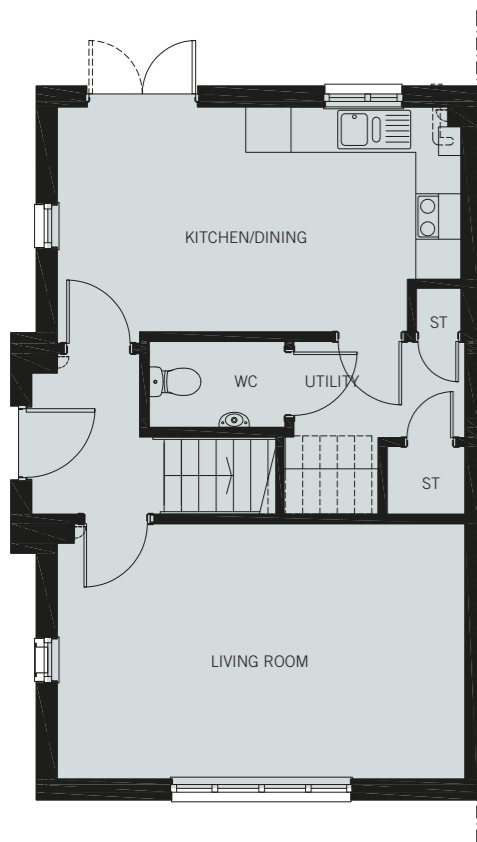
The Castlewellan

This well appointed 3 bedroom end terraced home has very impressive dual-frontage. Inside, there is a light and airy living room and a large breakfasting kitchen which incorporates premium appliances and French doors to the garden. There is a downstairs cloakroom and the utility store is plumbed and wired ready to accommodate your washing machine and tumble drier. The master bedroom has a walk-in wardrobe as well as an additional separate wardrobe, and ensuite facilities with luxury shower. The second bedroom also has a built-in wardrobe.



The Argyll

This well appointed three bedroom mid or end-terraced house provides great 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.

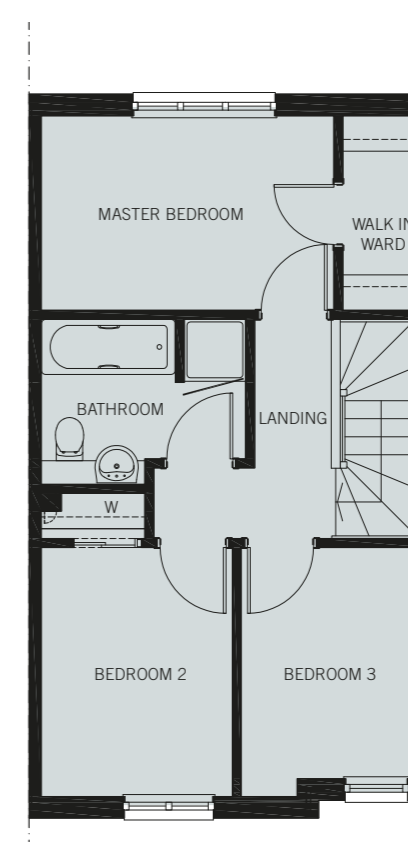
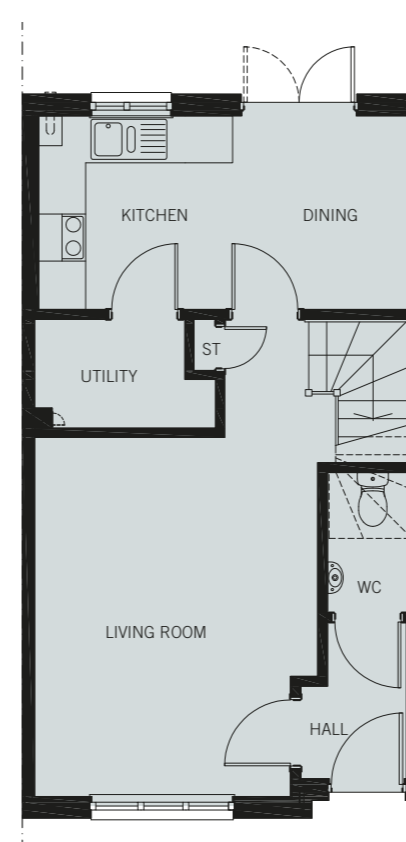


GROUND FLOOR

Living room	3378mm x 5394mm (max) 11' 1" x 17' 8"
Kitchen/Dining	2978mm x 5344mm 9' 8" x 17' 6"
Utility	2285mm (min) x 2264mm 7' 6" x 7' 5"
WC	1135mm x 1797mm 3' 8" x 5' 11"

FIRST FLOOR

Master bedroom	3388mm x 3374mm 11' 1" x 11' 1"
En-Suite (including shower)	2072mm x 1505mm 6' 10" x 4' 11"
Bedroom 2 (excluding wardrobe)	2457mm x 2976mm 8' 1" x 9' 8"
Bedroom 3	2457mm (min) x 2303mm 8' 1" x 7' 7"
Bathroom	2353mm x 1705mm (max) 7' 8" x 5' 7"



GROUND FLOOR

Living room	4573mm x 3604mm (max) 15' 0" x 11' 10"
Kitchen/Dining	4735mm x 2465mm 15' 6" x 8' 1"
Utility	1913mm (min) x 1387mm 6' 3" x 4' 6"
WC	1788mm x 1034mm 5' 10" x 3' 5"

FIRST FLOOR

Master bedroom	3724mm x 2475mm 12' 3" x 8' 1"
Bedroom 2	3168mm x 2431mm 10' 5" x 8' 0"
Bedroom 3	2943mm (min) x 2239mm 9' 8" x 7' 4"
Bathroom	2600mm x 2102mm (max) 8' 6" x 6' 11"

Taking things forward

It's a big step. It's a great feeling. It's a chance to start afresh in this clean new space that you can make your own. Completely your own. But the experience of buying a new home can also be stressful. There's a lot to think about, a lot to do. You need to make sure that you have everything in the right place at the right time.

That's where we can help.

Not only can we provide you with a perfect new home to make just yours, we can also ensure that the process of buying is simple and straightforward – even stress free. And we start right here. In this brochure, we outline the benefits of buying a new home, and provide you with a lot of tips on the key things to think about when you're doing it. And towards the back of this book, you'll find detailed information about the ways in which Stewart Milne Homes can help you to buy the new home of your dreams – right now. So what are we waiting for – let's get started.

Visit Laird's Gate

Our marketing suite and showhomes are open weekly from Thursday through to Monday, from 10.30am to 5.30pm.

We're also happy to see you outwith these hours if that's more convenient. Please call 0845 026 8287 to arrange an appointment.

Reserve your home

Laird's Gate 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
- Advice on marketing and selling your existing house, or even taking it as part exchange*

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 Laird's Gate as smooth and pleasurable as possible.

Please just ask your 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. The manufacturer will assist you with any problems directly should they arise.

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, flashings, gutters and downpipes, roof, sanitary ware, structural defects, water services and much more.

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

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.

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 Laird's Gate your home

Space

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

Quality

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

Location

Set in a superb location between Glasgow and Ayr with easy access to Glasgow and Edinburgh alike and a host of leisure activities close at hand.

Design

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

Value

10 year warranty. High ratings for money-saving energy efficiency. Plus great offers and assistance to make your move easy and affordable. With Stewart Milne Homes, there's never been a better time to buy.

How to find us

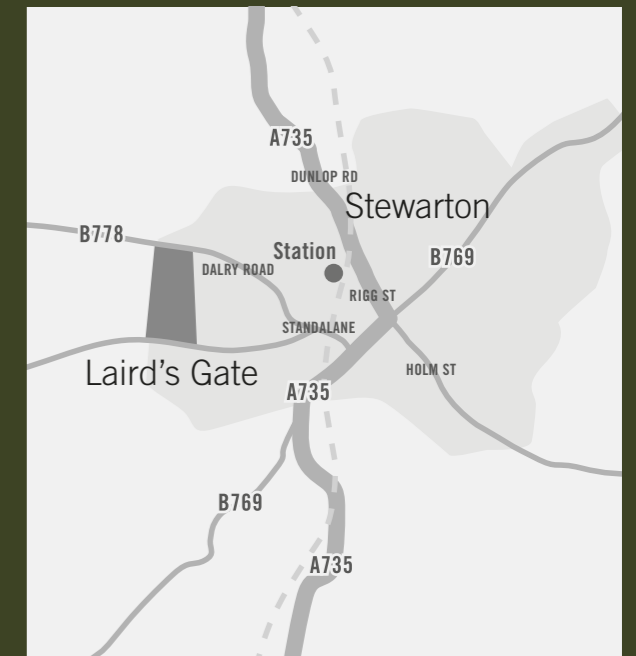
Sat Nav reference: KA3 3DY

TRAVEL DIRECTIONS FROM GLASGOW

From the M8, exit at junction 22 (sign-posted Kilmarnock/Prestwick Airport), onto the M77. Exit at junction 7 (sign-posted Stewarton), and turn right and follow signs for Stewarton (B778). Stay on this road until you see a sign for B769; turn left here onto Lainshaw Street. Travel along until you reach a small roundabout; turn right into Standalane (B778), which quickly joins Dalry Road. Laird's Gate is on your left-hand side.

TRAVEL DIRECTIONS FROM AYR

Head south on the A77 (signposted Kilmarnock/Glasgow), which soon becomes the M77. Exit at junction 8 (signposted Stewarton). At the roundabout, take 1st exit onto B778 (signposted Stewarton). Stay on this road until you see a sign for B769; turn left here onto Lainshaw Street. Travel along until you reach a small roundabout; turn right into Standalane (B778), which quickly joins Dalry Road. Laird's Gate is on your left-hand side.



Showhome and marketing suite
open from Thursday to Monday from 10.30am to 5.30pm

telephone: 0845 026 8287

e-mail: lairdsgate@stewartmilne.com

www.stewartmilnehomes.com

