Jubilee Walk

COUNTESSWELLS, ABERDEEN

2, 3, 4 and 5 bedroom homes set within the
award winning community of Countesswells.

STEWART Milne HOMES

A wonderful place to call home

Jubilee Walk, Countesswells nestles amongst Aberdeen's tranquil western woodland, just under 6 miles from the heart of the city.

Countesswells is poised to become home to a very special new community with schools, parkland and thriving businesses woven harmoniously into the rural landscape.

Every home, every tree, every open space has been carefully considered to create a unique sense of community – a community unlike any other.

Open green space is one of the features that make Countesswells so special, and there are over 74 acres of open space.

Whether you want space to nurture your growing family, put down roots or make more of your free time, you'll find it at Jubilee Walk, Countesswells.

Nothing beats coming home to Jubilee Walk

Stewart Milne Homes are proud to introduce Jubilee Walk, their second stunning neighbourhood of new homes at Countesswells. Nestled between Hazlehead Woods and Countesswells Woods, with parks and green space aplenty, here you'll find a perfectly designed range of homes, ideal for first time buyers, growing families, a peaceful retirement and everything in between.

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 Jubilee Walk, Countesswells. After all, this isn't just a sales brochure.

This is the start of your journey to choose your new home.

Image courtesy of Allan Rae

Your new neighbourhood

Conveniently located just under 6 miles from the city centre, Countesswells is an award-winning community that sits amidst rolling countryside and woodlands – this is a wonderful place to call home.

HOMES FOR SCOTLAND AWARDS 2018 WINNER

RICS Awards 2018 Winner

Jubilee Walk, Countesswells is a new neighbourhood, one created to blend with the surrounding woodland and country setting.

From Hazlehead Woods to the east along with Hazlehead golf course; Foggieton Wood to the south and Countesswells to the west, it has all the elements to provide a relaxed pace of life.

Here you are minutes from a wide range of amenities - leisure, business and practical. With access to the A944 you are minutes from Aberdeen City centre to the east and all the associated entertainment, leisure, night life, retail and business requirements. To the west you are minutes from the popular town of Westhill, with its own local retail centre including M&S and Costa.

The new Aberdeen Western Peripheral Route (AWPR) is minutes away providing easy access to the airport, the north and south.

Across from the A944 to the north lies the village of Kingswells and Prime Four business park, including offices, nursery, Starbucks and leisure facilities at the Urban Village resort and 10 minutes further lies Aberdeen airport.

To the south, just a 5 minute drive away is Cults, the traditional and popular suburb of Aberdeen with hotels, restaurants and several boutiques, beauty salons and grocery stores.

As Countesswells grows it will also offer all the amenities expected of a new community; two new primary schools and a purpose built academy, medical and community centres, employment and retail, all within a short distance of your home. This is an unrivalled place to live.

Within Countesswells itself, you'll find parks, tranquil woodlands and burns, each designed to take advantage of the landscape and provide a stunning backdrop for each neighbourhood.

Neighbouring towns

Kingswells	2 miles
Cults	2.1 miles
Westhill	4 miles
Aberdeen City	5.3 miles
Dyce	7.2 miles

Welcome to Jubilee Walk, Countesswells. Make yourself at home.

Your choice of home

Within Jubilee Walk, Countesswells we're creating an exclusive collection of individually-designed homes.

SELECTION OF HOMES

Jubilee Walk, Countesswells has been designed by our award winning architects, each home created to make the most of its position, orientation and style. Our second neighbourhood at Countesswells includes 20 different house types, from two and three bedroom terraced homes to three bedroom detached and semi-detached homes, along with four and five bedroom detached detached villas.

You'll find spacious interiors, stunning kitchens and attractive exteriors to suit buyers from those putting their first foot on the property ladder to young and growing families, key workers, and down sizers alike.

All homes are spacious, light and airy with well-planned living areas for entertaining and relaxing. Each one has been designed to provide flexible accommodation to suit the ever-changing needs of life from large open plan living spaces to individual rooms - which ever you prefer.

Every aspect of your house is finished to the highest standards and attention to detail, ensuring you will always love coming home.

Expertly-crafted kitchens with fully integrated appliances include a selection of dishwasher, fridge/freezer, microwave, multi-function oven, gas brushed steel hob and stylish cooker hood*. Depending on the size of home, many kitchens feature breakfast bars with plenty of space for a kitchen table for casual dining. Utility rooms or laundry zones ensure you have plenty of space to tuck away your laundry and cleaning equipment.

In the stylish bathrooms and master en- suites, you'll find contemporary washhand basins set into smart vanity units providing useful concealed storage. Chrome towel radiators feature in most homes, with Porcelanosa tiling, rainfall showers and bright white sanitary ware.

OUR QUALITY

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

We use high specification materials, and with superior craftsmanship, project management and experience, we build to exacting standards, and create homes that are long-lasting.

Buying a home at Jubilee Walk, Countesswells gives you the reassurance of long lasting value and peace of mind. Each home comes complete with a 10 year warranty so you can rest assured, the quality of your new home is guaranteed.

Elevation treatments, specification and landscaping may vary from those shown. Please refer to architectural drawings for details.

**Dependent on house type.*

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 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, microwaves/grills, integrated fridge freezers and dishwashers. Breakfast bars 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 Laundry Zone. Just open two bi-fold doors and you'll find the space, plumbing and wiring for a washing machine, dryer and all your laundry supplies from ironing board to washing powder.

Larger homes have a separate utility room with space and plumbing for your washing machine and tumble dryer as well as plenty of storage.

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 Porcelanosa tiles.

**Choice of kitchen and choice of fittings subject to build programme. Information is correct at time of going to print but is subject to change. For more information speak to one of our team of Sales Consultants. The specification included in this brochure gives a general specification applicable to this development. Please check the specification relating to the individual plot you have chosen with our Sales Consultant at the time of reservation.*

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 many homes, French doors opening onto a patio for a lovely inside-outside living space.

Different people, different lifestyles - that's why we build homes either with a separate dining room – if you entertain regularly, a formal dining room may be essential – or we combine the dining area into a large open kitchen dining space that's great for family and friends alike.

Moving on upstairs...

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.

Most master and guest bedrooms have either a luxury walk-in wardrobe or built-in wardrobes. Television points are conveniently positioned in all bedrooms and telephone points in the master bedroom. You'll find most master bedrooms are en-suite with either a luxury double shower or full bath with separate shower.

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 many homes, fitted vanity furniture for the family bathroom and master en-suite. Most of our homes 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.

As you make your way through a Stewart Milne home, we hope you'll note high quality of fittings and finishing. Internal walls and ceilings are painted 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.

Take a closer look...

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.

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.

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.

The bigger picture

You'll find a host of great features in your new home, most are included as standard with some additional options you may like to select. The table below shows all the features available in each home. Just ask us if you have any questions.

	KITCHEN													UTILITIES		BATHROOM							BEDROOMS												HEATING/PV	
																							Master Bedroom						Guest Bedroom (Bedroom 2)						
HOUSETYPES	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 75cm	Stainless Steel Canopy Hood	Stainless Steel (multi-function) Single Oven	Built-in Stainless Steel Microwave/Grill	Integrated Fridge/Freezer	Integrated Dishwasher	1½ Stainless Steel Sink and Chrome Mixer Tap	Utility Room	Laundry Zone	Vanity Furniture	Choice of Unit Finishes	Choice of Porcelanosa Tiles	Slider Rail and Shower Head Kit Over Bath	Hand-held Shower Spray at Bath	Shower Cubicle	Chrome Towel Rail	En-Suite	Vanity Furniture to En-suite	Chrome Towel Rail	Waterfall Tap to Basin	Built-in Wardrobe	Walk-in Wardrobe	En-Suite	Vanity Furniture	Chrome Towel Rail	Built-in Wardrobe	Bedroom 3 Built-in Wardrobe	Daikin Hybrid Boiler System	Gas Boiler & PV Solar Panels
The Glenmore	●	●	●	●	–	●	○	●	●	●	●	●	●	●	–	●	●	●	○	●	–	–	●	●	●	●	–	●	●	○	○	●	○	–	●
The Dukeswood	●	●	●	●	●	●	○	●	●	●	●	●	●	●	–	●	●	●	–	●	○	○	●	●	●	●	●	–	●	○	○	●	○	–	●
The Corrywood	●	●	●	●	○	●	○	●	●	●	●	●	●	●	–	●	●	●	○	●	–	○	●	●	●	●	●	●	–	–	–	●	–	–	●
The Castlevale	●	●	●	●	●	●	○	●	●	–	●	○	●	–	●	●	●	●	○	–	–	○	●	●	○	–	–	●	–	–	–	●	–	–	●
The Castlewellan	●	●	●	●	○	●	○	●	●	–	●	○	●	●	–	●	●	●	○	–	–	○	●	○	○	–	●	●	–	–	–	●	–	–	●
The Caplewood	●	●	●	●	●	●	○	●	●	–	●	○	●	–	●	○	○	●	○	–	–	○	●	●	○	–	–	●	–	–	–	●	–	–	●
The Argyll	●	●	●	●	○	●	○	●	●	–	●	○	●	–	–	●	●	●	○	–	–	–	●	○	○	–	●	–	–	–	–	●	–	–	●
The Moorcroft	●	●	●	●	–	●	–	*	●	–	●	○	●	–	–	○	○	●	●	–	–	○	–	–	–	–	●	–	–	–	–	–	–	–	●
The Aversley	●	●	●	●	○	●	○	●	●	–	●	○	●	–	–	●	●	●	●	–	–	○	–	–	–	–	●	–	–	–	–	●	–	–	●
The Banbury	●	●	●	●	–	●	○	●	●	–	●	○*	●	–	–	●	●	●	●	–	–	○	–	–	–	–	●	–	–	–	–	●	–	–	●

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

* Moorcroft has a telescopic cooker hood (not a canopy one). ○* Banbury optional integrated dishwasher is slimline (45 cm).

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 current 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.

- GL Glenmore
- DU Dukeswood
- CO Corrywood
- CV Castlevale
- CW Castlewellan
- CP Caplewood
- AR Argyll
- MO Moorcroft
- AV Aversley
- BA Banbury
- Future Housing

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.

All homes designed and built as part of Jubilee Walk form part of our Woodlands W22 collection. As such the specification for each home is different to the specification included for our range of homes within other developments and locations. Please ask for full details of the specification for your chosen home.

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 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 Glenmore

The Glenmore is an impressive four bedroom detached villa, packed full of charming features inside and out. With a wide projection to the front featuring full height windows on the upper floor the exterior of the Glenmore is particularly appealing visually. Inside, the off-set feature staircase adds interest to the spacious entrance hall. The light and airy living room has French doors leading to the private rear garden, and the kitchen includes an excellent range of appliances and plenty of space for a family dining table; there's also a separate dining room for those more formal occasions. A utility store – plumbed and wired for your laundry equipment – cloakroom and great storage complete the ground floor.

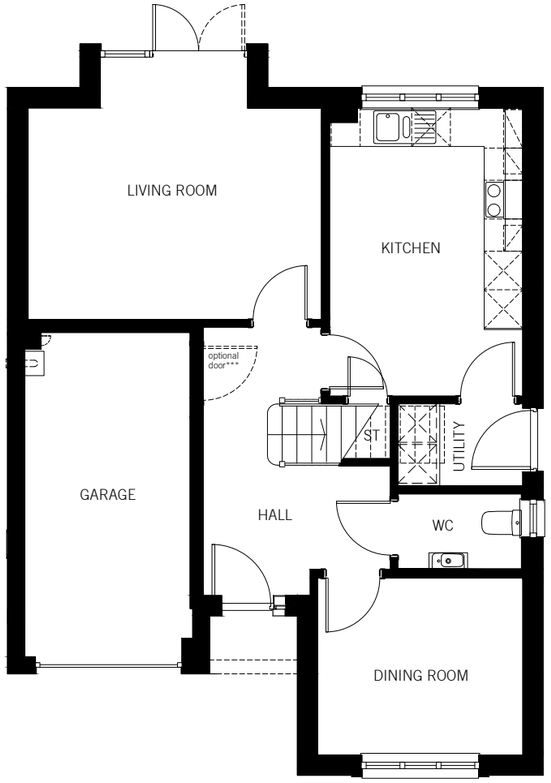
Upstairs, the master bedroom has full height windows, a walk-in wardrobe and en-suite shower room with a large shower, fitted vanity furniture and chrome heated towel rail. The guest bedroom also has built-in wardrobes and an en-suite shower room, whilst bedrooms three and four share an attractive family bathroom with shower and mixer tap at the bath, plus fitted vanity furniture. With plenty of storage and an integral garage with light and power, this is an ideal family home.

KEY FEATURES

• Four bedrooms • Living room with French doors to garden • Well-appointed stylish kitchen with appliances • Utility store for laundry equipment • Separate dining room • En-suite shower room and walk-in wardrobe to master bedroom • En-suite shower room and built-in wardrobe to guest bedroom • Fitted vanity furniture and large mirror to bathroom and master en-suite • WC/cloakroom on ground floor • Integral garage with light and power

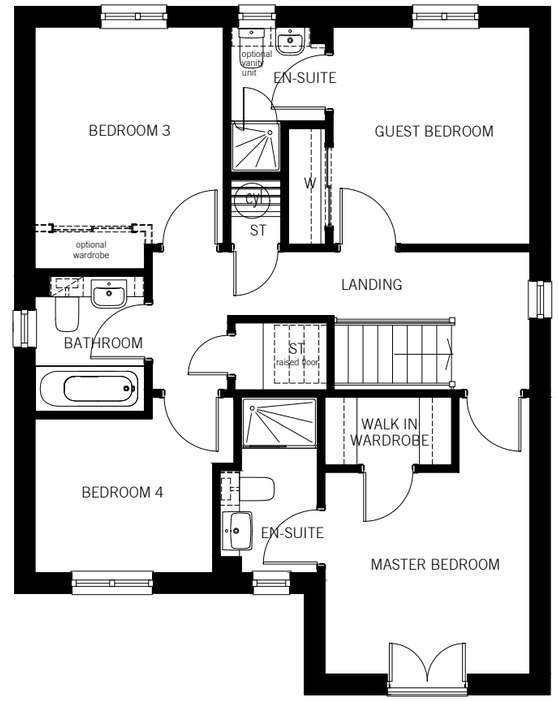
GROUND FLOOR

Living room (including bay)	4557.5mm x 4075mm 14' 11" x 13' 4"
Dining room	3185mm x 2745.5mm 10' 5" x 9' 0"
Kitchen	4478.5mm x 3002.5mm 14' 8" x 9' 10"
WC	1918mm x 1163mm 6' 4" x 3' 10"
Utility	1940mm x 1276mm 6' 4" x 4' 2"
Garage	5035mm x 2610mm 16' 6" x 8' 7"



FIRST FLOOR

Master bedroom (including wardrobe)	3134mm (min) x 3185mm 10' 3" x 10' 5"
En-suite (including shower)	2723.5mm x 1510mm (max) 8' 11" x 4' 11"
Guest bedroom (excluding wardrobe)	3370mm X 3060mm 8' 11" x 12' 1"
En-suite	1190mm (max) x 2645mm (max) 11' 1" x 10' 0"
Bedroom 3 (including opt. wardrobe)	3757.5mm x 2925mm 12' 4" x 9' 7"
Bedroom 4	2760mm (min) x 2393mm (min) 9' 1" x 7' 10"
Bathroom (including bath)	2092mm x 1705mm 6' 10" x 5' 7"



Some homes are built handed (mirror image) to those shown. Please ask Sales Consultant for details.

External finishes may vary from shown. Some homes may include PV Solar Panels to the roof. Please consult with Sales Consultant for full specification.

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 private rear garden. Depending on the stage of construction, you can opt to have a separate dining room rather than open plan living. The kitchen includes a breakfast bar, 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.

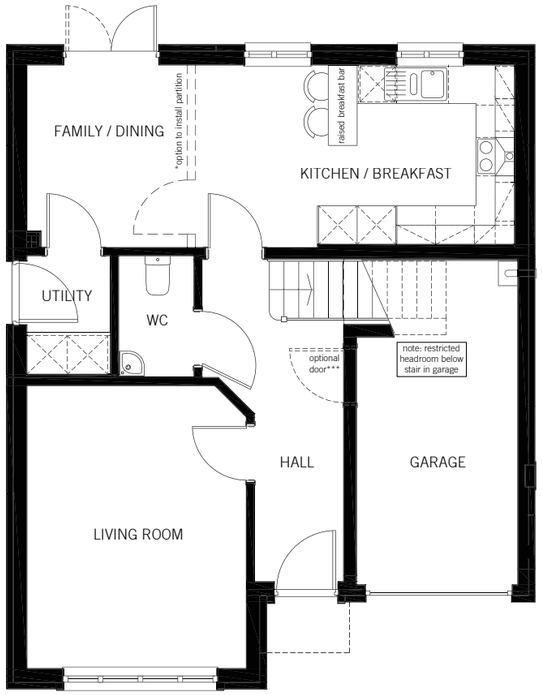
On the first floor, there are four bedrooms, a spacious family bathroom, two shower rooms – en-suite to each of the two main bedrooms – and plenty of storage. Both the bathroom and master en-suite shower room have a wide mirror fitted above built-in vanity furniture that is provided from a superb choice of finishes; whilst the bathroom has a handy shower and mixer tap at the bath, the master en-suite has an 1100mm-wide shower and tall chrome heated towel rail. Both the master bedroom and guest bedroom have built-in wardrobes.

KEY FEATURES

• Four bedrooms • Living room with large window • French doors to secure rear garden • Well-appointed stylish kitchen with 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 mounted wall mirror in both bathroom and master en-suite • Integral garage with light and power

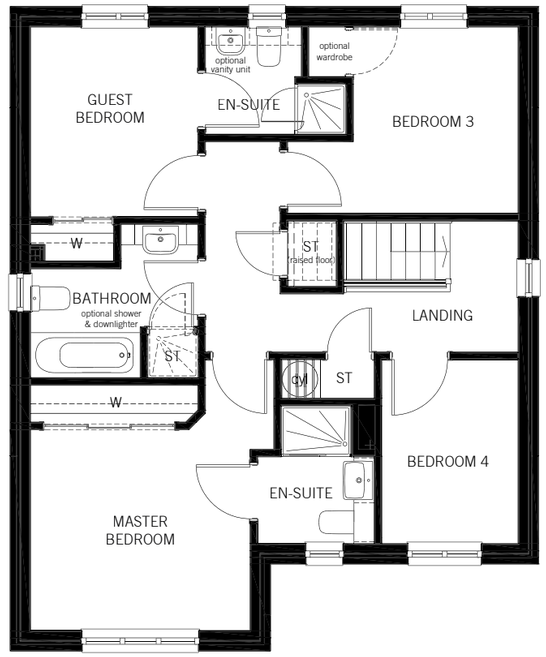
GROUND FLOOR

Living room	4393mm (max) x 3410mm (max) 14' 5" x 11' 2"
Kitchen/Breakfast/ Dining/Family	2837.5mm (max) x 7572.5mm (max) 9' 4" x 24' 10"
WC	1882.5mm x 1168.5mm 6' 2" x 3' 10"
Utility	1842mm x 1300mm 6' 1" x 4' 3"
Garage	5035mm (max) x 2502.5mm 16' 6" x 8' 3"



FIRST FLOOR

Master bedroom (excluding wardrobe)	3120mm (min) x 3410mm (min) 10' 3" x 11' 2"
En-suite (including shower)	2139.5mm x 1812mm (max) 7' 0" x 5' 11"
Guest bedroom (excluding wardrobe)	2950mm x 2600mm (min) 9' 8" x 8' 6"
En-suite (including shower)	1668.5mm (max) x 2180mm 5' 6" x 7' 2"
Bedroom 3 (excluding opt. wardrobe)	2897.5mm x 2562mm 9' 6" x 8' 5"
Bedroom 4	2858mm x 2120mm 9' 4" x 6' 11"
Bathroom	2382.5mm (max) x 2600mm (max) 7' 10" x 8' 6"



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The Corrywood

This well-appointed three bedroom detached home has impressive dual frontage and a detached garage*.

The ground floor is spacious with a light and airy living room with dual-aspect windows. The eat-in kitchen comes complete with premium appliances including an integrated dishwasher, fridge freezer, stainless steel gas hob, multi-function oven, microwave and cooker hood. The kitchen has French doors that open onto the garden for alfresco dining. The utility room has space for washing machine and tumble dryer and has a door directly into the garden. Downstairs there is also a guest cloakroom.

Upstairs, the master bedroom has built-in wardrobes and an en-suite shower room with large shower, vanity furniture, a mirror and chrome towel radiator. The family bathroom has stylish contemporary sanitary ware, fitted vanity furniture with a choice of finishes, mirror, and a useful shower mixer at the bath. The second bedroom also has built-in wardrobes.

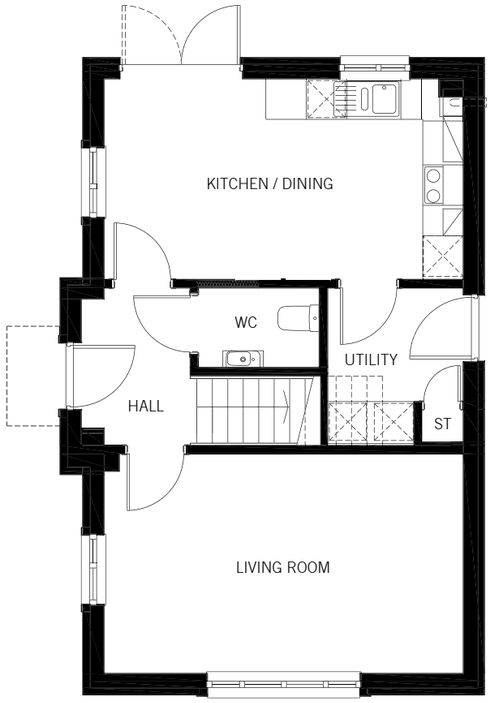
KEY FEATURES

• Three bedroom detached home • Spacious living room with dual aspect windows • 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 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 • Garage with light and power*

**Please note: the position of the detached garage varies per plot; please see architectural site layout plan for details. Not all plots include a garage.*

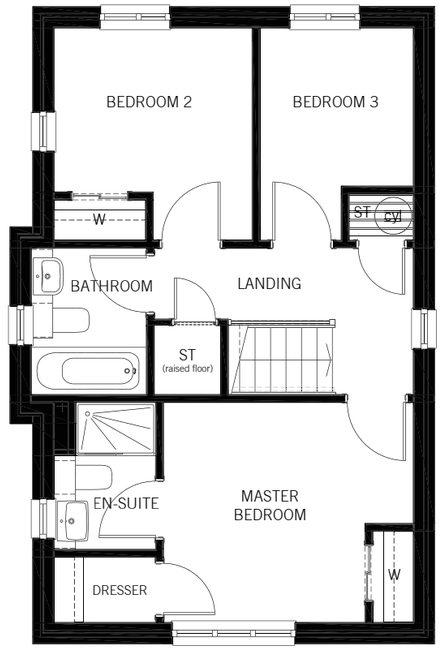
GROUND FLOOR

Living room	3252mm x 5322.5mm (max) 10' 8" x 17' 6"
Kitchen/Dining	2973mm x 5322.5mm 9' 9" x 17' 6"
WC	1180mm x 1797.5mm 3' 10" x 5' 11"
Utility	2335mm (max) x 2010mm (max) 7' 8" x 6' 7"



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	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"



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The Castlevale

The Castlevale is an elegant three bedroom detached home.

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 appliances including multi-function oven, gas hob, cooker hood and fully 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.

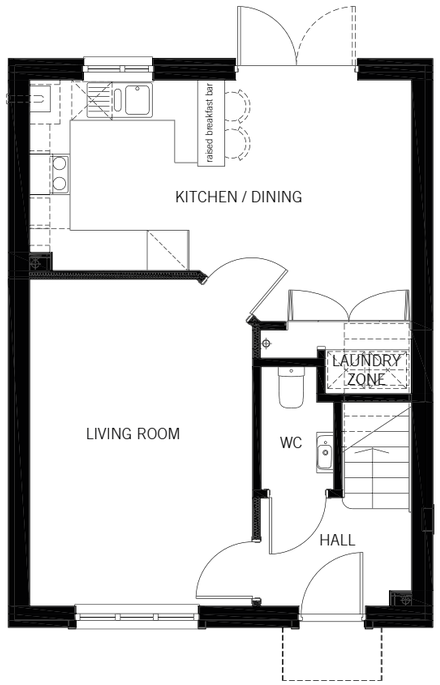
Upstairs, there are three bedrooms, a family bathroom and en-suite shower room with wide luxurious shower to the master bedroom. Both the bathroom and shower room include fitted vanity furniture, and in the family bathroom there is a mirror over the washhand basin in the family bathroom. In the second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

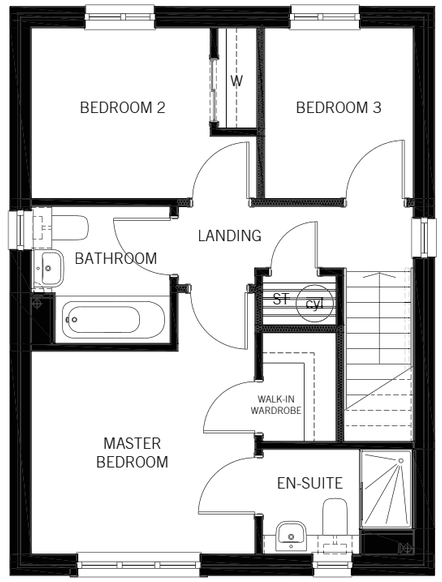
GROUND FLOOR

Living room	4845mm (max) x 3304mm (max) 15' 11" x 10' 10"
Kitchen/Dining	5660mm x 3563.5mm (max) 18' 7" x 11' 8"
WC	1825.5mm (max) x 1077mm (max) 6' 0" x 3' 6"
Laundry zone	1280mm (min) x 1069.5mm (max) 4' 2" 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 (min) x 2531mm 8' 8" x 8' 4"
Bedroom 3	2531mm x 2205mm 8' 4" x 7' 3"
Bathroom	2057mm (max) x 2030mm (max) 6' 9" x 6' 8"



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The Castlewellan

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 AEG appliances – stainless steel gas hob, cooker hood, multi-function oven 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.

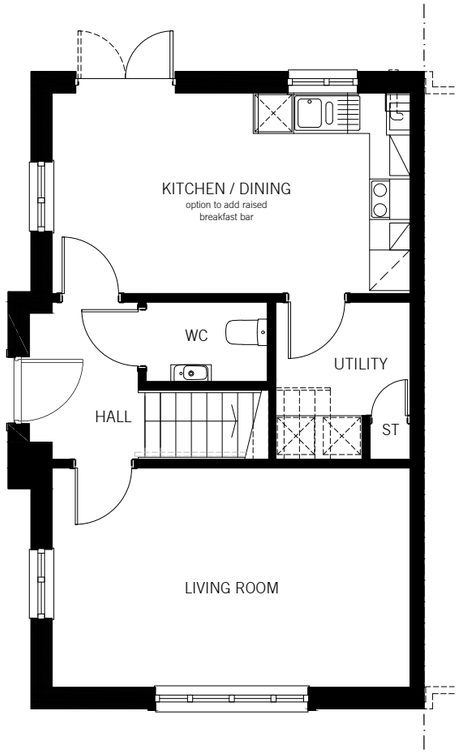
Upstairs, the master bedroom has a dresser and fitted wardrobe and an en-suite shower room with spacious 1200mm shower cubicle. The second bedroom also has a fitted wardrobe. The family bathroom incorporates stylish contemporary sanitary ware and fitted vanity furniture which offers a choice of handsome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

KEY FEATURES

• Three bedrooms • Spacious living room with dual aspects • Contemporary open-plan kitchen/dining room with integrated premium appliances from AEG • 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

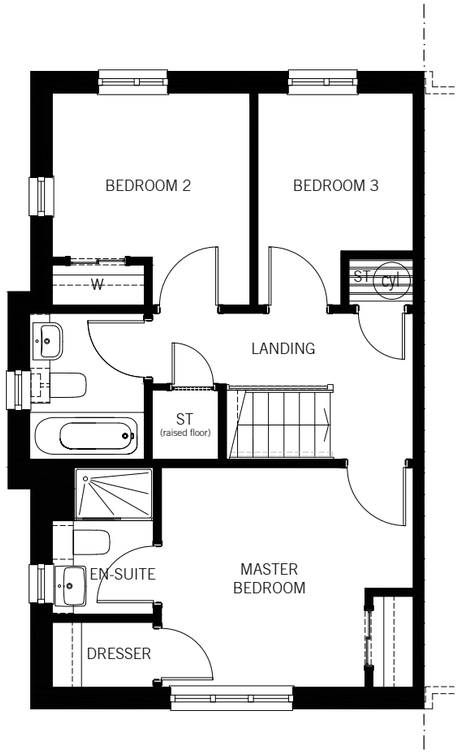
GROUND FLOOR

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



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"



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The Caplewood

The Caplewood is an elegant and highly-functional home – 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. At one end, the kitchen has many value-added items comprising 1½ bowl stainless steel sink, multi-function oven, gas hob, cooker hood and fully integrated fridge/freezer. There is a superb choice of kitchen cabinets and worktops, which are further enhanced by a fitted raised breakfast bar. The dining area of the kitchen is filled with light thanks to the wide, glazed French doors which gives the impression of bringing the outside in. Tucked away behind the kitchen door, there is an ingenious 'laundry zone' concealed by bi-fold doors that you select from a range to complement your kitchen choice. Within this zone, your washing machine and tumble drier can be fitted, keeping your laundry handy but hidden.

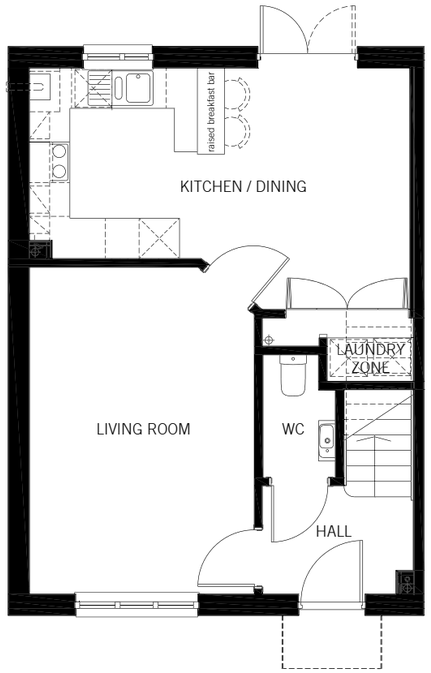
Upstairs, there are three bedrooms, a family bathroom and en-suite shower room with wide, luxurious 1200mm shower to the master bedroom; this en-suite also incorporates fitted vanity furniture providing useful concealed storage and worktop space for your toiletries and cosmetics. Whilst the second bedroom has a built-in wardrobe, the master bedroom has the luxury of a walk-in wardrobe.

KEY FEATURES

• Three bedroom home • Spacious living room • Contemporary open-plan kitchen/dining room with integrated premium appliances
• French doors to garden • Concealed laundry zone • Cloakroom on ground floor • En-suite shower room with fitted vanity furniture
• Walk-in wardrobe to master bedroom • Built-in wardrobe to second bedroom

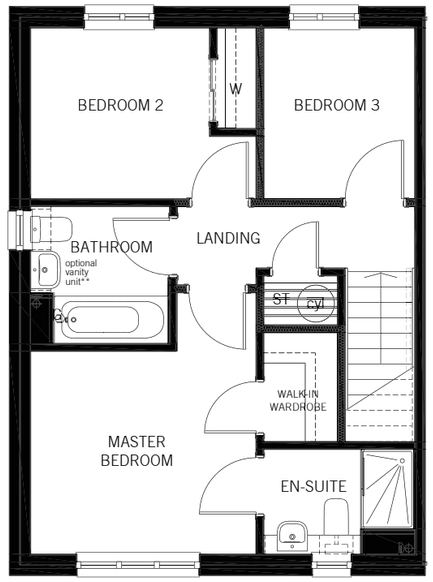
GROUND FLOOR

Living room	4845mm (max) x 3335mm (max) 15' 11" x 10' 11"
Kitchen/Dining	5638.5mm x 2827.5mm (min) 18' 6" x 9' 3"
WC	1825.5mm (max) x 1077mm (max) 6' 0" x 3' 6"
Utility	1280mm (min) x 1087.5mm (max) 4' 2" x 3' 7"



FIRST FLOOR

Master bedroom	3340mm x 3006.5mm (min) 10' 11" x 9' 10"
En-suite (including shower)	2223.5mm x 1552.5mm (max) 7' 3" x 5' 1"
Bedroom 2 (excluding wardrobe)	2650mm x 2531mm 8' 8" x 8' 4"
Bedroom 3	2531mm x 2236mm 8' 4" x 7' 4"
Bathroom	2057.5mm (max) x 2030mm (max) 6' 9" x 6' 8"



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The Argyll

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 high specification integrated appliances which includes stainless steel multi-function oven, gas hob, cooker hood and fully integrated fridge/freezer. Off the hall a cloakroom is a useful addition for guests and family alike.

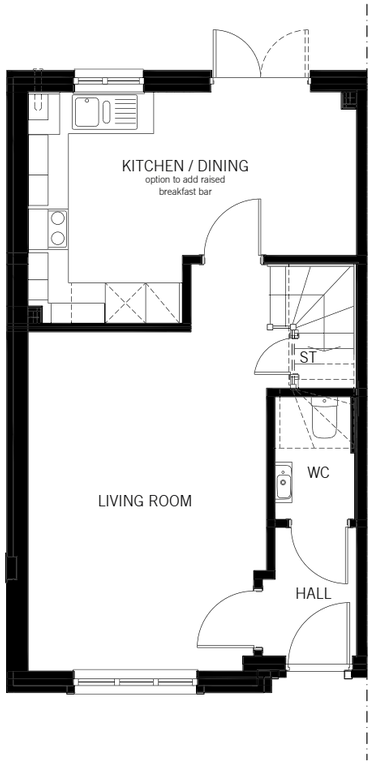
Upstairs, the master bedroom has a built-in wardrobe and en-suite shower room with luxury 1100mm shower enclosure. The second double bedroom also has a built-in wardrobe with mirrored sliding doors. A choice of finishes is offered for the vanity furniture that is fitted in the family bathroom, which 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 high specification integrated appliances • French doors to garden • Downstairs 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

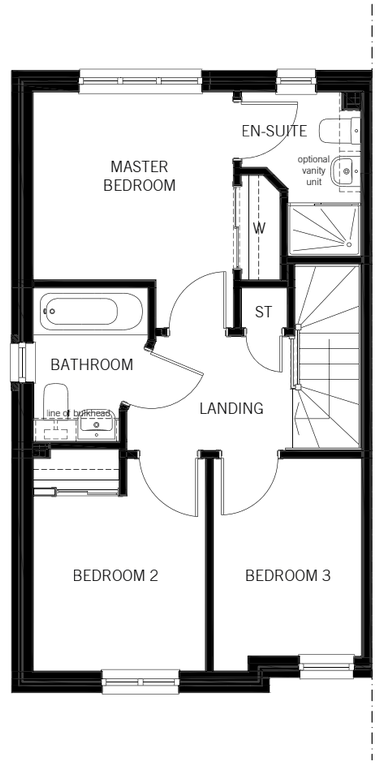
GROUND FLOOR

Living room	5030mm (min) x 3536mm (max) 16' 6" x 11' 7"
Kitchen/Dining	3430mm (max) x 4867mm 11' 3" x 16' 0"
WC	1819mm x 1184mm 6' 0" x 3' 11"



FIRST FLOOR

Master bedroom	2788mm (min) x 2969mm 9' 2" x 9' 9"
En-suite (including shower)	1771mm x 2435mm (max) 5' 10" x 8' 0"
Bedroom 2 (including wardrobe)	3289.5mm (max) x 2555mm 10' 10" x 8' 5"
Bedroom 3	2929.5mm (min) x 2197.5mm 9' 7" x 7' 3"
Bathroom	2277.5mm x 1705mm (max) 7' 6" x 5' 7"



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The Moorcroft

This cleverly-designed coach house has enormous kerb appeal.

Downstairs includes your stylish private entrance hall with convenient hidden laundry zone for housing your washer/dryer, plus access to the single garage that is included with this home. The additional two garages will be available for sale separately, first to the buyers of the Moorcroft and then to the residents of the wider development. To the rear is a large private garden.

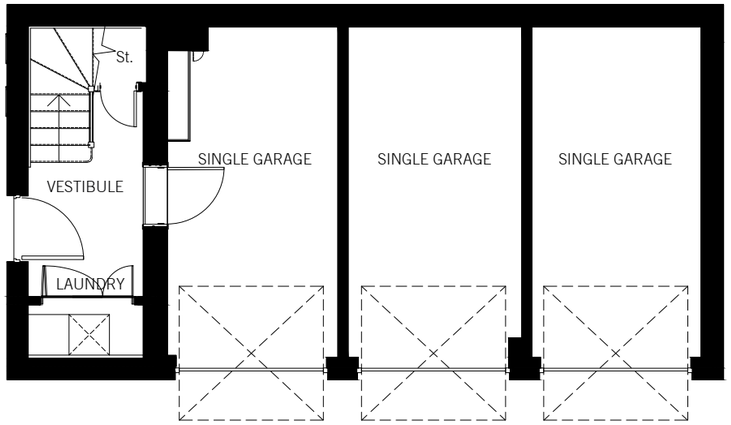
Upstairs is the light and airy open-plan living/kitchen/dining room with dual aspect windows. The well-appointed kitchen includes a host of premium appliances; brushed steel gas hob, multi-function oven, stylish cooker hood and integrated fridge/freezer. There are two bedrooms with the master including fitted wardrobes. The contemporary bathroom includes a shower and screen at the bath. This home has ample storage with walk-in cupboards on both the ground and upper floor.

KEY FEATURES

• Light and airy open-plan living/kitchen/dining • 2 bedrooms • Well appointed kitchen with premium-brand appliances • Separate laundry zone • Fitted wardrobe to master bedroom • Large private garden • Single garage included

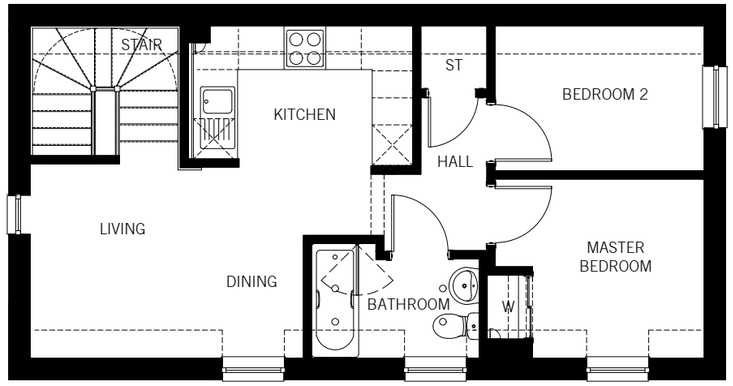
GROUND FLOOR

Vestibule/Laundry	1755mm x 2900mm (min) 5' 9" x 9 6"
Garage	4935mm x 7930mm 16' 2" x 26' 0"



FIRST FLOOR

Living/Dining	4050mm (max) x 2830mm (max) 13' 3" x 9' 3"
Kitchen	3250mm (max) x 1975mm (max) 10' 8" x 6' 6"
Master bedroom	3100mm (max) x 2655mm (max) 10' 2" x 8' 8"
Bedroom 2	3100mm (max) x 2150mm (max) 10' 2" x 7' 1"
Bathroom (including bath)	2485mm (max) x 1700mm (max) 8' 2" x 5' 7"



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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.

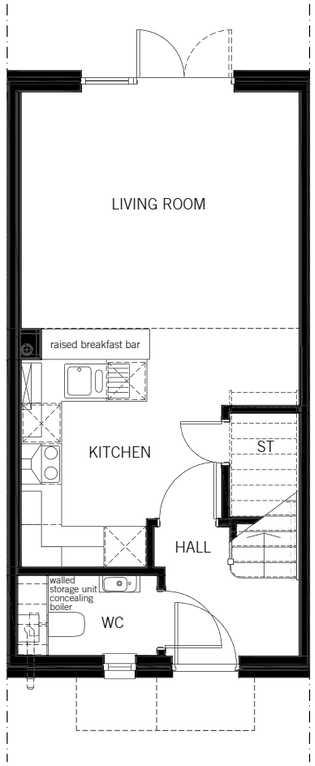
Upstairs, there are two double bedrooms, each with a fitted wardrobe. There is also a useful study – or nursery – and a family bathroom with shower over the bath. The WC and washhand basin are set within fitted vanity furniture which provides useful worktop space and storage to hide away all your day-to-day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

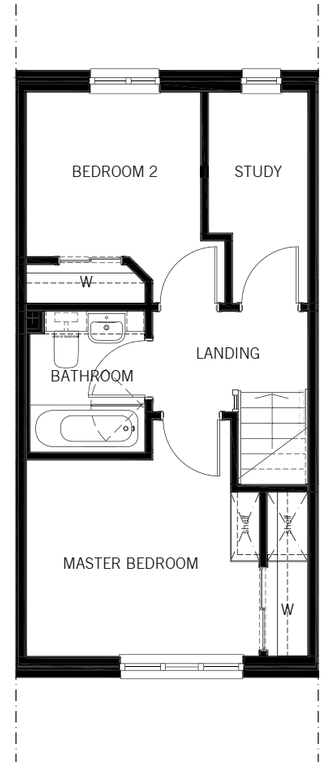
GROUND FLOOR

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 (max) 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"



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The Banbury

This two bedroom mid-terraced home is perfect for first-time buyers, young families or down-sizers. The entrance hall leads into a spacious living room and then on through to the kitchen/dining area complete with integrated appliances including brushed steel multi-function oven, gas hob, cooker hood as well as a fully-integrated fridge freezer. French doors lead out onto the rear garden. Downstairs there is a storage cupboard and guest cloakroom.

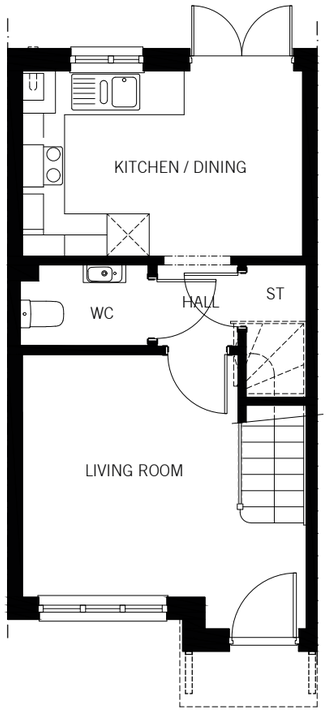
Upstairs there are two double bedrooms - each with built-in wardrobes, a family bathroom and a practical storage cupboard.

KEY FEATURES

• Two bedroom home • Contemporary open-plan kitchen/dining area • French doors to private rear garden • Integrated appliances
• Downstairs cloakroom • Built-in wardrobes to both bedrooms • Family bathroom with fitted vanity furniture • Great storage

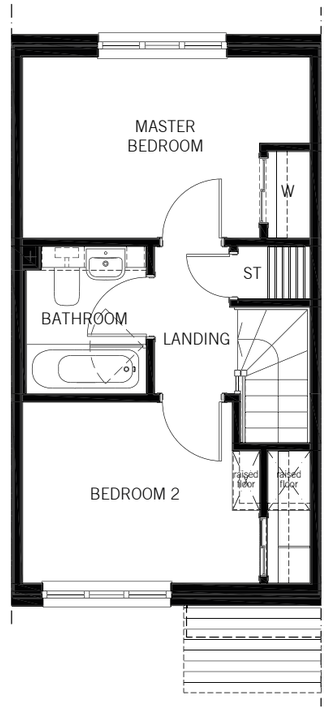
GROUND FLOOR

Living room	3440mm (min) x 3047mm (min) 11' 3" x 10' 0"
Kitchen/Dining	2625mm x 4024.5mm 8' 7" x 13' 2"
WC	1145mm x 1811mm 3' 9" x 5' 11"



FIRST FLOOR

Master bedroom (including wardrobe)	2570mm x 4074.5mm 8' 5" x 13' 4"
Bedroom 2 (excluding wardrobe)	2568.5mm x 3474.5mm 8' 5" x 11' 5"
Bathroom	2091.5mm (max) x 1705mm 6' 10" x 5' 7"



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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.

Regency Place, Countesswells

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

We aim 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 buying process. We aim to provide information that is accurate, clear and up to date.

We design high quality homes with superior finishes and specification materials, and build.

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 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 any 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...

We have just been awarded the "Gold" award for customer satisfaction from In-House Research Ltd. The 'Gold' award is provided to the top UK housebuilders only who achieve over 90% customer satisfaction.

We are extremely proud to share that the new community of Countesswells, Aberdeen has received the RICS award for best residential project in Scotland in 2018.

Home to Regency Place, the first completed phase at the community, and Kings Park Manor, currently under construction, Countesswells has been recognised as an outstanding example of placemaking.

Congratulations to our team at Homes North Scotland who continue to strive to make this community a wonderful place to live!

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 easy and enjoyable. We provide you with a perfect new home to make just yours and ensure that the process of buying is simple and straightforward. We can help with solicitors, mortgages and provide advice on how to sell your existing home. When you move in, our customer service team is 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 JUBILEE WALK, COUNTESSWELLS

Our sales centre is open 7 days a week from 11.00am 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 900 3448.

RESERVE YOUR HOME

Jubilee Walk, Countesswells 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 when you reserve early.

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

We'll make the whole process easy and affordable – over 40 years of experience have proved how vital that is. We can help you find a suitable removal company – any little aspect that will help make your move to Regency Place, Countesswells 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.

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. We'll also introduce your customer service co-ordinator who is free to help if you need any assistance while settling in.

**Part Exchange subject to availability. Terms and conditions apply.*

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.

Regency Place, Countesswells

SPOILT FOR CHOICE

When you reserve your home early, you can choose many of the fixtures and fittings that will be included in your new home from kitchen doors and handles to worktops and tiling.

ENJOY PEACE OF MIND

Buying a new home eliminates the need to do 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 DELAY

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. Your new home is also energy efficient, saving you money on heating bills.

BRAND NEW MEANS A FRESH, NEUTRAL 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 neutral canvas to stamp your own style and personality on from day one. There is no DIY to do, no re-decorating of another person's taste, just a perfect new home.

BE PART OF A NEW COMMUNITY

Moving to a brand new home is an opportunity to make new friends and be part of a new and exciting 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 Jubilee Walk, Countesswells your home

SPACE

A superb range of spacious homes which have been designed to make the most of the charming, rural character of Countesswells, with the individual homes orientated to optimise views over the rolling Aberdeenshire countryside, parkland and landscaped areas.

DESIGN

Carefully planned, cleverly designed: Stewart Milne homes reflect your lifestyle. Key to this are the stylish living and kitchen areas, ideal for entertaining and family life.

VALUE

Each of out homes is built to exacting standards. With Stewart Milne Homes, there's never been a better time to buy.

LOCATION

Jubilee Walk, Countesswells will be a new and flourishing community within Aberdeen City. The new community will provide everything that a family needs for a great life: good transport links; brand new schooling; amenities including shops; medical facility; expansive open green spaces; and on your doorstep, scenic surroundings.

QUALITY

All homes benefit from the inclusion of high specification fitted kitchens and bathrooms; integrated appliances; glazed French doors; walk-in or built-in wardrobes; secure rear gardens. We specify high-quality fixtures and fittings and ensure every last detail is just right.

Travel Directions

SAT NAV REFERENCE: AB15 8FJ

TRAVEL DIRECTIONS FROM ABERDEEN CITY

Take the B9119/A944 main road heading west out of Aberdeen towards Kingswells/Westhill. At the Kingswells roundabout turn left at C128C (Kingshill to Cults). Follow the road towards Cults, and you will see the development signposted on the left hand side.

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

Showhomes and Sales Centre open 7 days a week from 11.00am to 5.30pm

Telephone: 0845 900 3448 e-mail: jubileewalk@stewartmilne.com

www.stewartmilnehomes.com

STEWART Milne HOMES

All homes designed and built as part of Jubilee Walk form part of our Woodlands collection. As such the specification for each home is different to the specification included for our range of homes within other developments and locations. Please ask for full details of the specification for your chosen home.

PHOTOGRAPHY AND CGIs

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.

Issue date: August 2019

Regency Place

COUNTESSWELLS, ABERDEEN

3, 4 and 5 bedroom homes set within the
award winning community of Countesswells

STEWART Milne HOMES

A wonderful place to call home

Regency Place, Countesswells nestles amongst Aberdeen's tranquil western woodland, just under 6 miles from the heart of the city.

Countesswells is poised to become home to a very special new community with schools, parkland and thriving businesses woven harmoniously into the rural landscape.

Whether you want space to nurture your growing family, put down roots or make more of your free time, you'll find it at Regency Place, Countesswells.

At Countesswells, every home, every tree, every open space has been carefully considered to create a unique sense of community – a community unlike any other.

In designing Countesswells we have taken care to make the most of the natural contours and character of the landscape. Open green space is one of the features that make Countesswells so special, and there are over 74 acres of open space.

Lying between the ancient woodlands of Hazlehead and Countesswells, this is a place where nature and space abound. The picturesque Cults burn flows through the heart of Countesswells and homes have been carefully positioned to enjoy green views, enticing you outside. The parks and woods are connected by a network of green paths, so it's possible to cross Countesswells on foot, bicycle or horseback without venturing along a main road.

Regency Place, Countesswells may provide you with a new place to live, but the established natural setting will ensure it feels like home from the moment you move in.

'Nothing beats coming home to Regency Place

Regency Place is the first neighbourhood of homes at Countesswells. Nestled between Hazlehead Woods and Countesswells Woods, with parks and green space aplenty, here you'll find a select range of homes from the perfect first home to spacious homes ideal for families.

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 Regency Place, Countesswells. After all, this isn't just a sales brochure. This is the start of your journey to choose your new home.

Image courtesy of Allan Rae

Your new neighbourhood

Conveniently located just under 6 miles from the city centre, Countesswells is an award-winning community that sits amidst rolling countryside and woodlands – this is a wonderful place to call home.

HOMES FOR SCOTLAND AWARDS 2018 WINNER

RICS Awards 2018 Winner

Regency Place, Countesswells is a new neighbourhood, one created to blend with the surrounding woodland and country setting.

From Hazlehead Woods to the east along with Hazlehead golf course; Foggieton Wood to the south and Countesswells to the west, it has all the elements to provide a relaxed pace of life.

Here you are minutes from a wide range of amenities - leisure, business and practical. With access to the A944 you are minutes from Aberdeen City centre to the east and all the associated entertainment, leisure, night life, retail and business requirements. To the west you are minutes from the popular town of Westhill, with its own local retail centre including M&S and Costa.

Close by will be the new Aberdeen Western Peripheral Route, providing easy access to the airport, the north and south.

Across from the A944 to the north lies the village of Kingswells and Prime Four business park, including offices, nursery, Starbucks and leisure facilities at the Urban Village resort and 10 minutes further lies Aberdeen airport.

To the south, just a 5 minute drive away is Cults, the traditional and popular suburb of Aberdeen with hotels, restaurants and several boutiques, beauty salons and grocery stores.

As Countesswells grows it will also offer all the amenities expected of a new community; two new primary schools and a purpose built academy, medical and community centres, employment and retail, all within a short distance of your home. This is an unrivalled place to live.

Within Countesswells itself, you'll find parks, tranquil woodlands and burns, each designed to take advantage of the landscape and provide a stunning backdrop for each neighbourhood.

Neighbouring towns

Kingswells	2 miles
Cults	2.1 miles
Westhill	4 miles
Aberdeen City	5.3 miles
Dyce	7.2 miles

Welcome to Regency Place, Countesswells.

Make yourself at home.

Your choice of home

Within Regency Place, Countesswells we're creating an exclusive collection of individually-designed homes.

SELECTION OF HOMES

Regency Place, Countesswells has been designed by our award winning architects, each home created to make the most of its position, orientation and style. Our first neighbourhood and choice of homes includes two bedroom mews homes, three bedroom detached and semi-detached homes along with four and five bedroom detached villas.

You'll find spacious interiors, stunning kitchens and attractive exteriors to suit buyers from those putting their first foot on the property ladder to young and growing families, key workers, and down sizers alike.

All homes are spacious, light and airy with well-planned living areas for entertaining and relaxing. Each one has been designed to provide flexible accommodation to suit the ever-changing needs of life from large open plan living spaces to individual rooms - which ever you prefer.

Every aspect of your house is finished to the highest standards and attention to detail, ensuring you will always love coming home.

Expertly-crafted kitchens with fully integrated AEG appliances include a selection of dishwasher, fridge/freezer, microwave, multi-function oven, gas brushed steel hob and stylish cooker hood*. Depending on the size of home, many kitchens feature breakfast bars with plenty of space for a kitchen table for casual dining. Utility rooms or laundry zones ensure you have plenty of space to tuck away your laundry and cleaning equipment.

In the stylish bathrooms and master en- suites, you'll find contemporary washhand basins set into smart vanity units providing useful concealed storage. Chrome towel radiators feature in most homes, with Porcelanosa tiling, rainfall showers and bright white sanitary ware.

OUR QUALITY

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

We use high specification materials, and with superior craftsmanship, project management and experience, we build to exacting standards, and create homes that are long-lasting.

Buying a home at Regency Place, Countesswells gives you the reassurance of long lasting value and peace of mind. Each home comes complete with a 10 year warranty so you can rest assured, the quality of your new home is guaranteed.

Elevation treatments, specification and landscaping may vary from those shown. Please refer to architectural drawings for details.

*Dependent on house type.

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 Smeg 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 Smeg stainless steel hobs, cooker hoods, multi-function ovens, microwaves/ grills, integrated fridge freezers and dishwashers. Breakfast bars 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 Laundry Zone. Just open two bi-fold doors and you'll find the space, plumbing and wiring for a washing machine, dryer and all your laundry supplies from ironing board to washing powder.

Larger homes have a separate utility room with space and plumbing for your washing machine and tumble dryer as well as plenty of storage.

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 many homes, French doors opening onto a patio for a lovely inside-outside living space.

Different people, different lifestyles - that's why we build homes either with a separate dining room – if you entertain regularly, a formal dining room may be essential – or we combine the dining area into a large open kitchen dining space that's great for family and friends alike.

*Choice of kitchen and choice of fittings subject to build programme. Information is correct at time of going to print but is subject to change. For more information speak to one of our team of Sales Consultants. The specification included in this brochure gives a general specification applicable to this development. Please check the specification relating to the individual plot you have chosen with our Sales Consultant at the time of reservation.

Moving on upstairs...

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.

Most master and guest bedrooms have either a luxury walk-in wardrobe or built-in wardrobes. Television points are conveniently positioned in all bedrooms and telephone points in the master bedroom. You'll find most master bedrooms are en-suite with either a luxury double shower or full bath with separate shower.

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 many homes, fitted vanity furniture for the family bathroom and master en-suite. Most of our homes 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.

As you make your way through a Stewart Milne home, we hope you'll note high quality of fittings and finishing. Internal walls and ceilings are painted 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.

Take a closer look...

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.

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.

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.

The bigger picture

You'll find a host of great features in your new home, most are included as standard with some additional options you may like to select. The table below shows all the features available in each home. Just ask us if you have any questions.

	KITCHEN															UTILITIES		BATHROOM								BEDROOMS																					
																										Master Bedroom								Guest Bedroom				Bedroom 3							
HOUSETYPES	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) Single Oven	Silver Glass Combination Multi-function Oven	Built-in Stainless Steel Microwave/Grill	Built-in Silver Glass Combination Microwave	Integrated Fridge / Freezer	Integrated Dishwasher	1½ Stainless Steel Sink and Chrome Mixer Tap	Utility Room	Laundry Zone	Vanity Furniture	Choice of Unit Finishes	Choice of Porcelanosa Tiles	Shower Over Bath	Hand-held Shower Spray at Bath	Shower Cubicle	Rain Shower and Hand held Shower	Chrome Towel Rail	En-Suite	Vanity Furniture to en-suite	Chrome Towel Rail	Rain Shower and Hand Rinse	Waterfall Tap to Basin	Hand-held Shower Spray at bath	LED Strip lighting to bath panel	Built-in Wardrobe	Walk-in Wardrobe	En-Suite	Vanity Furniture	Chrome Towel Rail	Built-in Wardrobe	En-Suite	Vanity Furniture	Chrome Towel Rail	Built-in Wardrobe	Bedroom 4 Built-in Wardrobe	Bedroom 5 Built-in Wardrobe
The Malborough	●	●	●	●	●	–	–	●	●	–	●	–	●	●	●	●	●	–	●	●	●	–	●	●	●	–	●	●[2]	●	●	●	–	–	–	●	●	–	○	●	–	–	–	○	○	–
The Hampsfield	●	●	●	●	●	●	○	–	●	●	–	●	–	●	●	●	–	●	●	●	●	○	●	–	–	○	●	●	●	–	●	–	–	–	●	●	○	○	●	–	–	–	○	–	–
The Loanhead	●	●	●	●	①	●	○	–	●	●	–	●	–	●	●	●	–	●	●	●	●	–	●	○	–	○	●	●	●	–	●	–	–	–	●	②	●	○	●	–	–	–	○	–	–
The Dukeswood	●	●	●	●	●	●	○	–	●	●	–	●	–	●	●	●	●	–	●	●	●	–	●	○	–	○	●	●	●	–	●	–	–	●	–	●	○	○	●	–	–	–	○	–	–
The Denewood	●	●	●	●	●	●	○	–	●	●	–	●	–	●	●	●	●	–	●	●	●	○	●	–	–	○	●	●	●	–	●	–	–	●	–	●	○	○	●	–	–	–	○	–	–
The Corrywood	●	●	●	●	–	●	○	–	●	●	–	●	–	●	●	●	●	–	●	●	●	○	●	–	–	○	●	●	●	–	●	–	–	●	–	–	–	–	●	–	–	–	–	–	–
The Castlewellan	●	●	●	●	○	●	○	–	●	●	–	–	–	●	○	●	●	–	●	●	●	○	–	–	–	○	●	○	○	–	–	–	–	●	–	–	–	–	●	–	–	–	–	–	–

● Denotes included as standard ○ Denotes optional – Denotes not available ●[2] Wall mounted vanity

① Option for Breakfast Bar and removal of wall ② Only if option layout is taken

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.

- MA Malborough
- HA Hampsfield
- LH Loanhead
- DU Dukeswood
- DE Denewood
- CO Corrywood
- CW Castlewellan

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.

All homes designed and built as part of Regency Place form part of our Woodlands W20 collection. As such the specification for each home is different to the specification included for our range of homes within other developments and locations. Please ask for full details of the specification for your chosen home.

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 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 Malborough

This double-fronted, five-bedroom detached villa is a very popular addition to the Stewart Milne range of detached homes; eye-catching on the outside and very attractive – as well as highly functional – inside. The living room's wide window adds extra light and airiness to an already spacious room. The kitchen is fitted with the usual wide range of premium appliances you have come to expect from a Stewart Milne home and not only has a raised breakfast bar at which the family can grab a quick snack, but also space for a large table for informal family meals; the kitchen's wide French doors invite you to take the dining experience outside on summer days. For more formal occasions, a separate dining room is included, conveniently adjoining the kitchen. Provided you reserve early enough in the construction process, you can choose to incorporate this room into the kitchen to create one vast open space. The spacious utility room, which provides access to the garden, also connects directly to the wc/cloakroom.

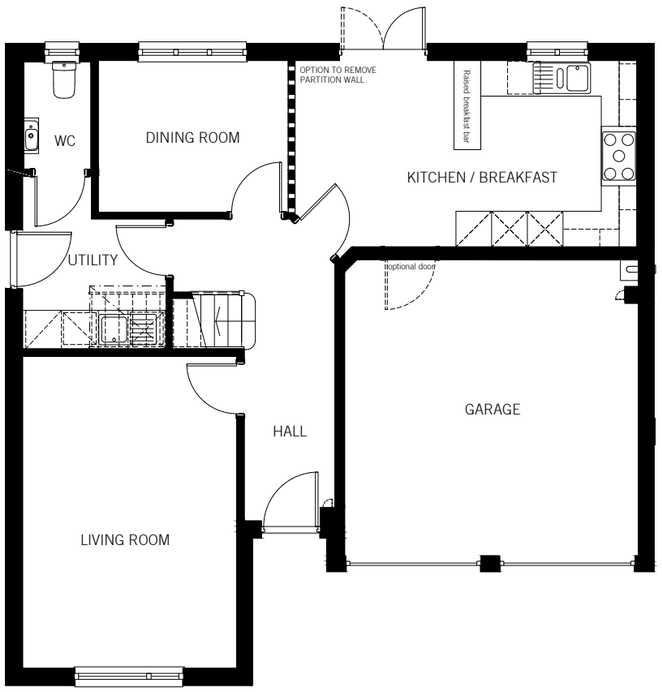
Upstairs, the master bedroom has a walk-in wardrobe and en-suite shower room with wide 1200mm, rain shower and separate mixer, waterfall tap and vanity units at the washhand basin, fitted mirror and tall chrome towel radiator. Full-height windows add further character and value to this main bedroom. The double guest bedroom also has an en-suite shower room and fitted wardrobe, while bedrooms 3, 4 and 5 share a well-appointed family bathroom which provides shower cubicle with both rain shower and shower mixer, bath also with separate shower mixer and fitted vanity storage in which you can hide away your day-to-day toiletries. There are also designated spaces in bedrooms 3 and 4 for optional built-in wardrobes.

KEY FEATURES

• Five bedrooms • Expansive living room • Separate dining room • Superb kitchen/breakfast room with breakfast bar and French doors to garden • Utility room with direct access to garden • Walk-in wardrobe and en-suite shower room to master bedroom • En-suite shower room and fitted wardrobe to guest bedroom • Family bathroom with bath, separate shower enclosure and vanity furniture
• Detached double garage with light and power

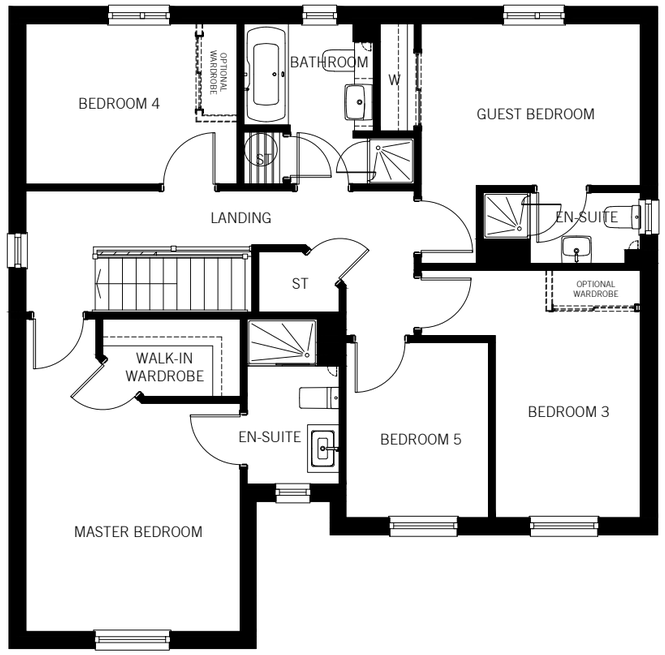
GROUND FLOOR

Living room	5242.5mm x 3600mm 17' 2" x 11' 10"
Dining room	3191mm x 2548.5mm 10' 6" x 8' 4"
Kitchen/Breakfast/ Family	5746mm x 3134.5mm 18' 10" x 10' 3"
WC	1804mm (max) x 1128.5mm (max) 5' 11" x 3' 8"
Utility	2413mm (max) x 2184mm (min) 7' 11" x 7' 2"
Garage	4977.5mm x 4935mm 16' 4" x 16' 2"



FIRST FLOOR

Master bedroom (excluding wardrobe)	3837.5mm x 3600mm 12' 7" x 11' 10"
En-suite (including shower)	2777.5mm x 1547.5mm (max) 9' 1" x 5' 1"
Guest bedroom (excluding wardrobe)	2722.5mm (min) x 3685mm 8' 11" x 12' 1"
En-suite	1190mm (max) x 2645mm (max) 3' 11" x 8' 8"
Bedroom 3 (including optional wardrobe)	4160mm x 2440mm 13' 6" x 8' 0"
Bedroom 4 (including optional wardrobe)	2697.5mm x 3547.5mm 8' 10" x 11' 8"
Bedroom 5	2944mm x 2395mm 9' 8" x 7' 10"
Bathroom	2697.5mm (max) x 2175m (max) 8' 10" x 7' 1"



The Hampsfield

This four bedroom detached home comes complete with integral garage with light and power. The spacious living room with wide walk-in bay window adds lots of light and space to this already-airy room. The stunning open-plan kitchen/family/dining room stretches the entire width of the house but those who prefer a separate dining room, depending on the build stage, can choose that option. The kitchen has a breakfast bar and space to accommodate a kitchen table. Glazed French doors off the dining end of the kitchen add light and open onto the garden. The laundry zone is adjacent to the side door leading to the garden and ensures your washing machine and tumble drier are tucked away behind stylish bi-fold doors.

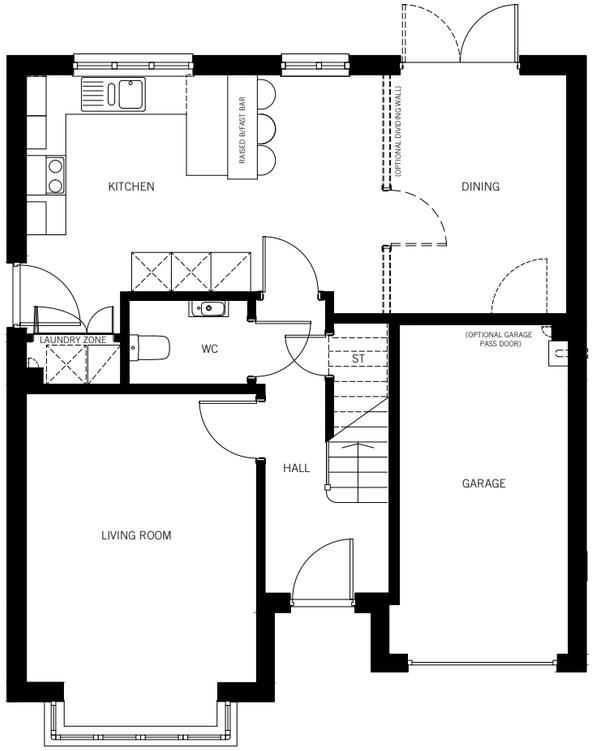
There are four bedrooms and three bath/shower rooms leading off the upper landing. The master bedroom is luxurious with walk-in wardrobe and en-suite shower room comprising a 1200mm shower, fitted vanity furniture and heated towel rail. The guest bedroom is also en-suite shower room and has built-in wardrobes. The family bathroom, which is conveniently placed to be shared between the third and fourth bedrooms, is contemporary and stylish with plenty of storage. To complete the home, there is storage abounds in this cleverly-designed family home.

KEY FEATURES

• Four bedrooms • Living room with wide feature walk-in bay • French doors to spacious kitchen with breakfast bar and appliances including dishwasher, fridge-freezer, multi-function oven and microwave/grill • Concealed laundry zone • En-suite shower rooms to both master and guest bedrooms • Walk-in wardrobe to master bedroom • Built-in wardrobe to guest bedroom • Cloakroom on ground floor • Integral garage with light and power • Abundance of storage

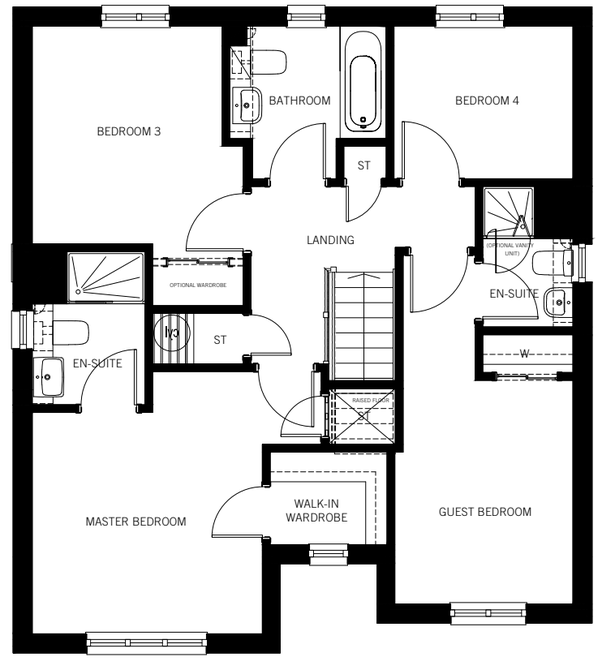
GROUND FLOOR

Living room (including bay)	5047.5mm x 3487mm 16’ 7” x 11’ 5”
Kitchen / Dining / Family	8190mm x 3291mm (min) 26’ 10” x 10’ 9”
WC	1800mm x 1270mm (max) 5’ 11” x 4’ 2”
Laundry Zone	1431mm x 649mm 4’ 8” x 2’ 1”
Garage	4977.5mm x 2550mm (min) 16’ 4” x 8’ 4”



FIRST FLOOR

Master bedroom (excluding wardrobe)	3487mm (min) x 3352mm (min) 11’ 5” x 11’ 0”
En-suite (including shower)	2320mm x 1707mm 7’ 7” x 5’ 7”
Guest bedroom (excluding wardrobe)	3390mm (min) x 2700mm (max) 11’ 1” x 8’ 10”
En-suite (including shower)	2129mm x 1367.5mm 7’ 0” x 4’ 6”
Bedroom 3	3300mm (min) x 2877mm (min) 10’ 10” x 9’ 5”
Bedroom 4	2712mm x 2313mm 8’ 11” x 7’ 7”
Bathroom (including bath)	2370mm x 1705mm (min) 7’ 9” x 5’ 7”



The Loanhead

The Loanhead is a contemporary family home to suit many lifestyles and includes two layout options of either three or four bedrooms.

The ground floor features an impressive kitchen/living/dining space complete with a hidden laundry zone with sink, and stylish bi-fold doors leading to your private garden. The kitchen includes integrated AEG appliances, a modern breakfast bar which is ideal for casual dining, and the lounge area is filled with light from the stunning full length windows. The ground floor also has a WC.

Upstairs you will find the bedroom accommodation comprising of either three or four bedrooms. Both options include a master suite on the top floor with impressive dual aspect windows, luxurious en-suite with separate bath and shower enclosure and a walk-in-wardrobe. The middle floor includes a guest bedroom with en-suite shower room, well appointed family bathroom and one or two further bedrooms.

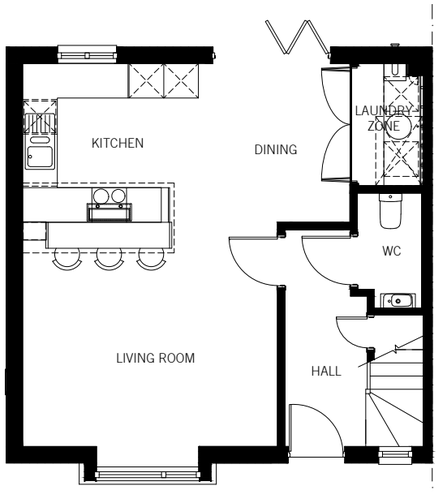
Both options include a detached single garage.

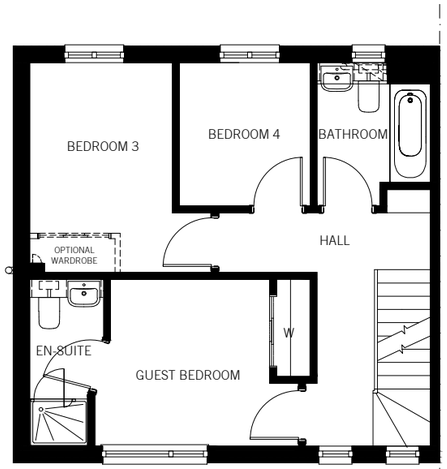
KEY FEATURES

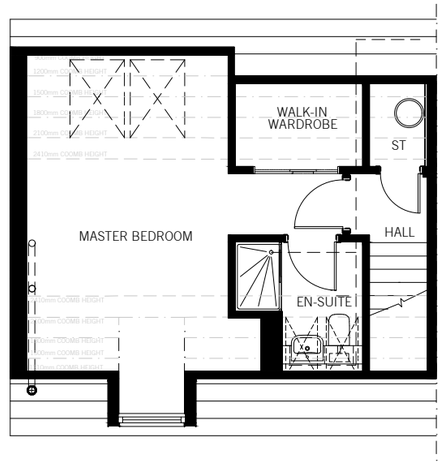
• Three or four bedrooms • Spacious open-plan living/dining/kitchen area • Downstairs W/C • Laundry zone • Guest bedroom with en-suite shower room • Well-appointed family bathroom • Spacious master bedroom with en-suite shower room and walk-in wardrobe

FLOOR PLAN LAYOUT OPTIONS

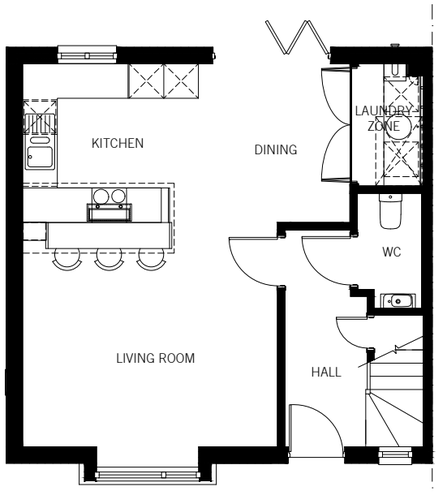
OPTION ONE

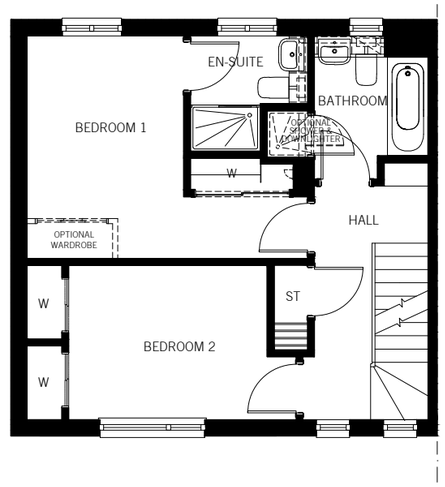


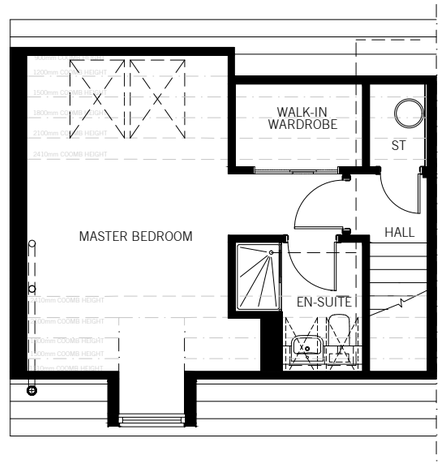




OPTION TWO







ROOM DIMENSIONS

GROUND FLOOR	Living room (incl. bay)	3790mm x 4415mm (max)	12' 5" x 14' 6"
	Kitchen / Dining	5666mm (max) x 3280mm	18' 7" x 10' 9"
	WC	1990mm (max) x 1079mm (max)	6' 6" x 3' 6"
	Laundry Zone	2116mm x 1079mm	6' 11" x 3' 6"
FIRST FLOOR	Guest bedroom	2887mm x 2752mm (min)	9' 6" x 9' 0"
	En-suite (incl shower)	1284mm x 2887mm	4' 3" x 9' 6"
	Bedroom 3 (incl opt ward.)	3625mm x 2470mm	11' 11" x 8' 1"
	Bedroom 4	2475mm x 2264mm	8' 1" x 7' 5"
	Bathroom	2475mm x 1960mm	8' 1" x 6' 5"
UPPER FLOOR	Master Bedroom*	4526mm x 3490mm	14' 10" x 11' 5"
	En-suite (incl shower)	21322mm x 2205mm	7' 0" x 7' 3"

FIRST FLOOR	Bedroom 1 (incl. opt. ward.)	3845mm x 2706mm (min)	12' 7" x 8' 11"
	En-suite (incl shower)	2027mm x 1991mm	6' 8" x 6' 6"
	Bedroom 2	2667mm x 3431mm	8' 9" x 11' 3"
	Bathroom (incl shower)	2475mm x 1960mm	8' 1" x 6' 5"

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

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 private rear garden. Depending on the stage of construction, you can opt to have a separate dining room rather than open plan living. The kitchen includes a breakfast bar, 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.

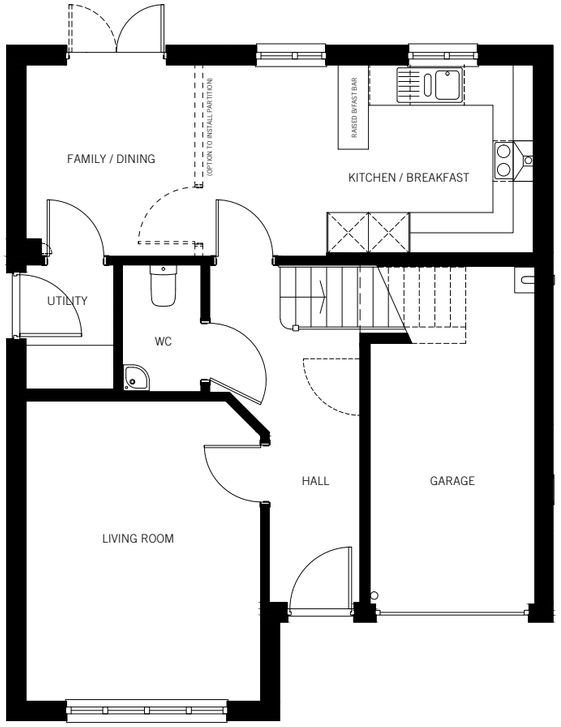
On the first floor, there are four bedrooms, a spacious family bathroom, two shower rooms – en-suite to each of the two main bedrooms – and plenty of storage. Both the bathroom and master en-suite shower room have a wide mirror fitted above built-in vanity furniture that is provided from a superb choice of finishes; whilst the bathroom has a handy shower and mixer tap at the bath, the master en-suite has an 1100mm-wide shower and tall chrome heated towel rail. Both the master bedroom and guest bedroom have built-in wardrobes.

KEY FEATURES

• Four bedrooms • Living room with large window • French doors to secure rear garden • Well-appointed stylish kitchen with 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 mounted wall mirror in both bathroom and master en-suite • Integral garage with light and power

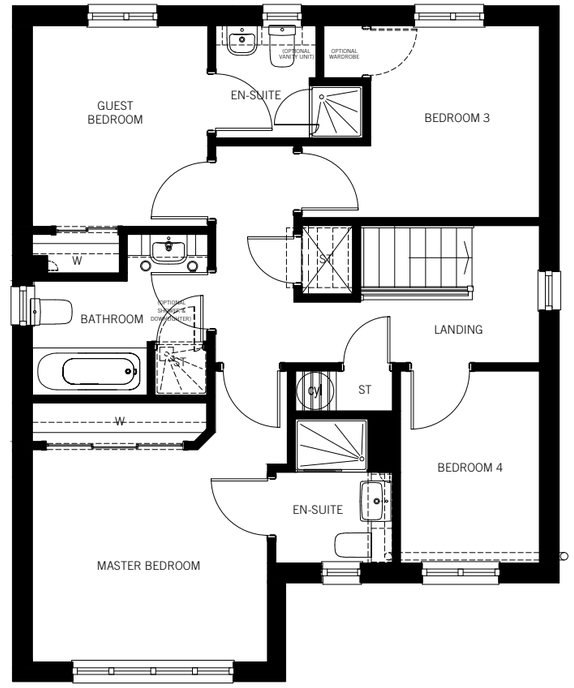
GROUND FLOOR

Living room	4448mm (max) x 3477.5mm (max) 14’ 7” x 11’ 5”
Kitchen / Breakfast Dining / Family	2837.5mm (max) x 7515mm (max) 9’ 4” x 24’ 8”
WC	1882mm x 1168mm 6’ 2” x 3’ 10”
Utility	1842mm x 1300mm 6’ 0” x 4’ 3”
Garage	5002mm (max) x 2427.5mm 16’ 5” (max) x 7’ 11”



FIRST FLOOR

Master bedroom (excluding wardrobe)	3147mm (min) x 3487mm (min) 10’ 4” x 11’ 5”
En-suite (including shower)	2139mm x 1734mm (max) 7’ 0” x 5’ 8”
Guest bedroom (excluding wardrobe)	2977mm x 2600mm 9’ 9” x 8’ 6”
En-suite (including shower)	1668mm (max) x 2180mm 5’ 6” x 7’ 1”
Bedroom 3 (excluding optional wardrobe)	2847mm x 2505mm 9’ 4” x 8’ 3”
Bedroom 4	2850mm x 2063mm 9’ 4” x 6’ 9”
Bathroom	2382mm (max) x 2600mm (max) 7’ 10” x 8’ 6”



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 appliances that are fitted 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.

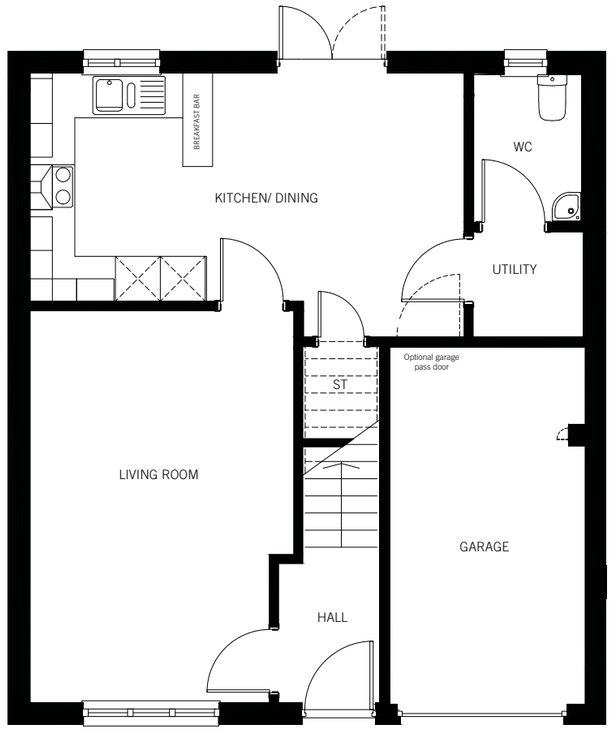
Upstairs, there are four good-sized bedrooms, two of which have an en-suite shower room and built-in wardrobes. There is a well-appointed bathroom with shower, mixer tap at bath and an abundance of storage. The master en-suite has a chrome heated towel rail, fitted vanity furniture and mounted wall mirror.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

KEY FEATURES

• Four bedrooms • 3 bath/shower rooms • Well-appointed stylish kitchen with breakfast bar and 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

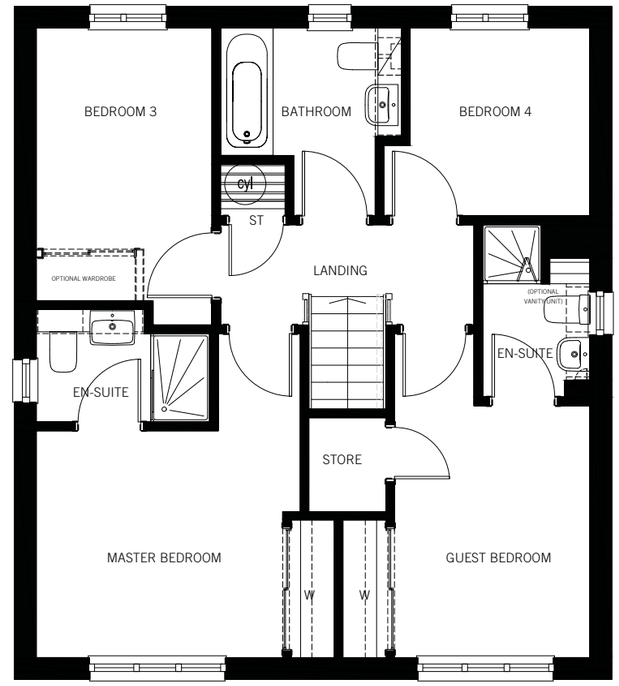
GROUND FLOOR

Living room	5240mm x 3530mm (max) 17’ 2” x 11’ 7”
Kitchen / Dining	3050mm (min) x 5806mm (min) 10’ 0” x 19’ 0”
WC	1974mm (max) x 1450mm (max) 6’ 5” x 4’ 9”
Utility	1481mm x 1408mm 4’ 10” x 4’ 7”
Garage	4773mm x 2615mm 15’ 8” x 8’ 7”



FIRST FLOOR

Master bedroom	3035mm (min) x 3530mm (min) 9’ 11” x 11’ 7”
En-suite (including shower)	1505mm (max) x 2320mm (max) 4’ 11” x 7’ 7”
Guest bedroom	3367mm (min) x 2612mm 11’ 0” x 8’ 7”
En-suite (including shower)	2305mm (max) x 1434mm (max) 7’ 7” x 4’ 8”
Bedroom 3 (including optional wardrobe)	3645mm (min) x 2350mm 11’ 11” x 7’ 8”
Bedroom 4	2512mm x 2404mm (min) 8’ 3” x 7’ 11”
Bathroom (including bath)	1705mm (max) x 2418mm (max) 5’ 7” x 7’ 11”



The Corrywood

This well-appointed three bedroom detached home has impressive dual frontage.

The ground floor is spacious with a light and airy living room with dual-aspect windows. The dining kitchen comes complete with appliances including an integrated dishwasher, fridge freezer, stainless steel gas hob, multi-function oven, microwave/grill and cooker hood. The kitchen has French doors that open onto the garden for alfresco dining. The utility room has space for washing machine and tumble dryer and has a door directly into the garden. Downstairs there is also a guest cloakroom.

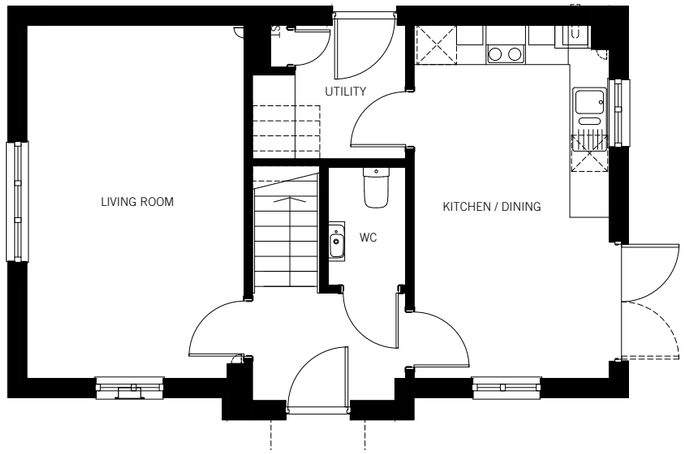
Upstairs, the master bedroom has built-in wardrobes and an en-suite shower room with large 1200mm shower, vanity furniture, a mirror and chrome towel radiator. The family bathroom has stylish contemporary sanitary ware, fitted vanity furniture with a choice of finishes, mirror, and a useful shower mixer at the bath. The second bedroom also has built-in wardrobes.

KEY FEATURES

• Three bedroom detached home • Spacious living room with dual aspect windows • Contemporary open-plan kitchen/dining room with integrated 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 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

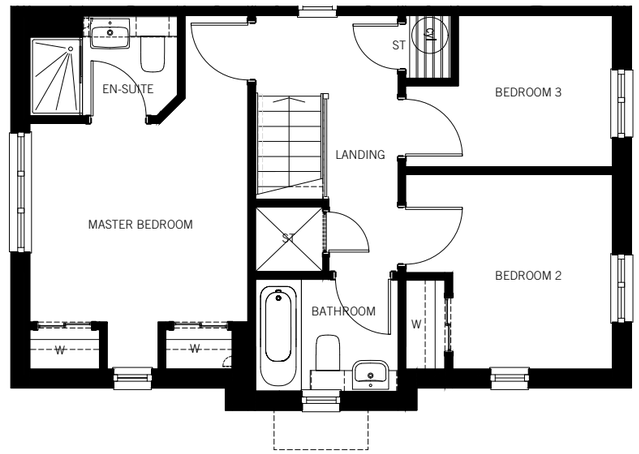
GROUND FLOOR

Living room	3307mm x 5377mm (max) 10' 10" x 17' 8"
Kitchen / Dining	2973mm x 5377mm 9' 9" x 17' 8"
Utility	2335mm (max) x 2037mm (max) 7' 8" x 6' 8"
WC	1180mm x 1797mm 3' 10" x 5' 11"



FIRST FLOOR

Master bedroom (excl. en-suite & wardrobes)	3317mm x 3022mm (max) 10' 10" x 9' 11"
En-Suite (including shower)	2195mm x 1525mm 7' 2" x 5' 0"
Bedroom 2 (excluding wardrobe)	2432.5mm x 2963mm 8' 0" x 9' 9"
Bedroom 3	2299mm (min) x 2344mm 7' 6" x 7' 8"
Bathroom	2170mm x 1705mm (max) 7' 1" x 5' 7"



** subject to plot.*

The Castlewellan

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 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.

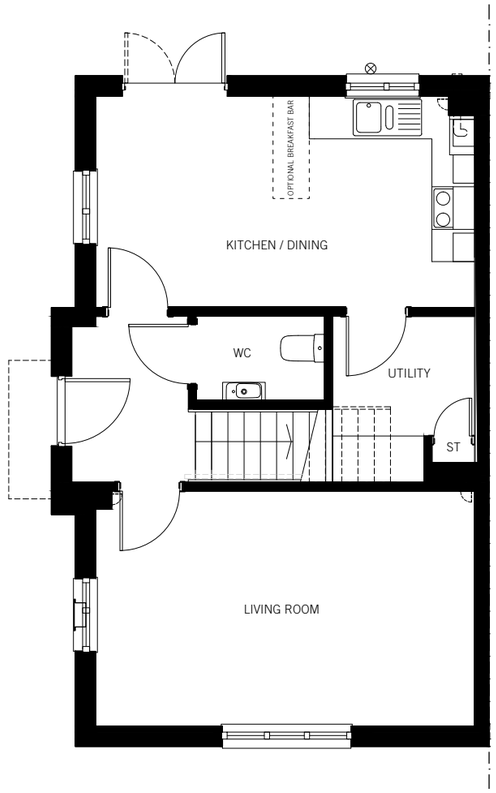
Upstairs, the master bedroom has two fitted wardrobes and an en-suite shower room with spacious 1200mm shower cubicle. The second bedroom also has a fitted wardrobe. The family bathroom incorporates stylish contemporary sanitary ware and fitted vanity furniture which offers a choice of handsome finishes 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

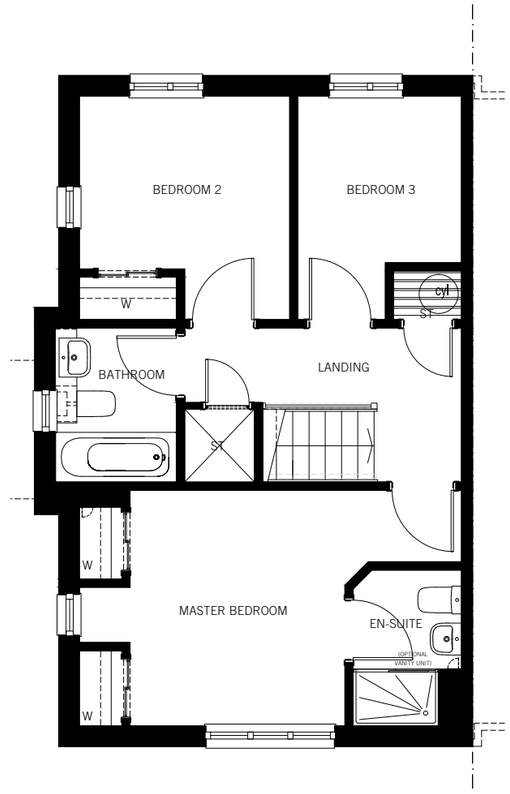
GROUND FLOOR

Living room	3307mm x 5330mm (max) 10' 10" x 17' 8"
Kitchen / Dining	2973mm (max) x 5331mm (max) 9' 9" x 17' 6"
Utility	2335mm (max) x 1991mm (max) 7' 8" x 6' 9"
WC	1180mm x 1797mm 3' 10" x 5' 11"



FIRST FLOOR

Master bedroom (excl. wardrobes & en-suite)	3317mm x 3026mm (max) 10' 10" x 9' 11"
En-Suite (including shower)	2195mm x 1525mm 7' 2" x 5' 0"
Bedroom 2 (excluding wardrobe)	2432mm x 2963mm 8' 0" x 9' 9"
Bedroom 3	2344mm (min) x 2303mm 7' 8" x 7' 7"
Bathroom	2170mm x 1705mm (max) 7' 1" x 5' 7"



Regency Place, Countesswells

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.

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

We aim 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 buying process. We aim to provide information that is accurate, clear and up to date.

We design high quality homes with superior finishes and specification materials, and build.

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 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 any 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...

We have just been awarded the "Gold" award for customer satisfaction from In-House Research Ltd. The 'Gold' award is provided to the top UK housebuilders only who achieve over 90% customer satisfaction.

We are extremely proud to share that the new community of Countesswells, Aberdeen has received the RICS award for best residential project in Scotland in 2018.

Congratulations to our team at Homes North Scotland who continue to strive to make this community a wonderful place to live!

HOMES FOR SCOTLAND AWARDS 2018 WINNER

RICS Awards 2018 Winner

CONSUMER CODE FOR HOME BUILDERS www.consumercode.co.uk

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 easy and enjoyable. We provide you with a perfect new home to make just yours and ensure that the process of buying is simple and straightforward. We can help with solicitors, mortgages and provide advice on how to sell your existing home. When you move in, our customer service team is 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 REGENCY PLACE, COUNTESSWELLS

Our sales centre is open 7 days a week from 11.00am 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 900 3448.

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 when you reserve early.

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

We'll make the whole process easy and affordable – our 40 years of experience have proved how vital that is. We can help you find a suitable removal company – any little aspect that will help make your move to Regency Place, Countesswells 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.

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. We'll also introduce your customer service co-ordinator who is free to help if you need any assistance while settling in.

**Part Exchange subject to availability. Terms and conditions apply.*

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.

Regency Place, Countesswells

SPOILT FOR CHOICE

When you reserve your home early, you can choose many of the fixtures and fittings that will be included in your new home from kitchen doors and handles to worktops and tiling.

ENJOY PEACE OF MIND

Buying a new home eliminates the need to do 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 DELAY

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. Your new home is also energy efficient, saving you money on heating bills.

BRAND NEW MEANS A FRESH, NEUTRAL 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 neutral canvas to stamp your own style and personality on from day one. There is no DIY to do, no re-decorating of another person's taste, just a perfect new home.

BE PART OF A NEW COMMUNITY

Moving to a brand new home is an opportunity to make new friends and be part of a new and exciting 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 Regency Place, Countesswells your home

SPACE

A superb range of spacious homes which have been designed to make the most of the charming, rural character of Countesswells, with the individual homes orientated to optimise views over the rolling Aberdeenshire countryside, parkland and landscaped areas.

DESIGN

Carefully planned, cleverly designed: Stewart Milne homes reflect your lifestyle. Key to this are the stylish living and kitchen areas, ideal for entertaining and family life.

VALUE

Each of out homes is built to exacting standards. With Stewart Milne Homes, there's never been a better time to buy.

LOCATION

Regency Place, Countesswells will be a new and flourishing community close to Aberdeen City. The new community will provide everything that a family needs for a great life: good transport links; brand new schooling; amenities including shops; medical facility; expansive open green spaces; and on your doorstep, scenic surroundings.

QUALITY

All homes benefit from the inclusion of high specification fitted kitchens and bathrooms; integrated appliances; glazed French doors; walk-in or built-in wardrobes; secure rear gardens. We specify high-quality fixtures and fittings and ensure every last detail is just right.

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.

Regency Place, Countesswells

We pride ourselves on designing and building homes that you, our customer will be proud to live in. We invest significant resources each year in research to fully understand the aspirations, needs and desires of homebuyers, whether they be first-time buyers, families moving up the market or couples and singles down-sizing. We use this research to create homes that you'll love.

Meeting your needs is our highest priority, both in terms of the homes we design and build, and the service we provide. We invest in an independent research company who survey all our customers. This allows us to continually improve our service and ensure that our award winning homes meet your needs and aspirations. We know how important customer service is, and whether you're a first time buyer or a seasoned buyer, our team are always on hand to guide, advise and support you. Over 97% of our customers are happy to recommend us.

Travel Directions

SAT NAV REFERENCE: AB15 8FJ

TRAVEL DIRECTIONS FROM ABERDEEN CITY

Take the B9119/A944 main road heading west out of Aberdeen towards Kingswells/Westhill. At the Kingswells roundabout turn left at C128C (Kingshill to Cults). Follow the road towards Cults, and you will see the development signposted on the left hand side.

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

Showhomes and Sales Centre open 7 days a week from 11.00am to 5.30pm

Telephone: 0845 900 3413 e-mail: countesswellshomes@stewartmilne.com

www.stewartmilnehomes.com

All homes designed and built as part of Regency Place form part of our Woodlands W20 collection. As such the specification for each home is different to the specification included for our range of homes within other developments and locations. Please ask for full details of the specification for your chosen home.

PHOTOGRAPHY AND CGIS

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.

STEWART Milne HOMES

Issue date: January 2020