

Viewforth Rise

BO'NESS

A new neighbourhood of 2, 3, 4 and 5 bedroom homes and 1 bedroom coach houses, providing sensational views across the Firth of Forth to the Queensferry Crossing and iconic Forth Road and Rail Bridges.

A wonderful place to call home

Designed to make the very best of its prominent hillside location and spectacular views towards the Firth of Forth, Viewforth Rise is a distinctive collection of terraced and detached family homes and one bedroom coach houses which offers a relaxing retreat from the hectic pace of modern family life.

The generously-sized landscaped open space to the north-east of Viewforth Rise acts as a focus for this new neighbourhood, with tree-lined pedestrian paths connecting to the wider footpath network.

Hedging, trees and walling located close to lanes and private courtyards provide a relaxed informal feel, helping to create a safe environment for families and children to enjoy the great outdoors.

A varied housing mix with high quality materials and landscaping creates a sense of the individual, so that you can live in a home that feels uniquely yours.

Stewart Milne Homes believes that we have a responsibility to ensure that what we build has a positive and life-enhancing effect on those who live within the new neighbourhoods we create, so we have ensured that Viewforth Rise is rooted in the very best place-making principles to complement the existing surrounding area, creating a lasting legacy and ensuring that you'll be as proud of your new home as we are.





Nothing beats coming home to Viewforth Rise

Steeped in history, lying on the south bank of the Firth of Forth and providing sensational views to the iconic bridges, Viewforth Rise is a new neighbourhood of 2, 3, 4 and 5 bedroom homes and 1 bedroom coach houses in the historic coastal town of Bo'ness.

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 Viewforth Rise. After all, this isn't just a sales brochure.

This is your new home.



Your new neighbourhood

Located in the council area of Falkirk and sitting on the south banks of the Firth of Forth, the historic coastal parish of Bo'ness – or Borrowstounness to give it its proper name – has important historical links to the Roman period and is now a popular commuter town less than 20 miles distant from Edinburgh, Stirling and Livingston – this is a wonderful place to call home.

With excellent transport links, stunning coastal greenspace and spectacular views across the river to the famous three bridges and the new Queensferry Crossing, Viewforth Rise at Bo'ness offers the perfect combination for modern family living. Situated less than 20 miles from Edinburgh, 18 miles from both Stirling and Livingston and just 8 miles from Falkirk, it is naturally especially popular with business commuters.

Present-day attractions in the town include the heritage Bo'ness & Kinneil Steam Railway and the Birkhill Fireclay Mine. Kinneil House, built by the powerful Hamilton family in the 15th century, lies on the western edge of the town; it sits within a public park and incorporates the ruin of a small cottage where James Watt worked on his experimental steam engine; a Roman fortlet can still be seen in Kinneil Estate. Bo'ness is also home to the recently

refurbished Hippodrome Cinema - the oldest picture house in Scotland, built in 1912.

Bo'ness has a single secondary school, Bo'ness Academy, and five primary schools: Kinneil, Deanburn, Bo'ness Public School, St Mary's, and the Grange School*.

The nearest mainline railway station is in Linlithgow, just 10 minutes' drive away, which has very frequent and speedy services to Edinburgh, Glasgow and Stirling. Bo'ness also has regular bus connections with the neighbouring towns of Linlithgow, Grangemouth, Falkirk and Edinburgh.

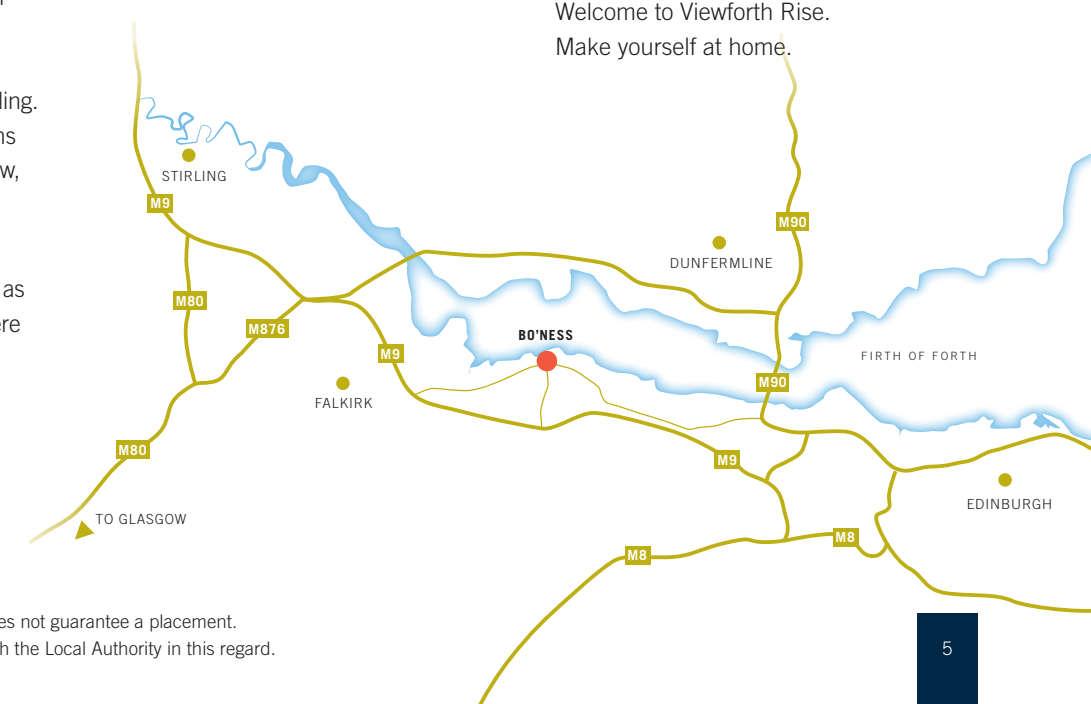
The town centre contains a mixture of traditional specialist shops and services as well as Lidl and Tesco Metro stores. There is also a good selection of shops and a Sainsbury's in nearby Linlithgow.

Kinglass Medical Practice is a full-time service in the town, with three GPs, and there is also a choice of dental surgeries and wide selection of recreational activities, including a 25m swimming pool, well-equipped gymnasium, sports and fitness activities, as well as golfing opportunities at West Lothian Golf Club.

Neighbouring locations include:

| | |
|------------|------------|
| Linlithgow | 3.5 miles |
| Falkirk | 8.1 miles |
| Livingston | 17.7 miles |
| Stirling | 18.5 miles |
| Edinburgh | 18.7 miles |

Welcome to Viewforth Rise.
Make yourself at home.



*Owning a home in a school's catchment area does not guarantee a placement. We recommend that potential buyers consult with the Local Authority in this regard.



Your choice of home

Within Viewforth Rise, we're creating an exclusive collection of individually-designed homes.

OUR COMMITMENT

Viewforth Rise has been designed by our award winning design team, whose work has gained recognition and awards for its design approach. Our architects have designed each home to meet the priorities and aspirations of homeowners.

The homes at Viewforth Rise are part of our exclusive Woodlands collection and comprise a choice of 1 bedroom coach houses, 2 and 3 bedroom terraced homes, 3, 4 & 5 bedroom detached homes and 4 bedroom townhouses offering balconies and magnificent views.

To help create extremely attractive and interesting streetscapes, we have planned a variety of house styles – thirteen in all - carefully positioned to optimise views and light and with many bespoke details applied to the exteriors to complement the semi-rural character of Viewforth Rise's pleasant setting and establish individuality.

All of the homes are spacious, light and airy with well-planned living areas for entertaining and family enjoyment. They have been designed to provide flexible accommodation to suit the ever-changing needs of modern life.

Every aspect of your home is finished to the highest standards with great attention to detail – providing you with the very best premium home.

Value-added features abound, including en-suite shower room with chic contemporary sanitary ware to the master bedroom of every home except the Moor and Aversley, while the townhouses have an additional shower room on the entry level and the Denewood, Dukeswood, Kellingside and Laurieston have an additional en-suite shower room to the guest bedroom. Built-in wardrobes or walk-in closets are included in both the master and guest bedrooms too. Expertly-crafted kitchens with fully integrated appliances include fridge/

freezer, multi-function oven, gas hob and cooker hood and, in all detached homes and the townhouses, a dishwasher and microwave.

An excellent choice of finishes is offered for these high-specification kitchens and working together with us to choose these features is an integral and enjoyable part of buying a Stewart Milne home.

In the stylish bathrooms - and master en-suites of detached homes - you'll find that the contemporary Vitra washhand basins are usually set into smart vanity units providing useful concealed storage. Porcelanosa tiling is included to all, whilst tall chrome towel radiators and useful shower mixer to the bath - even when the bathroom already has a separate shower enclosure – feature in a number of homes too.

Buying a home at Viewforth Rise 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.

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.



Step inside

As soon as you step inside a Stewart Milne home, you'll see and feel the difference.

This is no ordinary property – this is something special. A home where clever design achieves the perfect balance between elegance and practicality. Where every fitting and appliance is of the highest quality. Where the renowned Stewart Milne Homes' attention to detail ensures a superb level of finish.



Start at the heart...

The kitchen is the heart of any home and it's likely this is where you'll head first as you explore. For most families it's the busiest, hardest-working room in the house, so we've designed each of our kitchens to be particularly spacious. We've also taken care to locate the kitchen in the optimum position, given the likely flow through the household. Practical connections to a dining or family room, a utility space or the garden or French doors make the kitchen more stylish and welcoming than ever. Naturally details vary depending on the house style, but the common factor is that we've thought about how you'll use the kitchen most, and designed it to work perfectly.

While you're exploring the kitchen, take a moment to check the fittings and premium appliances, the soft closing drawers, chrome door hinges, USB sockets - all the little things that make a house a great home.

Depending on the location and style of your home, the specification will vary, but typically you'll find beautifully-designed stainless steel hobs, cooker hoods, multi-function ovens and integrated fridge freezers. Integrated dishwasher, fridge/freezer and breakfast bar also feature in many homes.

We understand your home needs to be functional as well as comfortable so in many homes, to maximise space, we

have created a practical utility room or store with space, plumbing and wiring for a washing machine, dryer and all your laundry supplies from ironing board to washing powder.

Once you have reserved your new Stewart Milne home you then have the opportunity to personalise it with a wide range of choices, including; kitchen unit finishes, worktops, handles, bathroom vanity unit finishes and Porecelanosa tiles.

Getting comfortable...

Next stop on your tour; the main living room. For welcoming friends and entertaining or for relaxing at the end of a long day, this is a space to really enjoy. We've designed ours to make the very most of what sunlight we get in Britain, with large feature windows and, in some homes, French doors opening onto a patio or deck for a lovely inside-outside living space. In most of our homes, for a little extra cost, you can choose to have a fireplace fitted – there's a range of styles to choose from if you'd like to create a traditional focal point in the room.

If you entertain regularly, the formal dining room of the Laurieston may be essential for you, but – like almost every house style at Viewforth Rise – its open-plan kitchen combines a spacious dining area that's great for family and friends alike.





Moving on to the bedrooms...

Now you'll probably climb the stairs to the sanctuary. That's how many people think of the master bedroom – and as you spend about a third of your life in it, it has to be just right.

The Viewforth Rise range of homes has one to five bedrooms, ranging from palatial master suites to cosy single rooms. Every master and guest bedroom enjoys the benefit of either a luxury walk-in clothes' closet or built-in wardrobes. Television points are conveniently positioned in most bedrooms, and a telephone point is included in the master bedroom.

Today the bathroom is as much a place to enjoy as a functional necessity, so we design bathrooms and en-suites with indulgence and pampering in mind including larger showers, rain fall

showers and chrome heated towel rails in our larger homes. We provide a superb choice of co-ordinated Porcelanosa tiling and, in some homes, fitted vanity furniture for the family bathroom and master en-suite. Some of our homes also have an additional en-suite bath or shower room to the guest bedroom – again available with a choice of tiling. Naturally bathroom suites, shower cabinets and bathroom hardware are all high-specification examples from respected manufacturers including Vitra Ltd and Vado.

As you make your way through a Stewart Milne home, we hope you'll note the high quality of fittings and finishing. Internal walls and ceilings are painted white, and elegant white panelled doors are fitted with attractive chrome lever handles, chrome hinges and latches. Our homes

are wired with an abundance of socket outlets, telephone and TV points, while smoke and heat detectors are naturally wired to the mains.

Warm and snug...

Did you know that, compared to a second hand home, a new home is, on average, six times as energy efficient. Due to the immensely improved insulation specification in new homes, you will be amazed to see the savings you can make while ensuring your home is appropriately warm and cosy. At the heart of the central heating system there's a modern, highly-efficient and environmentally responsible gas boiler, while thermostatic radiators give you independent control for each room. To minimise your energy bills further, energy-efficient PV solar

Take a closer look...

panels will be fitted to the roof, except on The Laurieston which instead is fitted with the Daikin Altherma Hybrid system – a unique condensing gas boiler with a high performance air source heat pump and smart logic control – the perfect heating and hot water solution for your new home.

Out and about...

Depending on the home you're visiting, there'll be more to explore outside - such as a high specification garage with steel doors and built-in power-sockets, turfed and landscaped front gardens, smart mono bloc driveways. Whatever the location and the specifications, you'll find the exterior space as attractive and as welcoming as the inside of the home - although naturally a new garden needs a little time to develop and look its best.

To ensure that the common landscaped areas are kept in pristine condition, factors will be appointed who will even arrange for the grassed private front lawns to be cut to ensure that the value of your investment is protected whether or not your neighbours are as careful as you are about the preservation of the streetscape; a small monthly maintenance fee is applicable.

As you complete your viewing – and listen to the reassuringly solid sound of the door closing behind you – you'll leave with an idea of just how good it could feel to call a Stewart Milne home your own. If there is anything you'd like to know about a specific development, house-style or plot, please get in touch – we're here to help.

The finishing touches...

When you buy a new home you're buying a fresh clean space. You can make it look and feel exactly how you want it to, with minimal fuss. Once you have reserved your new Stewart Milne home you then have the opportunity to personalise it with a wide range of choices, including; kitchen unit finishes, worktops, bathroom vanity unit finishes, handles and tiles. Just ask for details.



| HOUSE TYPES | KITCHEN | | | | | | | | | | | | | | UTILITIES | | BATHROOM | | | | | | | BEDROOMS | | | | | | | | | | HEATING/PV | | | |
|------------------|------------------------------------|----------------------------|--------------------|-------------------------------------|---------------|------------------------------|-----------------------------------|-----------------------------------|-----------------------------|---------------------------------------|---------------------------|-----------------------------|-----------------------|--|--------------|--------------|----------------------------|-----------------------------|------------------|--------------------------------|----------------|----------------------------------|-------------------|----------------|--|-------------------|----------------------------|------------------------|-----------------|------------------|----------------|----------------------------|-------------------|---------------------------|---------------------------|------------------------------|------------------------------|
| | Choice of Kitchen Unit Door Finish | Choice of Worktop Finishes | Choice of Upstands | Choice of Kitchen Unit Door Handles | Breakfast Bar | Stainless Steel 4 Burner Hob | Stainless Steel 5 Burner Hob 69cm | Stainless Steel 5 Burner Hob 90cm | Stainless Steel Canopy Hood | Stainless Steel (multi-function) Oven | Stainless Steel Microwave | Integrated Fridge / Freezer | Integrated Dishwasher | 1½ Stainless Steel Sink and Chrome Mixer Tap | Utility Room | Laundry Zone | Choice of Vanity Furniture | Choice of Porcelanosa Tiles | Shower Over Bath | Hand-held Shower Spray at Bath | Shower Cubicle | Rain Shower and Hand held Shower | Chrome Towel Rail | Master Bedroom | | | | | | Guest Bedroom | | | | Bedroom 3 Fitted Wardrobe | Bedroom 4 Fitted Wardrobe | Daikien Hybrid Boiler System | Gas Boiler & PV Solar Panels |
| | | | | | | | | | | | | | | | | | | | | | | | | En-suite | Choice of Vanity Furniture to en-suite | Chrome Towel Rail | Rain Shower and Hand Rinse | Waterfall Tap to Basin | Fitted Wardrobe | Walk-in Wardrobe | En-suite | Choice of Vanity Furniture | Chrome Towel Rail | | | | |
| The Laurieston | ● | ● | ● | ● | ○ | - | - | ● | ● | ● | ● | ● | ● | ● | ● | - | ● | ● | - | ● | ● | ● | ● | ● | ● | ● | ● | ● | ○ | - | ● | - | ● | - | ● | | |
| The Kellingside | ● | ● | ● | ● | ○ | ● | ○ | - | ● | ● | ● | ● | ● | ● | ● | - | ● | ● | - | ● | ● | - | - | ● | ○ | ● | - | ● | ○ | ○ | ● ² | ○ | ○ | - | ● | | |
| The Kilpatrick | ● | ● | ● | ● | - | ● | ○ | - | ● | ● | ● | ● | ● | ● | ● | - | ● | ● | ○ | ● | - | - | ○ | ● | ● | ● | - | ● | ○ | - | ● | ○ | - | - | ● | | |
| The Kinneil | ● | ● | ● | ● | - | ● | ○ | - | ● | ● | ● | ● | ● | ● | ● | - | ● | ● | ○ | ● | - | - | ○ | ● | ● | ● | - | ● ¹ | - | - | ● | ○ | - | - | ● | | |
| The Dukeswood | ● | ● | ● | ● | ● | ● | ○ | - | ● | ● | ● | ● | ● | ● | ● | - | ● | ● | ○ | ● | ○ | - | ○ | ● | ● | ● | - | ● | ○ | ○ | ● | ○ | - | - | ● | | |
| The Denewood | ● | ● | ● | ● | ● | ● | ○ | - | ● | ● | ● | ● | ● | ● | ● | - | ● | ● | ○ | ● | - | - | ○ | ● | ● | ● | - | ● | ○ | ○ | ● | ○ | - | - | ● | | |
| The Corrywood | ● | ● | ● | ● | ○ | ● | ○ | - | ● | ● | ● | ● | ● | ● | ● | - | ● | ● | ○ | ● | - | - | ○ | ● | ● | ● | - | ● | - | - | ● | - | - | - | ● | | |
| The Glen | ● | ● | ● | ● | ○ | ● | ○ | - | ● | ● | ● | ● | ● | ● | - | - | ● | ● | ○ | ● | - | - | - | ● | ○ | - | ● | - | - | - | ● | - | - | - | ● | | |
| The Castlevale | ● | ● | ● | ● | ● | ● | ○ | - | ● | ● | - | ● | ○ | ● | - | ● | ● | ○ | - | - | - | - | ○ | ● | ● | ○ | - | - | - | - | ● | - | - | - | ● | | |
| The Castlewellan | ● | ● | ● | ● | ○ | ● | ○ | - | ● | ● | - | ● | ○ | ● | ● | - | ● | ● | ○ | - | - | - | ○ | ● | ○ | ○ | - | - | ● | ● | - | - | - | ● | - | - | ● |
| The Argyll | ● | ● | ● | ● | ○ | ● | ○ | - | ● | ● | - | ● | ○ | ● | - | - | ● | ● | ○ | - | - | - | - | ● | ○ | ○ | - | - | ● | - | - | - | ● | - | - | - | ● |
| The Aversley | ● | ● | ● | ● | ● | ● | ○ | - | ● | ● | - | ● | ○ | ● | - | - | ● | ● | ● | - | - | - | ○ | - | - | - | - | ● | - | - | - | ● | - | - | - | ● | |
| The Moor | ● | ● | ● | ● | - | ● | ○ | - | ● | ● | - | ● | ○ | ● | - | - | ○ | ● | ● | - | - | - | ○ | - | - | - | - | ● | - | - | - | - | - | - | - | ● | |

● Denotes fitted as standard ○ Denotes optional - Denotes not available

●¹ Denotes shower room on ground floor (not guest bedroom) ●² Denotes walk-in wardrobe

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 floor plans to help you visualise the range of spaces available – ensuring that your ideal home is exactly what you want.



Legend

The colours below represent our choice of homes and will help you to find their location on the development plan.

| | | | |
|----|-------------|----|--------------|
| LA | Laurieston | GN | Glen |
| KE | Kellingside | CV | Castlevale |
| KP | Kilpatrick | CW | Castlewellan |
| KN | Kinneil | AR | Argyll |
| DU | Dukeswood | AV | Aversley |
| DE | Denewood | MO | Moor |
| CO | Corrywood | | |

This development 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 Homes. 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 home of its type, which may vary slightly within NHBC guidelines, as each house is built individually. 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 Homes.

“I wanted a bigger house, not just in the amount of rooms, but for the larger living space all round... which is what I've got in my new home at Campsie Meadows.”

– Kenny Brown, Campsie Meadows

The Laurieston

The Laurieston is a perfectly-proportioned five-bedroom detached home with detached double garage. Its spacious entrance hall leads to an open-plan kitchen/breakfast/family room with abundant space for dining and seating areas for chilling out with the family. The kitchen is fitted with a wide range of premium appliances and French doors from the family area open onto the garden for al-fresco dining. The living room also has French doors onto the garden, while a separate dining room is perfect for entertaining. The utility room, with sink and plumbing/electrical connections for washing machine and tumble drier, also provides direct access to the garden. From the hall, there is also a downstairs cloakroom.

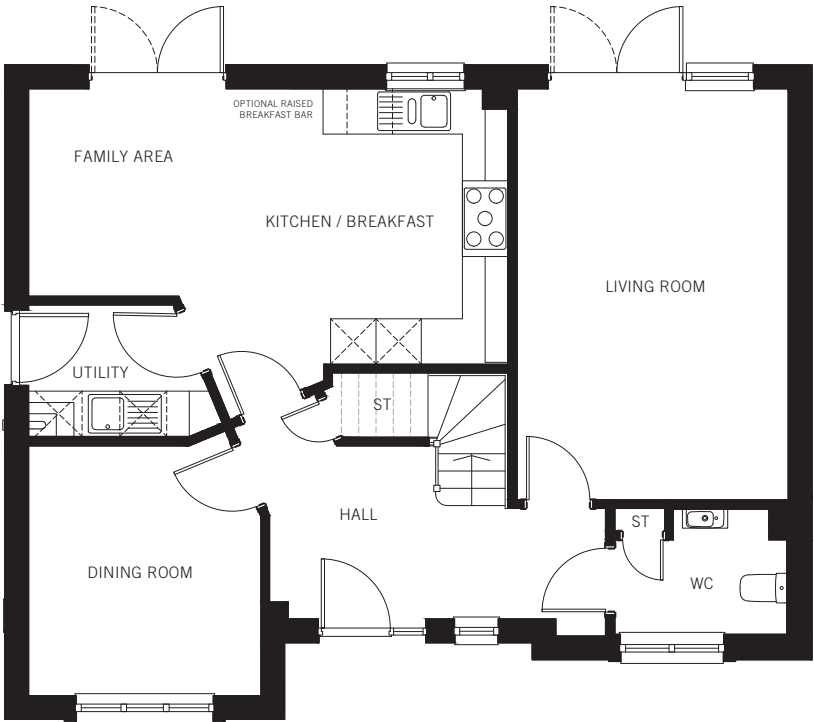
Upstairs, there are five bedrooms leading from the galleried landing, four of which are large double-size. The master bedroom has a walk-in wardrobe, floor to ceiling window and an en-suite shower room with spacious 1200mm rain shower, chrome heated towel rail and vanity furniture. The guest bedroom also benefits from a built-in wardrobe and en-suite shower room, while bedrooms three, four and five share the well-appointed family bathroom with double ended bath, shower and chrome heated towel rail.

KEY FEATURES

- Five bedrooms • Imposing living room with French doors to garden • Large kitchen/breakfast/family room with French doors to garden
- Formal dining room • Utility room with direct access to garden • Luxury en-suite shower room, walk-in wardrobe and full height windows to master bedroom
- En-suite shower room and built-in wardrobe to guest bedroom • Family bathroom with bath and separate shower
- Double garage with light and power

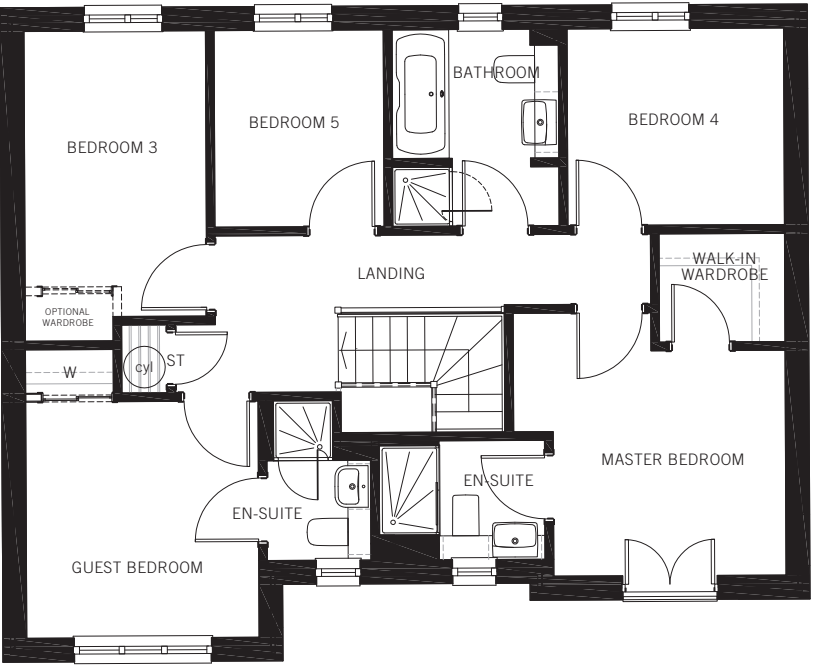
GROUND FLOOR

| | |
|---------------------|---|
| Living Room | 5435mm x 3585mm 17' 10" x 11' 9" |
| Dining Room | 3300mm (min) x 3072.5mm (max) 10' 10" x 10' 1" |
| Kitchen / Breakfast | 3642.5mm (max) x 2443mm (max) 11' 11" x 8' 0" |
| Family | 3894.5mm x 2743mm (min) 12' 9" x 9' 0" |
| WC | 2270mm (max) x 1653mm (max) 7' 5" x 5' 5" |
| Utility | 1740mm x 1911.5mm (min) 5' 9" x 6' 3" |
| Detached Garage | 5072mm x 5072mm 16' 8" x 16' 8" |



FIRST FLOOR

| | |
|-------------------------------------|--|
| Master Bedroom | 2987mm (min) x 3072.5mm (min) 9' 10" x 10' 1" |
| En-suite (including shower) | 1573mm (max) x 2187.5mm 5' 2" x 7' 2" |
| Guest Bedroom (excluding wardrobe) | 3122mm (min) x 3072.5mm 10' 3" x 10' 1" |
| En-suite (including shower) | 2109.5mm x 1370mm 6' 11" x 4' 6" |
| Bedroom 3 (incl. optional wardrobe) | 4095.5mm (min) x 2400mm 13' 5" x 7' 10" |
| Bedroom 4 | 2600mm x 2865mm 8' 6" x 9' 5" |
| Bedroom 5 | 2600mm x 2237.5mm 8' 6" x 7' 4" |
| Bathroom (including shower) | 2600mm (max) x 2195mm (max) 8' 6" x 7' 2" |



“One thing I really like about living here is the different number of house types that are available. It shows the development isn’t ‘as standard’ and it’s good for everyone, not just higher end buyers. There are 1 bedroom homes up to 6 bedroom homes, so it’s very appealing.”

– Keith Martin, Sunnymead

The Kellingside

This stunning five bedroom family home is built over three levels. The ground floor has a spacious living room with feature walk-in box-bay window, WC cloakroom, utility room, two storage cupboards and an open-plan kitchen/dining/family room with French doors leading to the garden.

Upstairs on the first floor, the guest bedroom has its own en-suite shower room and walk-in wardrobes while bedrooms 3 and 4 share the well-appointed family bathroom which has stylish, contemporary sanitary ware, a bath as well as a shower cabinet and fitted vanity furniture with mirror above.

On the top floor, the spacious master bedroom – with its coomb ceilings and velux windows is full of character. It has a fitted wardrobe and, for a little extra cost, you are invited to add another. The en-suite shower room is invitingly large, with wide shower cabinet, velux window, and WC/washhand basin fitted within contemporary storage units for which you are offered a choice of finishes. There is a fifth bedroom on this level which some families have chosen to utilise as an annexe to the master suite for use as a home office, dressing room... or in the event of a marital tiff!

KEY FEATURES

- Five bedroom family home
- Three bath/shower rooms
- Walk-in box-bay to spacious living room
- Open-plan kitchen/dining/family room with a wide range of premium appliances and French doors to garden
- Utility room
- WC/cloaks
- Excellent storage
- Wardrobes fitted to master and guest bedrooms
- Detached garage



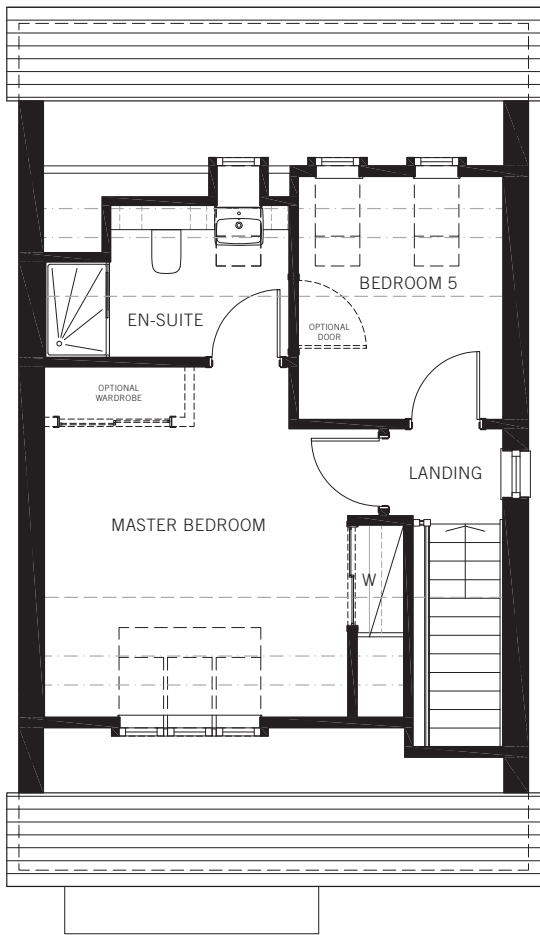
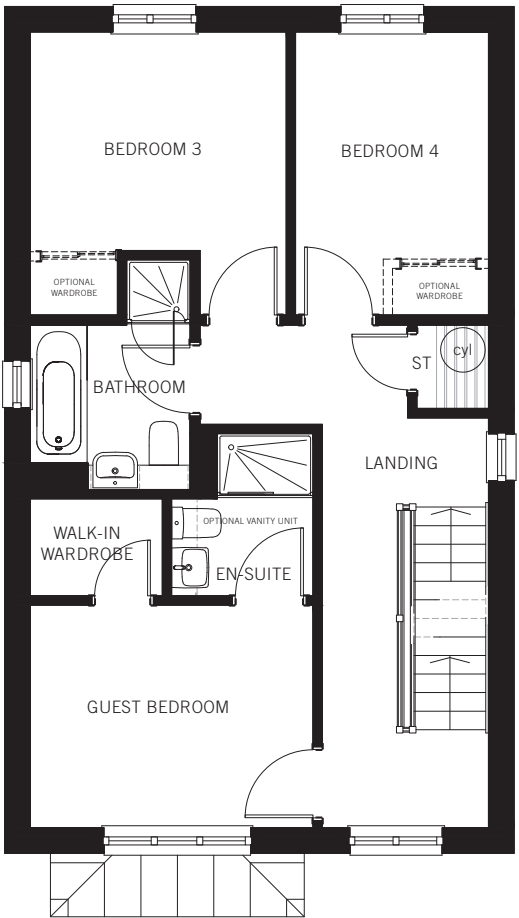
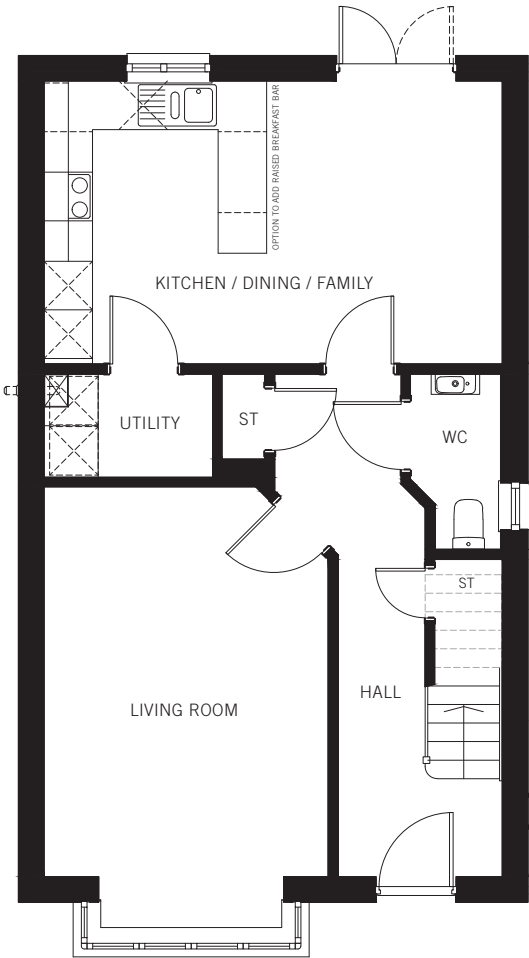
GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

| | | |
|------------------------------|-----------------------------|------------------|
| GROUND FLOOR | | |
| Living Room (including bay) | 5454.5mm x 3510mm (max) | 17' 11" x 11' 6" |
| Kitchen/Dining/Family | 5660mm x 3492.5mm | 18' 7" x 11' 5" |
| WC | 2163mm (max) x 1112mm (max) | 7' 1" x 3' 8" |
| Utility | 2082.5mm x 1275mm | 6' 10" x 4' 2" |
| FIRST FLOOR | | |
| Guest Bedroom | 2747.5mm x 3492.5mm | 9' 0" x 11' 5" |
| En-suite (including shower) | 1745mm x 2002.5mm | 5' 9" x 6' 7" |
| Bedroom 3 (excl. opt. ward.) | 2712.5mm x 3161.5mm | 8' 11" x 10' 4" |
| Bedroom 4 (incl. opt. ward.) | 3517.5mm x 2383.5mm | 11' 6" x 7' 10" |
| Bathroom (including shower) | 2835mm x 1972.5mm | 9' 4" x 6' 6" |
| SECOND FLOOR | | |
| Master Bedroom* | 3191.5mm x 3745.5mm (min) | 10' 6" x 12' 3" |
| En-suite (including shower) | 1837mm x 3005mm | 6' 0" x 9' 10" |
| Bedroom 5* | 2601.5mm x 2525mm | 8' 5" x 8' 3" |

*Note: Dimensions taken to 1500mm coomb height only.



“I know people say location, but it was mainly the house that sold Hopefield View to us. We really love it. We love the house. It's a really good size and the layout is perfect. The kitchen is a real standout. It's a fantastic space... I would definitely recommend Stewart Milne Homes.”

– Theresa Yourston, Hopefield View

The Kilpatrick

This exquisite family townhouse is equipped with many exciting innovations. The balcony off the spacious living room on the upper floor offers elevated views of your own private garden and to the tree-lined lane beyond whilst the larger balcony off the family/dining room provides spectacular views over the Firth of Forth to the iconic bridges.

The kitchen/family/dining room is a stunning open-plan space that all the family can enjoy. Fitted appliances are stylish and abundant, including dishwasher, microwave, multi-function oven, fridge/freezer, hob and cooker hood. There is a WC/cloaks on this level within which, for a little extra cost, you could choose to incorporate a spacious shower cabinet.

The ground floor cleverly creates an opportunity for a separate apartment within the home, whether that be for a ‘granny flat’ or teenager’s bedsit. There is a large bedroom-cum-sitting room with French doors to garden, a utility room that is spacious enough to convert to a second kitchen with separate access to the garden, and a spacious shower room.

The master bedroom has a spacious en-suite shower room, fitted vanity furniture and fitted wardrobe, and the views from it will be sensational. There are two more good-sized bedrooms on this level and a family bathroom with fitted vanity furniture and both bath and walk-in shower.

KEY FEATURES

- Four bedroom family home • Spectacular views • Three bathroom/shower rooms (with option to increase to four) • Balcony off both living room and family/dining room • Well-appointed kitchen with premium appliances • Utility room • Garage with light and power

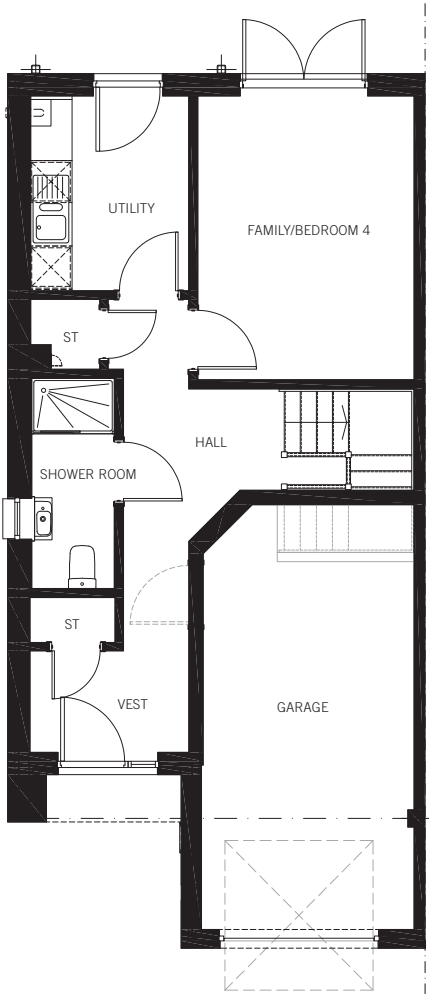


GROUND FLOOR

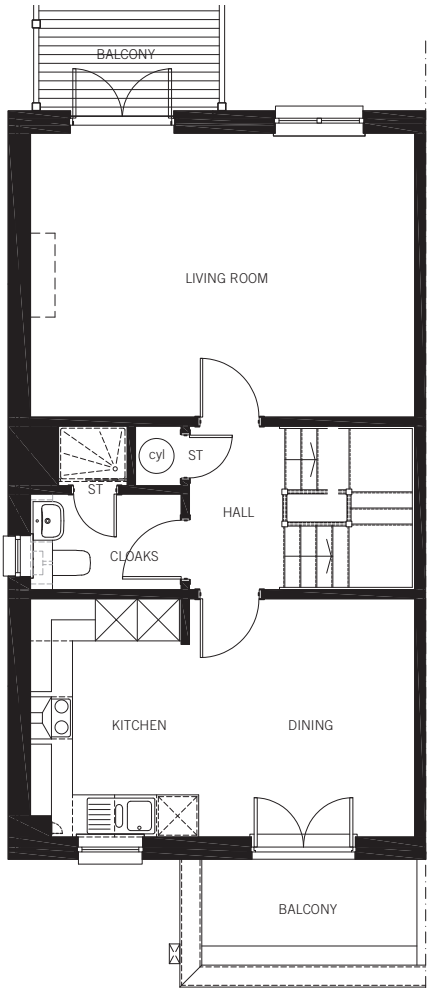
| | | |
|--------------------------------|-----------------------|------------------|
| GROUND FLOOR | | |
| Family Room / Bedroom 4 | 3080mm x 4050mm | 10' 1" x 13' 3" |
| Utility | 2250mm x 2780mm | 7' 4" x 9' 1" |
| Shower Room (including shower) | 1180mm x 2990mm | 3' 10" x 9' 9" |
| Garage | 3010mm x 6060mm (max) | 9' 10" x 19' 10" |

| | | |
|----------------|-----------------|------------------|
| FIRST FLOOR | | |
| Living Room | 5480mm x 4050mm | 17' 11" x 13' 3" |
| Kitchen/Dining | 5480mm x 3390mm | 17' 11" x 11' 1" |
| WC | 2150mm x 1360mm | 7' 0" x 4' 5" |

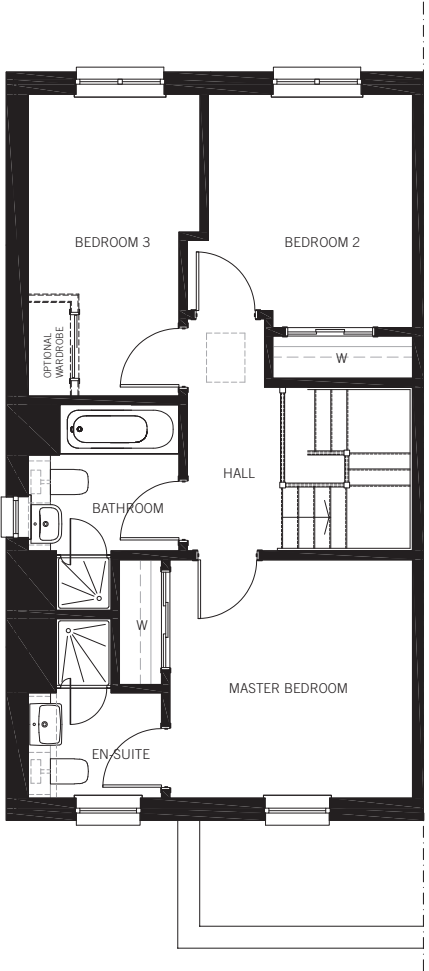
| | | |
|-----------------------------|-----------------------|-----------------|
| SECOND FLOOR | | |
| Master Bedroom | 3460mm x 3390mm | 11' 4" x 11' 1" |
| En-suite (excluding shower) | 1900mm x 1500mm | 6' 2" x 4' 11" |
| Bedroom 2 | 2900mm x 3300mm (max) | 9' 6" x 10' 9" |
| Bedroom 3 | 2150mm x 4300mm | 7' 0" x 14' 1" |
| Bathroom (excluding shower) | 2150mm x 2080mm | 7' 0" x 6' 9" |



FIRST FLOOR



SECOND FLOOR



“I would absolutely recommend Stewart Milne Homes because the standard of the finish is very good and they offer a very good customer service. Some of our friends have seen our place and are thinking about making a move here. You can't ask for better endorsement than that. That's why I would recommend.”

– James Herald, Greenwood Manor

The Kinneil

The Kinneil is the mid-terraced version of The Kilpatrick townhouse. This exquisite family home is equipped with many exciting innovations. The balcony off the spacious living room on the upper floor offers elevated views of your own private garden and to the tree-lined lane beyond whilst the larger balcony off the family/dining room provides spectacular views over the Firth of Forth to the iconic bridges.

The kitchen/family/dining room is a stunning open-plan space that all the family can enjoy. Fitted appliances are stylish and abundant, including dishwasher, microwave, multi-function oven, fridge/freezer, hob and cooker hood. There is a WC/cloaks on this level within which, for a little extra cost, you could choose to incorporate a spacious shower cabinet.

The ground floor cleverly creates an opportunity for a separate apartment within the home, whether that be for a ‘granny flat’ or teenager’s bedsit. There is a large bedroom-cum-sitting room with French doors to garden, a utility room that is spacious enough to convert to a second kitchen with separate access to the garden, and a spacious shower room.

On the top floor, the master bedroom has a spacious en-suite shower room, fitted vanity furniture and fitted wardrobe, and the views from it will be sensational. There are two more good-sized bedrooms on this level and a family bathroom with fitted vanity furniture and both bath and walk-in shower.

KEY FEATURES

- Four bedroom family home
- Spectacular views
- Three bathroom/shower rooms (with option to increase to four)
- Balcony off both living room and family/dining room
- Well-appointed kitchen with premium appliances
- Utility room
- Garage with light and power

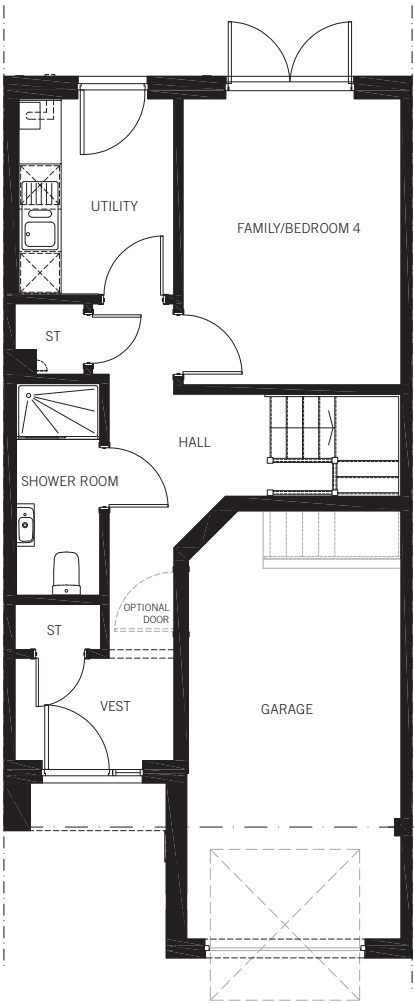


GROUND FLOOR

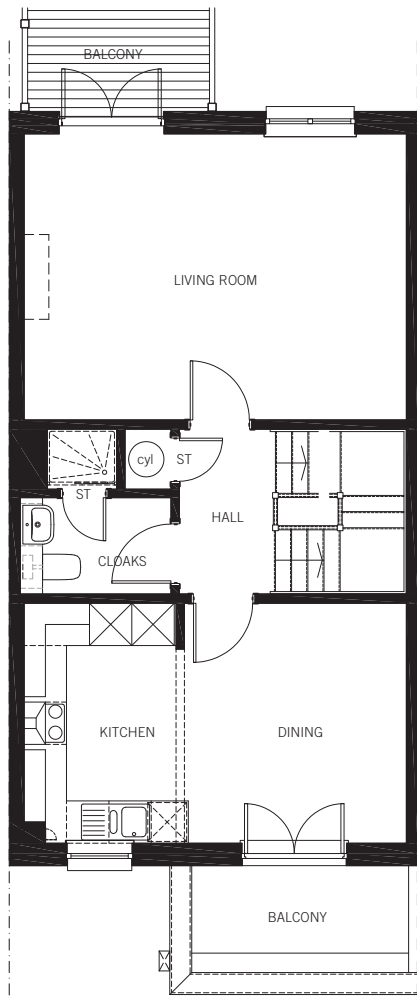
| | | |
|--------------------------------|-----------------------|------------------|
| GROUND FLOOR | | |
| Family Room / Bedroom 4 | 3080mm x 4050mm | 10' 1" x 13' 3" |
| Utility | 2190mm x 2780mm | 7' 2" x 9' 1" |
| Shower Room (including shower) | 1180mm x 2990mm | 3' 10" x 9' 9" |
| Garage | 3010mm x 6060mm (max) | 9' 10" x 19' 10" |

| | | |
|----------------|-----------------|-----------------|
| FIRST FLOOR | | |
| Living Room | 5410mm x 4050mm | 17' 9" x 13' 3" |
| Kitchen/Dining | 5410mm x 3390mm | 17' 9" x 11' 1" |
| WC | 2130mm x 1360mm | 6' 11" x 4' 5" |

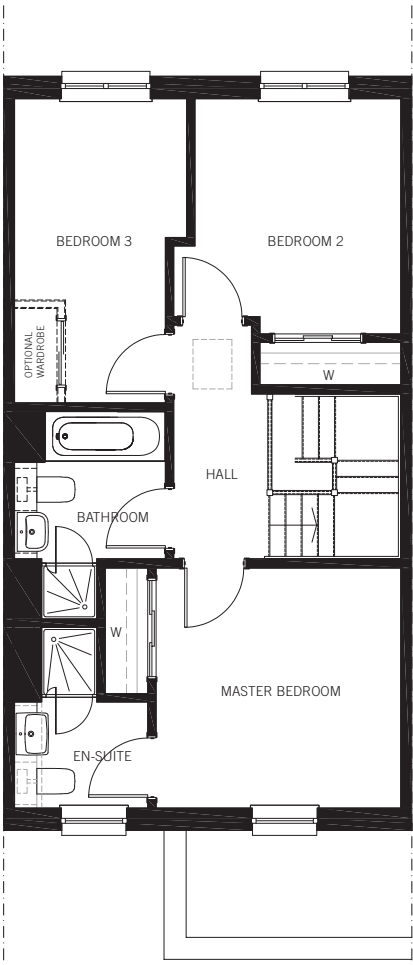
| | | |
|-----------------------------|-----------------------|-----------------|
| SECOND FLOOR | | |
| Master Bedroom | 3460mm x 3390mm | 11' 4" x 11' 1" |
| En-suite (excluding shower) | 1880mm x 1500mm | 6' 2" x 4' 11" |
| Bedroom 2 | 2900mm x 3300mm (max) | 9' 6" x 10' 9" |
| Bedroom 3 | 2130mm x 4300mm | 6' 11" x 14' 1" |
| Bathroom (excluding shower) | 2130mm x 2080mm | 6' 11" x 6' 9" |



FIRST FLOOR



SECOND FLOOR



“I was downsizing from a detached house with its own grounds and a large garden, and now that I’m in I’m loving it here. I’d definitely recommend Stewart Milne Homes because I like the look of the homes, the way they’re built. I really like the courtyard and the development in general. In fact, I’ve already recommended them to somebody.”

– Mrs Barbara Brown, Highfields View

The Dukeswood

This striking four-bedroom detached home has a spacious living room and well-appointed breakfasting kitchen which is open-plan to a spacious family/dining room. From here, French doors lead to the garden. Depending on the stage of construction, for a little extra cost you can opt to have a separate dining room instead of open-plan living. The kitchen includes a breakfast bar, premium appliances including dishwasher, fridge/freezer, multifunction oven, microwave/grill, stainless steel gas hob and cooker hood. There is also a separate utility room which conveniently provides direct access to the garden, as well as a cloakroom and integral garage at entry level.

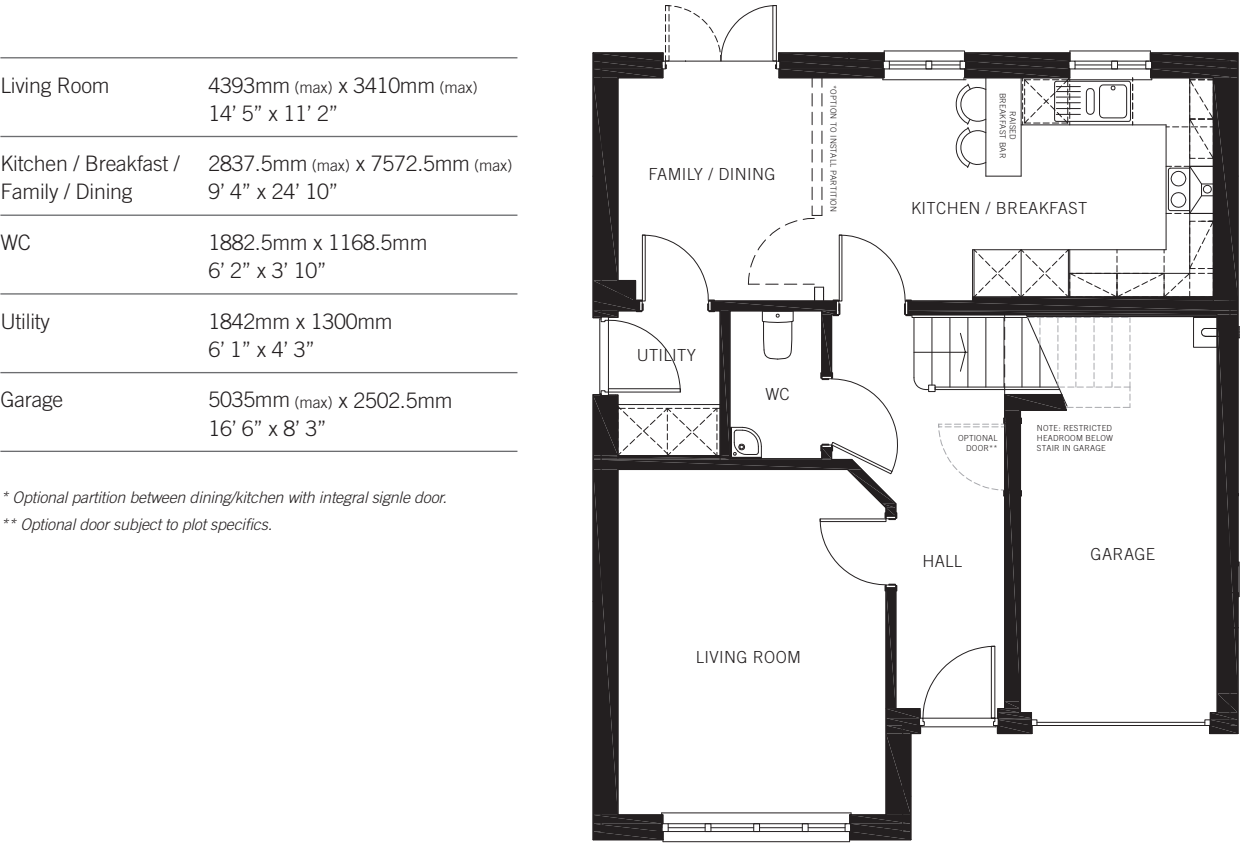
On the first floor, there are four bedrooms, a spacious family bathroom, two shower rooms – en-suite to each of the two main bedrooms – and plenty of storage. Both the bathroom and master en-suite shower room have a wide mirror fitted above built-in vanity furniture that is provided from a superb choice of finishes; whilst the bathroom has a handy shower mixer at the bath, the master en-suite has an 1200mm-wide shower cubicle and tall chrome heated towel rail. Both the master bedroom and guest bedroom have built in wardrobes.

KEY FEATURES

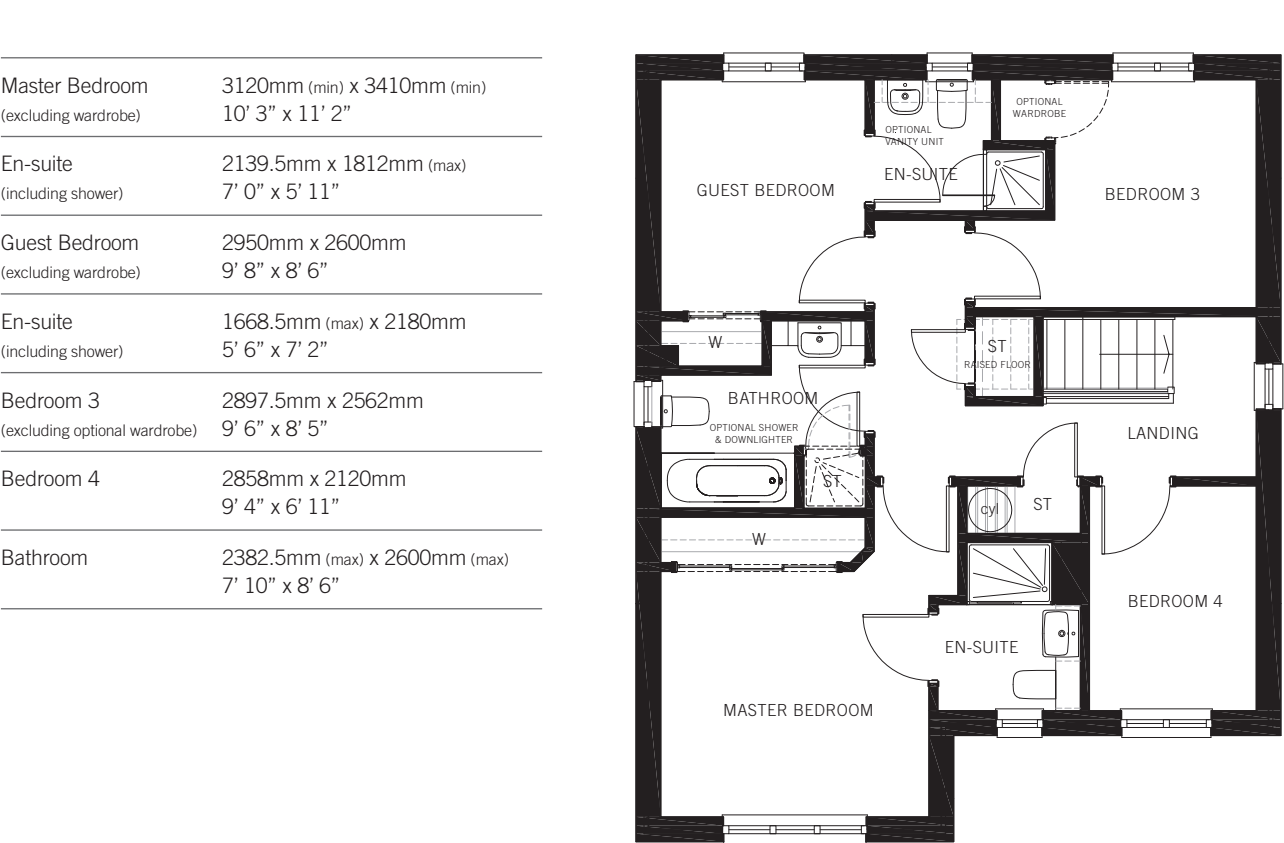
- Four bedrooms • Living room with four-pane window, lending lots of light • French doors to secure rear garden off family/dining room
- Well-appointed stylish kitchen with premium premium appliances including dishwasher, fridge-freezer, multi-function oven and microwave/grill • En-suite shower rooms and built-in wardrobes to both master and guest bedrooms • Utility room and WC/cloakroom on ground floor
- Fitted vanity furniture and wall mirror in both bathroom and master en-suite • Integral garage with light and power



GROUND FLOOR



FIRST FLOOR



“We were really impressed by the quality of the finish in the show home. A lot of things which would have been extras with other homebuilders, were included as standard. The house already had everything you'd want; you didn't need to add more.”
– S McConnell, Greenwood Manor

The Denewood

This beautiful four bedroom detached home includes an integral garage with light and power; expansive open-plan kitchen/dining room with fitted breakfast bar and French doors leading on to the garden. The living room is light and airy and, adding further to the appeal and value of this home, is the wide range of premium appliances that are fitted as standard in its stylish kitchen including fully integrated dishwasher, fridge/freezer, stainless steel gas hob, multi-function oven, microwave/grill and cooker hood. The utility room is plumbed and wired for your washing machine and tumble drier, while the ground floor is complete with a guest cloakroom.

Upstairs, there are four good-sized bedrooms, two of which have an en-suite shower room and built-in wardrobes. There is a well-appointed bathroom with hand-held shower spray at bath and an abundance of storage. The master en-suite has a chrome heated towel rail, fitted vanity furniture and mounted wall mirror. A garage with light and power completes this home.

KEY FEATURES

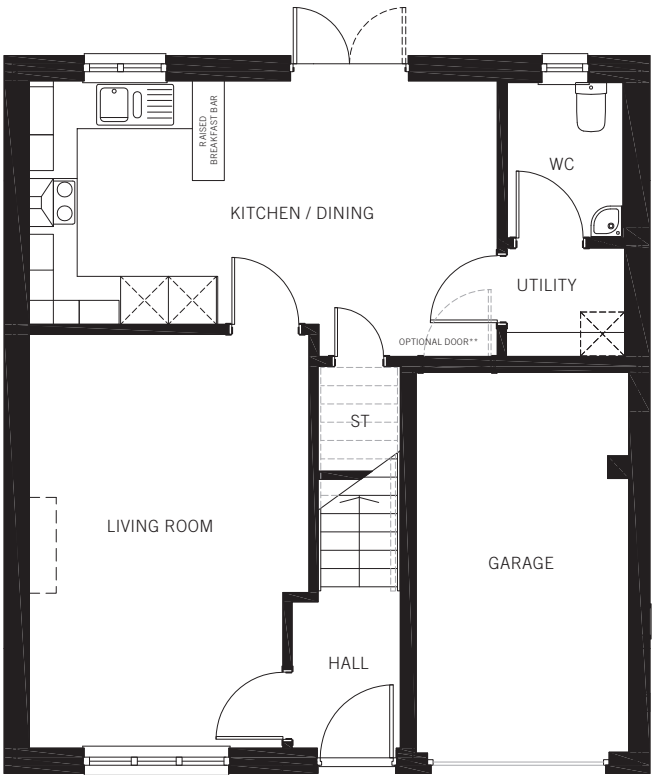
- Four bedrooms • three bath/shower rooms • Well-appointed stylish kitchen with breakfast bar and premium appliances including dishwasher, fridge-freezer, multi-function oven and microwave/grill • En-suite shower rooms and built-in wardrobes to both master and guest bedrooms • Utility room and cloakroom on ground floor • Fitted vanity furniture and mirror to both bathroom and shower room • Integral garage with light and power



GROUND FLOOR

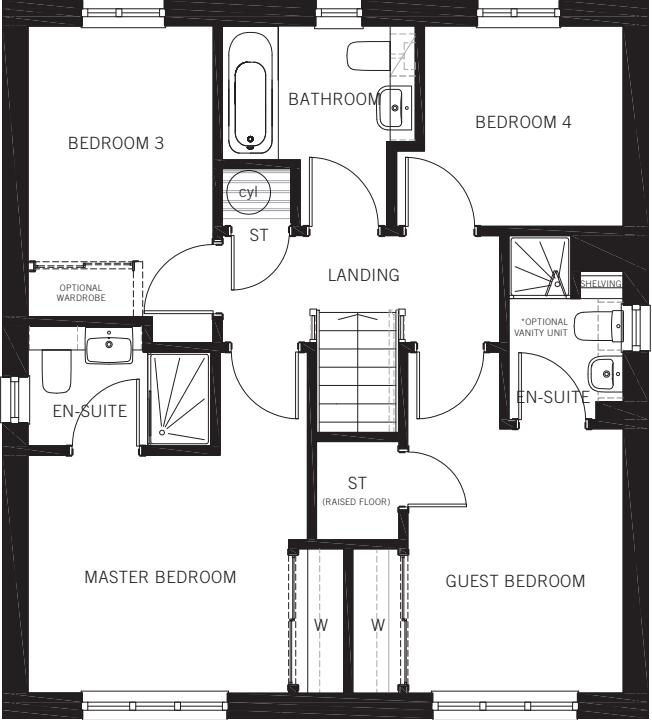
| | |
|------------------|--|
| Living Room | 5185mm x 3502.5mm (max) 17' 0" x 11' 6" |
| Kitchen / Dining | 3050mm (min) x 5863.5mm (min) 10' 0" x 19' 3" |
| WC | 1691.5mm (max) x 1450mm (max) 5' 7" x 4' 9" |
| Utility | 1481.5mm x 1615mm 4' 10" x 5' 4" |
| Garage | 4757mm x 2662.5mm 15' 7" x 8' 9" |

* If optional vanity unit is installed, the shower door must be changed to a 750mm bifold.
** Optional door subject to plot specific levels.



FIRST FLOOR

| | |
|---|---|
| Master Bedroom | 2980mm (min) x 3267.5mm (min) 9' 9" x 10' 9" |
| En-suite (including shower) | 1505mm (max) x 2292.5mm (max) 4' 11" x 7' 6" |
| Guest bedroom | 3312.5mm (min) x 2697.5mm 10' 10" x 8' 10" |
| En-suite (including shower) | 2305mm (max) x 1433.5mm (max) 7' 7" x 4' 8" |
| Bedroom 3 (including optional wardrobe) | 3645mm (min) x 2322mm 11' 11" x 7' 7" |
| Bedroom 4 | 2512.5mm x 2489.5mm (min) 8' 3" x 8' 2" |
| Bathroom (including bath) | 1705mm (min) x 2418.5mm (max) 5' 7" x 7' 11" |



“This is our first home together and it’s somewhere we feel happy to be. It’s been well built and looks nice and our friends have been impressed at how much space we have. The bypass isn’t that far away so getting around is easy and it’s convenient for our work.”

– Helen Clark, Hopefield View

The Corrywood

One of our most popular house styles, not least due to its immense kerb appeal, this well-appointed three bedroom detached home has very impressive dual frontage. Thanks to its dual aspect windows, the living room is light and airy. French doors in the large breakfasting kitchen open onto the garden for alfresco dining. As with all Stewart Milne homes, there is also a useful WC/cloakroom at entry level. A utility room – with space for both your washing machine and tumble drier - provides separate direct access to the garden.

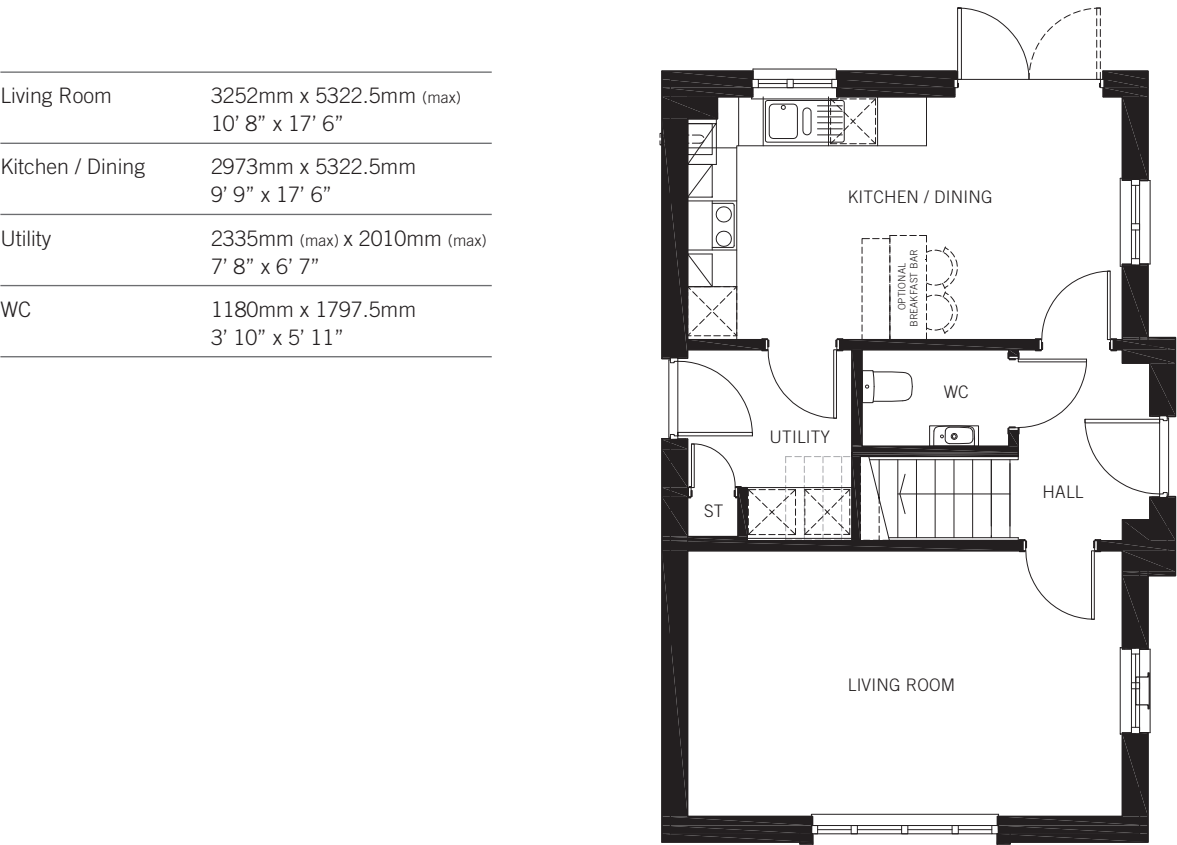
Upstairs, the master bedroom has both a fitted wardrobe and dresser closet with hanging rail, and an ensuite shower room with lavish 1200mm shower cubicle and vanity furniture which provides useful storage space. The family bathroom also offers a choice of vanity furniture, and includes a useful shower mixer at the bath to make bathing young children more convenient. The second bedroom also has a fitted wardrobe. The importance of storage wasn’t forgotten when our designers created the Corrywood, and it is plentiful in this superb home.

KEY FEATURES

- Three bedroom detached home
- Spacious living room with dual aspects
- Contemporary open-plan kitchen/dining room with integrated premium appliances including dishwasher, fridge-freezer, and stainless steel multi-function oven, microwave/grill, gas hob and cooker hood
- French doors to garden
- Utility room and WC/cloakroom on ground floor
- En-suite shower room and built-in wardrobes to master bedroom
- Vanity furniture and mirror to both bathroom and shower room
- Built-in wardrobe to second bedroom

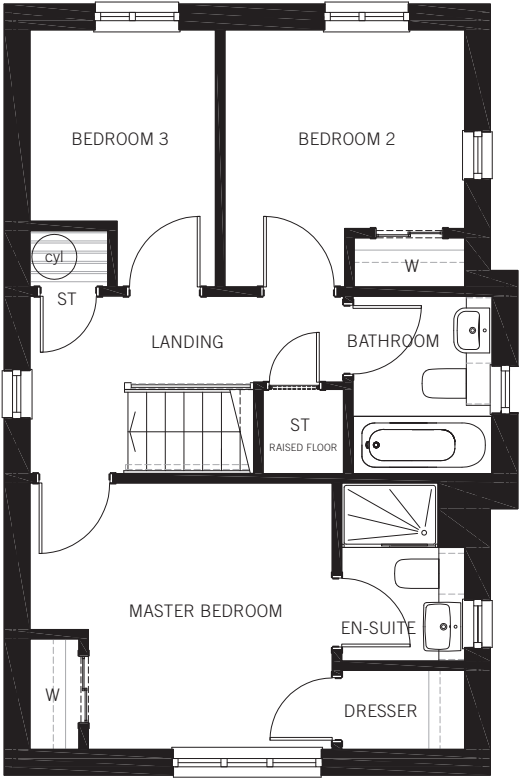


GROUND FLOOR



FIRST FLOOR

| | |
|-----------------------------------|--|
| Master Bedroom | 3262mm x 3702.5mm (max) 10' 8" x 12' 2" |
| En-suite (including shower) | 2179mm x 1505mm 7' 2" x 4' 11" |
| Bedroom 2 (excluding wardrobe) | 2432.5mm (min) x 2935.5mm 8' 0" x 9' 8" |
| Bedroom 3 | 2272mm x 2344.5mm (min) 7' 5" x 7' 8" |
| Bathroom | 2170.5mm x 1705mm (max) 7' 1" x 5' 7" |



“We love the look of our home, inside and out. I also like that every house isn’t the same. There are variations in the bricks used and different colour doors, so there’s a mix of styles and sizes. I’d definitely recommend Stewart Milne Homes because we are really happy with the build and the design of the house.”

– Mrs Jacqueline Young, Dargavel Village

The Glen

Designed specifically to be the ‘gateway’ to Viewforth Rise, this exquisite and very contemporary detached home is full of interesting features. The airy open-plan living room/dining/kitchen – over 24’ long and nearly 16 feet wide - is filled with light. There are three windows on the east elevation and two sets of glazed French doors on the west.

The kitchen is well equipped with premium appliances, including stainless steel gas hob, multi-function oven, microwave, chimney hood and 1½-bowl sink, fully integrated dishwasher, fridge/ freezer and washer/dryer, and raised breakfast bar.

The washhand basin in the useful WC/cloakroom on the entry level is set within a stylish storage unit which comprises tall mirror and vanity unit with a choice of finishes.

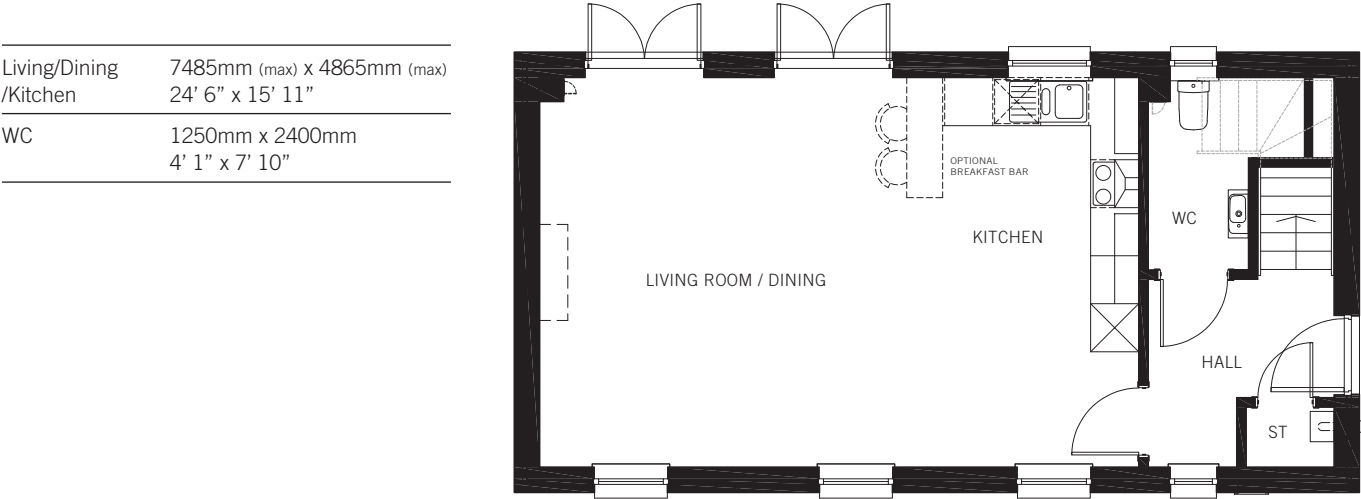
Upstairs, the master bedroom has a walk-in wardrobe and its en-suite shower room has a large 1200mm shower cabinet. The second bedroom also has a fitted wardrobe. The family bathroom has stylish contemporary sanitary ware, fitted vanity furniture with a choice of finishes, mirror, and a useful hand shower mixer at the bath.

KEY FEATURES

- Three bedroom detached home
- Capacious open-plan living/dining/kitchen with dual aspect windows and glazed French doors
- Abundance of premium appliances including dishwasher, microwave, oven, fridge/freezer, hob, hood, washer/dryer
- En-suite shower room and walk in wardrobe to master bedroom
- Fitted wardrobe to guest bedroom
- Vanity furniture and mirror to family bathroom

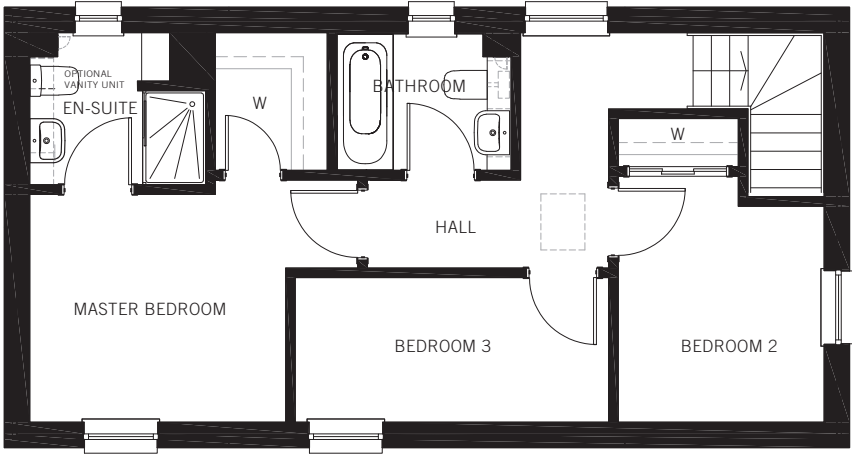


GROUND FLOOR



FIRST FLOOR

| | |
|-----------------------------|-------------------------------------|
| Master Bedroom | 3200mm x 2845mm 10' 6" x 9' 4" |
| En-suite (including shower) | 2200mm x 1900mm 7' 2" x 6' 2" |
| Bedroom 2 | 2570mm x 2700mm 8' 5" x 8' 10" |
| Bedroom 3 | 3915mm x 1800mm 12' 10" x 5' 10" |
| Bathroom | 2170mm x 1705mm 7' 1" x 5' 7" |



“Stewart Milne Homes’ customer service has been perfect; the staff onsite are always helpful. We have had no problems at all. We looked at the other builders’ houses in the area but we felt the rooms in the Stewart Milne houses were more spacious and were laid out better. I would definitely recommend them as I think they offer good value and are generally far better than the other houses we looked at. We’re very pleased with our new home.”

– Mrs Purdie, Hopefield View

The Castlevale

The Castlevale is an elegant three bedroom detached home with immense style. The entrance hall leads directly to a spacious living room which continues through to an impressive kitchen/dining room which stretches across the entire width of the house. The kitchen comes complete with premium integrated appliances including multi-function oven, gas hob, cooker hood and integrated fridge/freezer. There is a superb choice of kitchen cabinets and worktops, along with a raised breakfast bar which separates the kitchen area from the dining/family area. The dining area of the kitchen is filled with light thanks to the wide, glazed French doors which lead onto the garden. Tucked away behind the kitchen door, there is a laundry zone. Within this zone, the space is plumbed and wired for your washing machine and tumble drier, keeping your laundry handy but hidden.

Upstairs, there are three bedrooms, a family bathroom and en-suite shower room with wide 1200mm luxurious shower to the master bedroom. Both the bathroom and shower room include fitted vanity furniture, and in the family bathroom there is a mirror over the washhand basin in the family bathroom. In the second bedroom is a built-in wardrobe, the master bedroom has the added benefit of having a walk-in wardrobe.

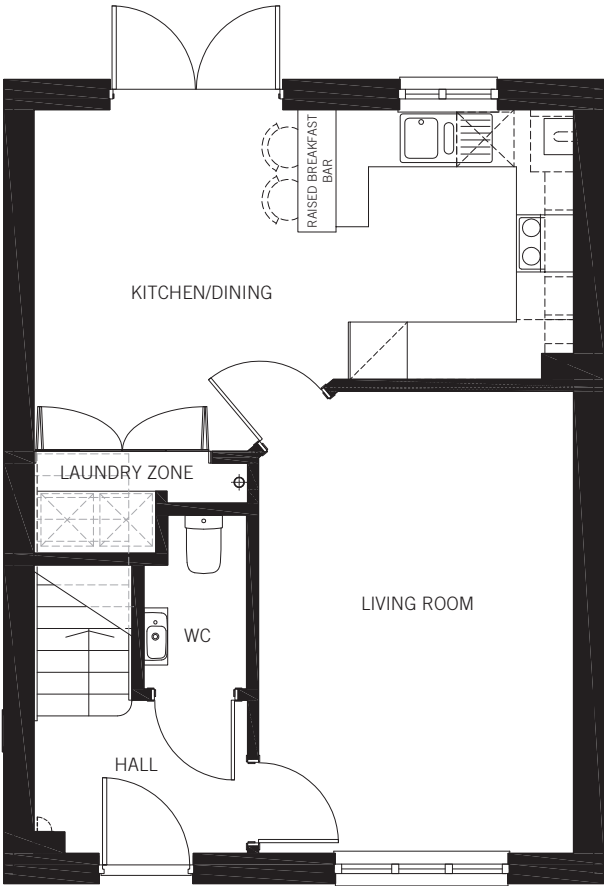
KEY FEATURES

- Three bedroom detached home
- Spacious living room
- Contemporary open-plan kitchen/dining room with integrated premium appliances
- French doors to garden
- Laundry zone
- Cloakroom on ground floor
- En-suite shower room and walk-in wardrobe to master bedroom
- Built-in wardrobe to second bedroom
- Stylish vanity furniture to both bathroom and en-suite shower room



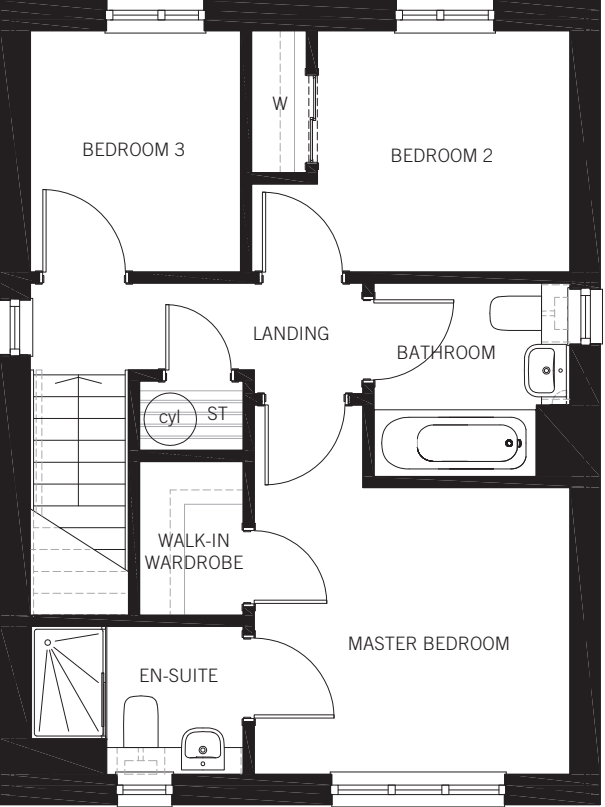
GROUND FLOOR

| | |
|------------------|--|
| Living Room | 4845mm (max) x 3304mm (max) 15' 11" x 10' 10" |
| Kitchen / Dining | 5660mm x 3563.5mm (max) 18' 7" x 11' 8" |
| Laundry Zone | 1280mm (min) x 1069.5mm (max) 4' 2" x 3' 6" |
| WC | 1825.5mm (max) x 1077mm (max) 6' 0" x 3' 6" |



FIRST FLOOR

| | |
|-----------------------------------|---|
| Master Bedroom | 3312.5mm x 3006.5mm (min) 10' 10" x 9' 10" |
| En-suite (including shower) | 2220mm x 1552.5mm 7' 3" x 5' 1" |
| Bedroom 2 (excluding wardrobe) | 2650mm x 2531mm 8' 8" x 8' 4" |
| Bedroom 3 | 2531mm x 2205mm 8' 4" x 7' 3" |
| Bathroom | 2057.5mm (max) x 2030mm (max) 6' 9" x 6' 8"v |



“We’re really pleased with what we’ve got for our money. We especially like the fact that the house is split level. We’d bought off plan and it was only when walking in for the first time that we really got a sense of what it’s like. We were actually even more impressed with what we’ve got after we moved in. We’ve got a house for the future. It’s got four bedrooms; it’s a place for having kids. We’re looking forward to growing into it.”

– Nick Smith, Ardgowan Rise

The Castlewelfan

With its dual frontage giving it kerb appeal, this superb three-bedroom home is spacious and highly functional. The dual-aspect living room is light and airy. The open-plan breakfasting kitchen is fitted with premium appliances and French doors to the garden and has plenty of room for a large dining table. Tastefully integrated within is a range of premium appliances – stainless steel gas hob, cooker hood, multi-function over and fridge/freezer. A utility room – wired and plumbed for your washing machine and tumble drier - is located off the kitchen. As always in every Stewart Milne Home, there is a cloakroom at entry level.

Upstairs, the master bedroom has both a fitted wardrobe and dresser closet with hanging rail, and an en-suite shower room with spacious 1200mm shower cubicle. The second bedroom also has a fitted wardrobe. The family bathroom incorporates stylish contemporary sanitary ware and fitted vanity furniture which offers a choice of handsome finishes to complement your selection of Porcelanosa tiles.

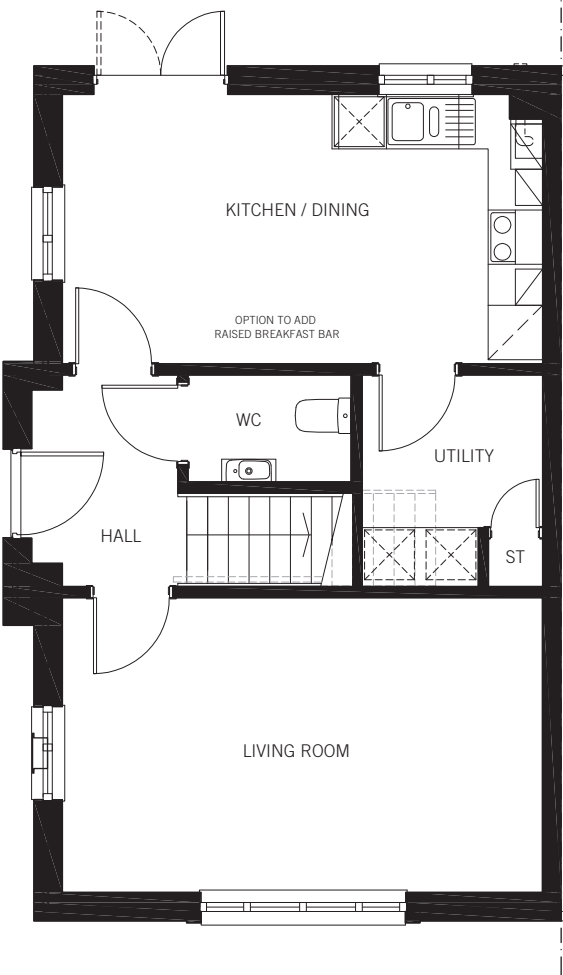
KEY FEATURES

- Three bedroom home
- Spacious living room with dual aspects
- Contemporary open-plan kitchen/dining room with integrated premium appliances
- French doors to private rear garden
- Utility room and cloakroom on ground floor
- En-suite shower room and built-in wardrobes to master bedroom
- Fitted vanity furniture to family bathroom providing useful storage and worktop space
- Built-in wardrobe to second bedroom



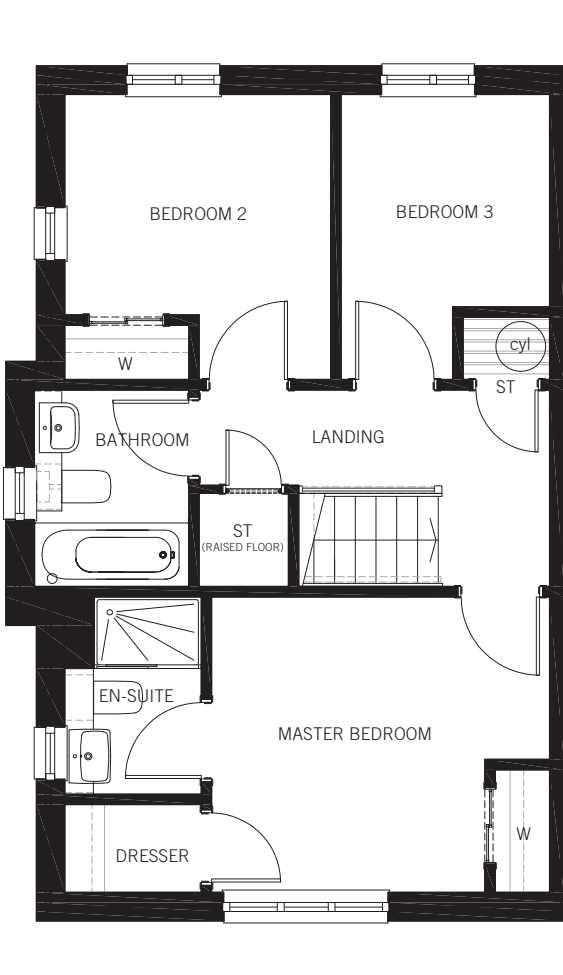
GROUND FLOOR

| | |
|------------------|---|
| Living Room | 3252mm x 5303mm (max) 10' 8" x 17' 5" |
| Kitchen / Dining | 2973mm (max) x 5304mm (max) 9' 9" x 17' 5" |
| Utility | 2335mm (max) x 1991mm 7' 8" x 6' 6" |
| WC | 1180mm x 1797.5mm 3' 10" x 5' 11" |



FIRST FLOOR

| | |
|-----------------------------|--|
| Master Bedroom | 3262mm x 3733.5mm (max) 10' 8" x 12' 3" |
| En-suite (including shower) | 2179mm x 1505mm 7' 2" x 4' 11" |
| Bedroom 2 | 2432.5mm (min) x 2935.5mm 8' 0" x 9' 8" |
| Bedroom 3 | 2344.5mm (min) x 2303mm 7' 8" x 7' 7" |
| Bathroom | 2170.5mm x 1705mm (max) 7' 1" x 5' 7" |



“We’ve got so much space; it’s gorgeous. Our family area downstairs is very spacious and with the double doors leading on to the patio, it’s just lovely!”
– Julie Burns, Laird’s Gate

The Argyll

Always a popular addition to our housing range, the Argyll at Viewforth Rise is offered in end and mid-terraced styles. On the ground floor of this highly functional three-bedroom home, there is a spacious living room to the front with large store located off the attractive - tucked-away - winding staircase. The spacious and chic kitchen/dining room to the rear includes French doors leading to the garden and integrated premium appliances which includes stainless steel multi-function oven, gas hob, cooker hood and fully integrated fridge/freezer. For a little extra cost, depending on stage of construction when you buy, you can add to these benefits by incorporating an integrated dishwasher and/or breakfast bar. Off the hall, a WC/cloakroom is a useful addition for guests and family alike.

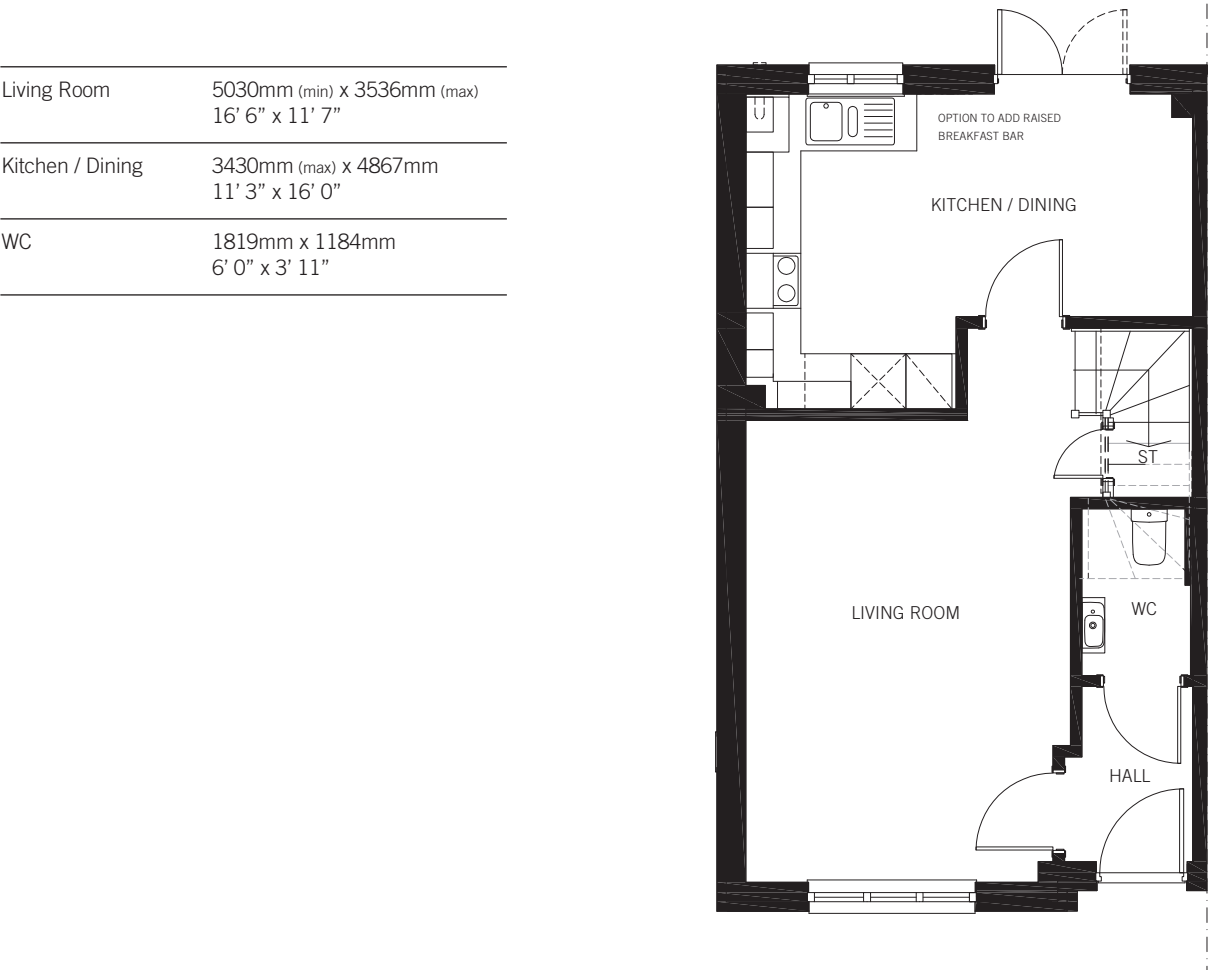
Upstairs, the master bedroom has a built-in wardrobe and en-suite shower room with luxury 1100mm shower enclosure. The second bedroom, which is big enough to accommodate a double bed, also has a built-in wardrobe. A choice of finishes is offered for the vanity furniture that is fitted in the family bathroom, which provides useful worktop space and concealed storage for your toiletries. A wide mirror fitted above adds light to the room.

KEY FEATURES

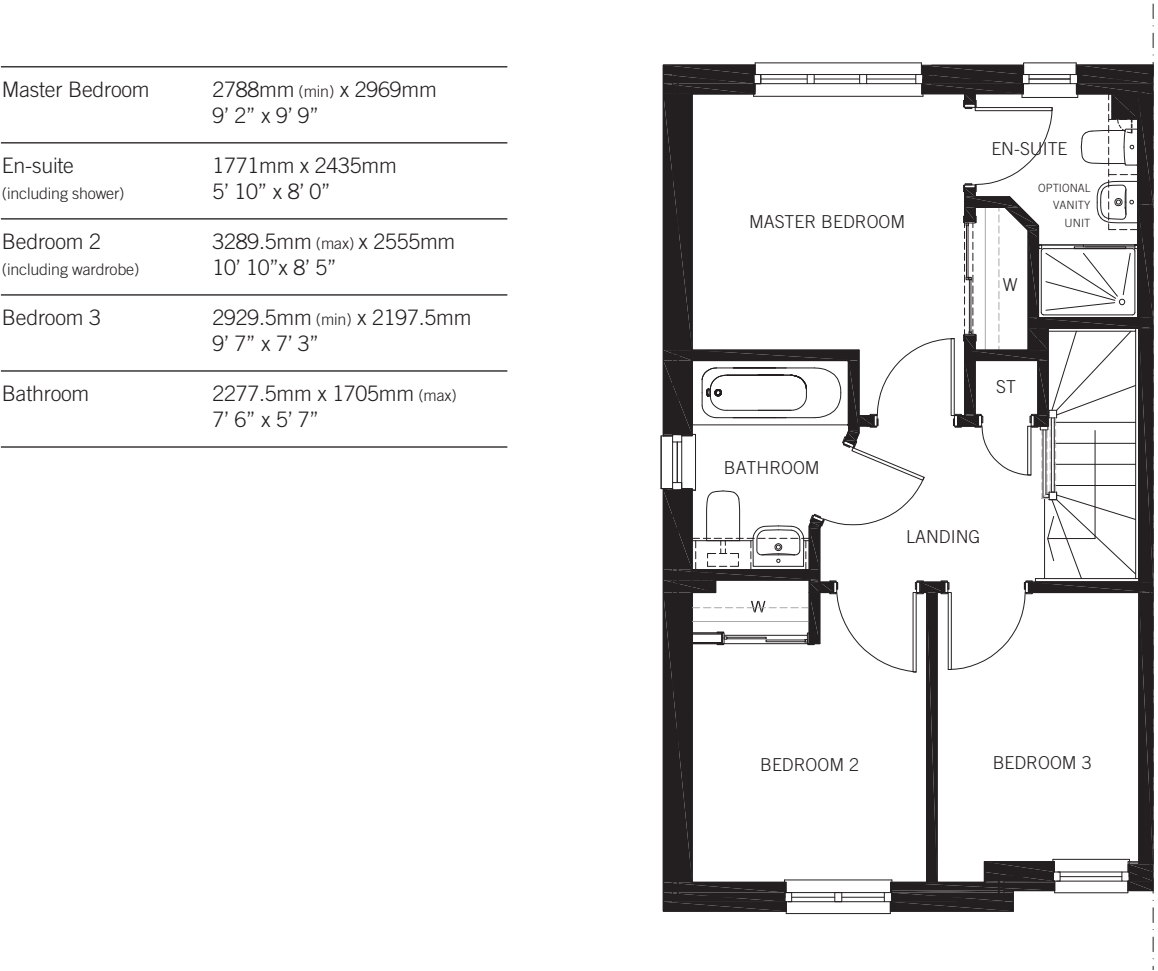
- Spacious three bedroom home
- Contemporary open-plan kitchen/dining room with integrated premium appliances
- French doors to garden
- WC/cloakroom
- En-suite shower room and built-in wardrobe to master bedroom
- Built-in wardrobe to second bedroom
- Fitted vanity furniture and mirror in family bathroom offers a choice of stylish finishes



GROUND FLOOR



FIRST FLOOR



“I would certainly recommend Stewart Milne, for the quality of the build, the customer service and of course the location. Ardgowan Rise is a nice place to live. For all those reasons that's why I'd recommend.”
– Laura Muir & Scott Clark, Ardgowan Rise

The Aversley

This modern 2-bedroom-and-study terraced home is ideal for young families.

The entrance hall leads to an open-plan living room/kitchen, which is fully fitted with premium integrated appliances including brushed steel oven, gas hob, cooker hood and fridge/freezer. A stylish breakfast bar separates the kitchen from the living room.

The window and French doors in the living room stretch across more than half its entire width, lending lots of light to the room and providing direct access to the secure rear garden for al-fresco dining in the summer. There is also a large understairs store, and useful WC/cloakroom at entry level which provides lots of storage behind attractive, contemporary fitted vanity units.

Upstairs, there are two double bedrooms, each with a fitted wardrobe. There is also a useful study – or nursery – and a family bathroom with shower over the bath. The WC and washhand basin are set within fitted vanity furniture which provides useful worktop space and storage to hide away all your day-to-day cosmetics and toiletries.

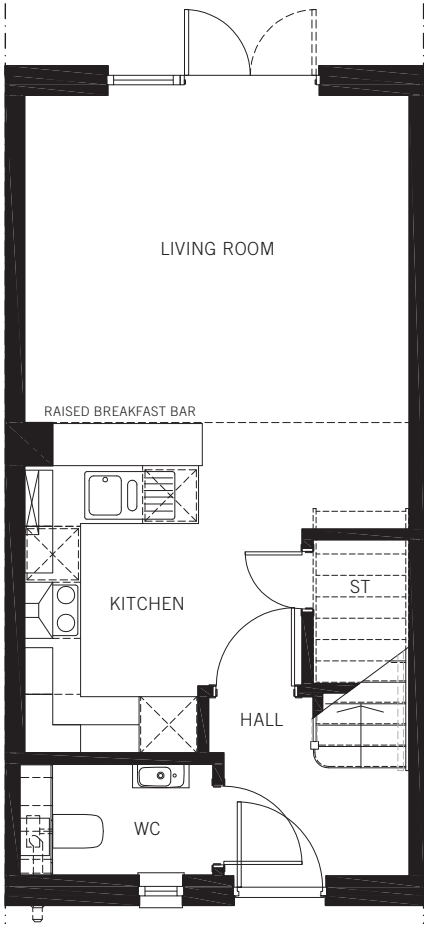
KEY FEATURES

- Two double bedrooms • Separate study or nursery • Contemporary open-plan living room/kitchen with premium appliances and breakfast bar • French doors to garden • WC/cloakroom with fitted and concealed storage • fitted wardrobes to both bedrooms • family bathroom with fitted vanity furniture, choice of Porcelanosa tiling and shower with screen over bath



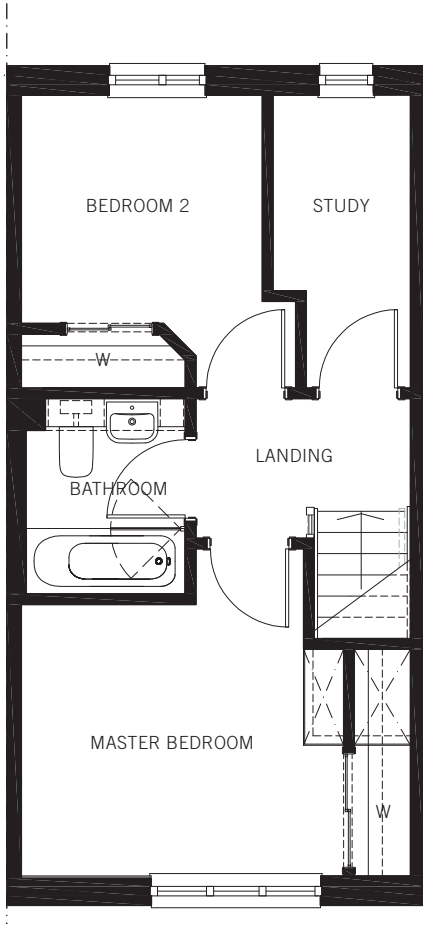
GROUND FLOOR

| | |
|------------------|--|
| Living Room | 3505.5mm x 4116.5mm (max) 11' 6" x 13' 6" |
| Kitchen / Dining | 3535mm x 2971.5mm (max) 11' 7" x 9' 9" |
| WC | 1185.5mm x 1718mm 3' 11" x 5' 8" |



FIRST FLOOR

| | |
|--|--|
| Master Bedroom (Excluding Wardrobe) | 2905mm x 3452mm (min) 9' 6" x 11' 4" |
| Bedroom 2 (Excluding Wardrobe) | 2443.5mm x 2581mm 8' 0" x 8' 6" |
| Study | 3133.5mm (max) x 1471mm (max) 10' 3" x 4' 10" |
| Bathroom | 2091.5mm x 1705mm 6' 10" x 5' 7" |



“There’s a mix of styles on the development and that gives it an almost village feel for a new estate. It’s the way they’ve blended them to fit in with the local landscape. They are going to age quite sympathetically with two old properties on the development and twenty new ones. I’d definitely recommend Stewart Milne Homes because they’ve made the buying process as easy as possible. They are very obliging, lovely and accommodating people to deal with.”

– Colin Maxwell, Devon Lane

The Moor

These cleverly designed coach houses have so much kerb appeal that we have featured it prominently within the development layout to provide statement focal points and enhance the overall streetscape.

The light and airy open-plan living/kitchen/dining room of the upper floor version is over 21’ long while the ground floor is over 16’.

The well-appointed kitchen includes a host of premium appliances; brushed steel gas hob, multi-function oven, stylish cooker hood, integrated fridge/freezer and washer/dryer. For a little extra cost, you can even add an integrated dishwasher too.

The chic bathroom includes contemporary sanitary ware, tiling by Porcelanosa and a shower over the bath with shower screen. You can opt to include fitted vanity furniture if you wish.

The garages that sit below the Moor on plot 3 are available for individual sale, first refusal of which will be offered to the buyer of plot 3.

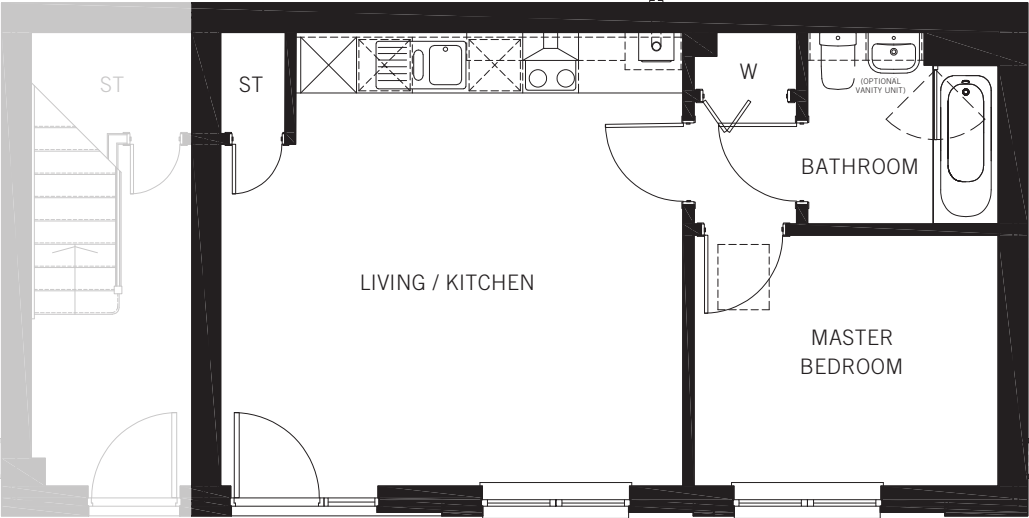
KEY FEATURES

- Light and airy open-plan living/kitchen/dining
- Well appointed kitchen with premium brand appliances – hob, oven, canopy hood, integrated fridge/freezer, integrated washer/dryer
- TV and telephone point to living room and bedroom
- Contemporary sanitary ware
- Shower and screen at bath
- Porcelanosa tiling



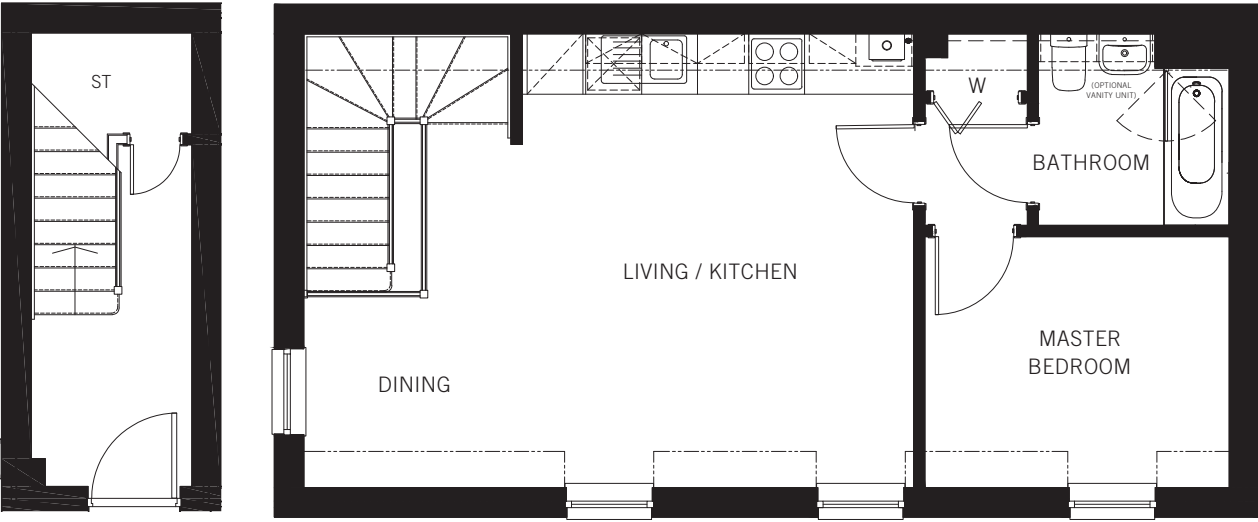
GROUND FLOOR COACH HOUSE (PLOTS 15 & 32)

| | |
|----------------|---|
| Living/Kitchen | 4960mm (max) x 4865mm (max) 16' 3" x 15' 11" |
| Master Bedroom | 3260mm x 2690mm 10' 8" x 8' 9" |
| Bathroom | 2045mm x 2055mm 6' 8" x 6' 8" |



UPPER FLOOR COACH HOUSE (PLOTS 3, 16 & 33)

| | |
|-----------------------|--|
| Living/Dining/Kitchen | 6990mm (max) x 4865mm (max) 22' 11" x 15' 11" |
| Master Bedroom | 3260mm x 2690mm 10' 8" x 8' 9" |
| Bathroom | 2045mm x 2055mm 6' 8" x 6' 8" |



Ground Floor

Upper Floor

Please note: Plot 3 has three garages under, inread of a ground floor coach house and its entrance door is on the side rather than front elevation. The three garages under this Moor will be offered for private separate sale, with the buyer of plot 3 given first option to buy.

Our promise to you...

We value you as a customer and our commitment is to provide you with a high quality home that you are proud of. We will make the process as easy as possible and will always be polite, professional, punctual, pro-active and presentable.

Laird's Gate, Stewarton

We aim to make buying a new home, an enjoyable experience

We always try to ensure you have one point of contact throughout to offer you advice and support, with as much information as possible about each stage of the process. We aim to provide information that is accurate, clear and up to date.

We provide high quality homes with superior finishes and superior designed kitchens.

We aim to provide accurate information so that you can make an informed choice. This includes our brochures with details of our homes with floor plans, specification, a written reservation agreement, our Home Warranty cover and any management fees which may apply.

We recommend that you appoint a professional legal advisor to carry out all legal aspects of your home purchase and represent your interests throughout.

We promote professional standards

Our staff members are trained to provide a high level of customer service and to offer every support and assistance; they will be helpful, professional and knowledgeable.

Should there be any delays due to inclement weather or materials' delivery, we will keep you informed.

We will communicate with your solicitors to provide all information required to complete your purchase and provide them with a written contract giving full terms and conditions of sale including termination clauses.

When you visit our developments your health and safety is important to us so we will inform you of any precautions you need to take to remain safe, both when you visit and when you reserve your new home.

We do our utmost to ensure that our advertising materials are accurate and reflect our product in a clear and honest manner, complying and adhering to legislation.

When you reserve a home, we will provide you with a reservation agreement which details the terms of your reservation, including the reservation fee, property details, selling price and term that the price is valid for. We will include details of likely monthly management costs and terms and conditions that would apply in the event of cancellation of your reservation.

Our service promise

We will ensure that your new home is clean and ready for you when you move in. We will also provide you with a two year guarantee and NHBC Buildmark 10 year structural warranty.

Should you have any queries, we aim to respond quickly and professionally. We aim to plan any work at times to suit you and agree times for completing works.

Our teams will arrive on time and provide identification. We will respect your privacy and carry out all works in accordance with approved risk assessments and method statements, for your safety, security and peace of mind. They will respect your home and clean up all work areas before leaving.

Our mission

Our aim is to get it right, first time, every time. We seek to continually improve our standards and all aspects of our service to you. We adopt the principles and good practice of the Consumer Code for Home Builders Scheme.

Don't just take our word...

Stewart Milne Homes listens to and learns from the people who really matter – our customers – which is why we conduct, through an independent market research company called In-house UK, telephone surveys with every one of them between three and seven weeks after entry.

In-house's prestigious 'Gold Award' recognises companies who achieve over 90% satisfaction ratings from customers who purchased a home in the previous year. The criteria by which they measure are: service (before and after entry); keeping you updated; quality of the new home demonstration; condition of the property at entry; quality of the finishes and specifications; dealing with defects; making you feel 'special and valued'.

We are proud to say that Stewart Milne Homes have achieved their 'Gold Award' status every year since we began these surveys and are on track to do so again in the year ahead.



You're invited...

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. But the experience of buying a new home can also be a busy one. 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.

Taking things forward

Stewart Milne Homes is here to make the whole experience of buying your new home as easy as possible. 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. We can help with solicitors, mortgages and provide advice on how to sell your existing home. Even when you move in, we have customer service co-ordinators on hand to help you settle into your new home.

We've laid out the key steps below to buying your new home and how we can help you get the home of your dreams – right now.

So what are we waiting for – let's get started.

VISIT VIEWFORTH RISE

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

Just pop in – there's no need to make an appointment. If you wish to visit outwith these hours, please call 0845 075 8141 and we will be happy to arrange an appointment to suit you.

RESERVE YOUR HOME

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

MAKING IT YOURS

When you get in touch, you'll be assigned your own sales consultant who will help you choose your property – and, if suitable, offer you a choice of fittings and finishes even at this stage.

We'll provide you with a handy to use Guide to Buying Your New Home, to help you to plan your move.

LET US HELP YOU 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 – with over 40 years of experience we have proven how vital that is. We can even help you find a suitable removal company – any little aspect that will help make your move to Viewforth Rise 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 questions and queries as quickly as possible. For the remaining eight years, in the unlikely event of a structural defect, this is 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 queries 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 an issue 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, flashings, gutters and downpipes, roof, sanitary ware, structural defects, water services and much more.

On the day you move in, you will 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 co-ordinator who will be at the end of a telephone if you need any help while settling 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.

Mill Green, Strines

SPOILT FOR CHOICE

Subject to the stage of construction, you can choose many of the fixtures and fittings that will be included in your new home, or even a higher specification from our range at an additional cost.

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. 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 ISSUES

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. 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 Viewforth Rise your home

SPACE

A superb range of spacious homes which have been designed to make the most of the charming, semi-rural character of this corner of Bo'ness.

QUALITY

All homes benefit from the inclusion of high specification fitted kitchens and bathrooms; integrated premium appliances; glazed doors to Secure rear gardens or private terrace or balcony.* We specify high-quality fixtures and fittings and ensure every last detail is just right. (*except The Moor*).

LOCATION

With striking views across the river to the iconic 'three bridges' and excellent communication links to Falkirk, Stirling, Edinburgh and Glasgow, Viewforth Rise provides the perfect combination of a peaceful retreat and fastrack connection to cosmopolitan city life.

DESIGN

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

VALUE

Each home is built to exacting standards, with quality and attention to detail at our core. Each home comes with the highest standard specification with so much more included as standard.

A little bit about us

As an award winning company with a reputation for quality, our service and commitment to our customers is second to none.



We pride ourselves on designing and building homes that our customers are proud to live in. We have invested significant resources in researching the market to fully understand the aspirations, needs and challenges that face our customers, whether they be first-time buyers, families moving up the market or couples and singles down-sizing. We use this feedback to develop new homes and ensure that the homes we build are just what our customers are looking for.

Meeting the needs of our customers is our highest priority, both in terms of the homes we design and build, and the service we provide. We participate in independent surveys so that we can continually improve our service and ensure that our award winning homes meet the needs and aspirations of our customers. We know how important customer service is, whether you're a first time buyer or a seasoned buyer. Our team are always on hand to guide, advise and support you when buying your new home. Over 90% of our customers are happy to recommend us.

Travel Directions

SAT NAV REFERENCE EH51 9RJ

TRAVEL DIRECTIONS FROM STIRLING AND THE WEST

Head East/South along the M9 to junction 5. Use the left lane and leave the M9 at junction 5. At the traffic light, turn right onto the A905 (Beancross Road). After 500 yards, at the roundabout, take the 1st left onto Inchyra Rd. After 500 yards, at the roundabout, take the 2nd exit onto (A905) Wholeflats Rd. After 1.5 miles, take the 2nd exit through the roundabout onto Grangemouth Rd (A904). After 400 yards, take the 2nd exit through the roundabout into Grangemouth Rd (A904). After 1.4 miles, continue straight onto Snab Brae (A993). After approx. 2 miles, take the 1st left at the roundabout onto Drum Farm Lane. At the roundabout, take the 2nd exit to continue on Drum Farm Lane. Entrance will be straight ahead.

TRAVEL DIRECTIONS FROM EDINBURGH AND THE EAST

Head West/North on the M9 towards Stirling. Use the left lane and leave the M9 at junction 3 (Bo'ness/A904/Linlithgow). Turn right onto the A803/904. Continue on the A904 for approximately 1 mile. At the roundabout, take the 2nd exit onto Drum Farm Lane. At the roundabout, take the 2nd exit and continue straight on Drum Farm Lane. Entrance will be straight ahead

Pop in for a coffee. We can't wait to show you around.



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

Telephone: 0845 075 8141 e-mail: viewforthrise@stewartmilne.com

www.stewartmilnehomes.com



All homes designed and built as part of Viewforth Rise, Bo'ness form part of our Woodlands collection which is subject to design and specification amendments at any point. As such, the specification for each home should be detailed by your sales consultant. Please ask for full details of the specification for your chosen home.

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 of 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.

SHOWHOMES

All showhomes (where applicable) 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.

Issue date: November 2018