



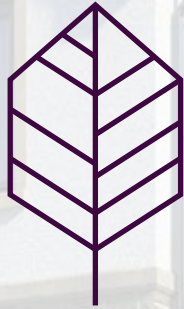
EARLSWOOD  
COYLTON

A stunning development of energy efficient 3, 4 and 5 bedroom detached homes  
within the heart of the beautiful, countryside village of Coylton

Milestone  
LOVE WHERE YOU LIVE

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# EARLSWOOD COYLTON



An eagerly awaited development of energy efficient  
3, 4 and 5 bedroom homes and bungalows  
in the popular village of Coylton

**Milestone**  
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Located only 6 miles from Ayr



# discover a better lifestyle...

Imagine spacious accommodation finished to the highest of standards, surrounded by nature but close to amenities. Our stunning new development of energy efficient homes at Earlswood, Coylton, delivers on every level. Connected to a thriving community and offering an excellent quality of life, this is an idyllic setting for you to call home.





# Introducing the charming village of Coylton

Earlswood is our latest Ayrshire development nestled in the charming village of Coylton, located only 6 miles from the nearby market town of Ayr. With its idyllic countryside setting and welcoming community, Coylton offers a tranquil and peaceful environment for residents to call home.

With a wide range of local amenities that provide convenient access to everyday essentials, this desirable village truly is an ideal place to live. Additionally, Coylton benefits from excellent transportation links to Ayr, ensuring easy connectivity to a wider range of amenities, including restaurants, shopping centres, leisure facilities, supermarkets, educational institutions, local parks and Ayr beach. For commuters, Glasgow can be reached in around 45 minutes.

Nature lovers will appreciate the breathtaking landscapes surrounding the village, offering ample opportunities for outdoor activities such as golfing, cycling, fishing and exploring the nearby Ayrshire countryside. With its close proximity to Ayr's vibrant cultural scene, Coylton residents can also enjoy the best of both worlds—tranquillity and access to a bustling town.



# On your doorstep...



## Within Walking Distance



- Coylton Primary School 0.8 miles
- The Coylton Arms Restaurant 0.9 miles
- The Waterfront at Coyle Water Fishery and Café 1.1 miles
- Day-Today Convenience Store 1.2 miles

## By Car



- Ayr Railway Station 5.6 miles
- Ayr Retail Park 6.6 miles
- Prestwick Airport 10.2 miles
- Silverburn Shopping Centre 33.5 miles
- Glasgow Airport 41.7 miles
- Buchanan Galleries 39.8 miles

## At Your Leisure



- Gemmells Garden Centre, Restaurant and Soft Play 3.1 miles
- Dobbies Garden Centre and Restaurant 4.2 miles
- Bannatyne Health Club 5.1 miles
- Ayr Racecourse 5.6 miles
- Ayr Beach 5.9 miles
- Belleisle Park and Golf Course 6.3 miles
- Robert Burns Birthplace Museum 6.8 miles
- Dumfries House Country Estate 7.9 miles
- Heads of Ayr Farm Park 9.7 miles

# what drives us

As a family business, we build good quality, energy efficient homes, while creating sustainable communities in both rural and urban eco-surroundings.

With our trademark features including bright and generously proportioned living areas and superior finishes we've quickly established a strong reputation within the house building market.

Continually striving to innovate in design and construction techniques, our homes are built to look good together, mature well over time and fit perfectly within their surroundings.

We recognise that in today's market, home buyers are looking for top quality finishes and comfortable living in a pleasant environment. With our commitment to excellence, we diligently strive to ensure that every home we build surpasses its owner's expectations.

Well-planned and sympathetic landscaping is always carefully incorporated into each Milestone home, helping to create a sustainable and lasting legacy within the wider community.

Whatever you're seeking, be it a first time home, a larger home as your family grows or a delightful bungalow to retire to, we would be delighted to assist you in acquiring your dream home.



Typical Belvedere property interior

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Typical Balmoral property interior





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EARLSWOOD  
COYLTON





3D render is for illustrative purposes only and as such the finishes may vary on site

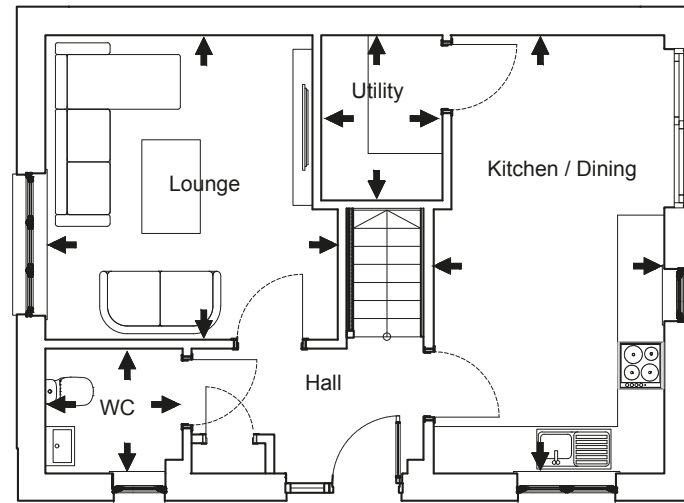
## THE Bothwell

A delightful three bedroom detached home featuring a spacious living area and full length kitchen/dining room

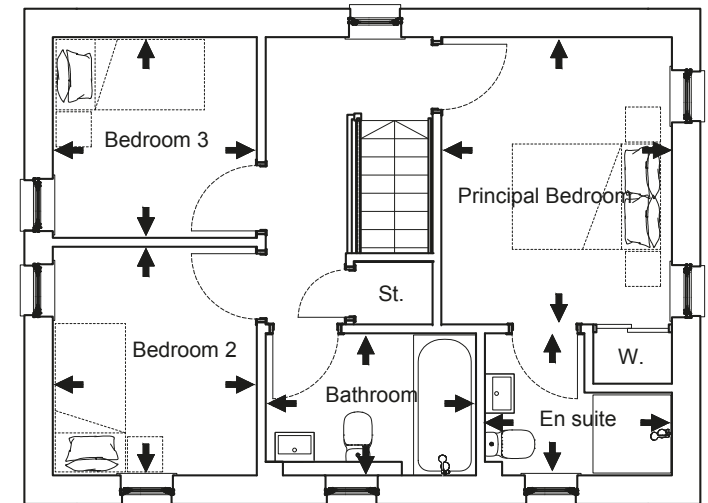


# THE Bothwell

3 BED  
DETACHED  
HOME  
956 SQ FT  
89 SQM



Ground Floor	m	ft
Kitchen/ Dining	5.71m x 2.91m	18'7" x 9'5"
Lounge	3.96m x 3.70m	12'10" x 12'1"
Utility	2.10m x 1.58m	6'9" x 5'2"
WC	1.60m x 1.80m	5'2" x 6'0"



First Floor	m	ft
Principal Bedroom	3.74m x 3.01m	12'3" x 9'9"
En suite	1.88m x 2.46m	6'2" x 8'1"
Bedroom 2	3.00m x 2.68m	9'8" x 8'8"
Bedroom 3	2.63m x 2.68m	8'6" x 8'8"
Bathroom	1.80m x 2.72m	6'0" x 8'9"



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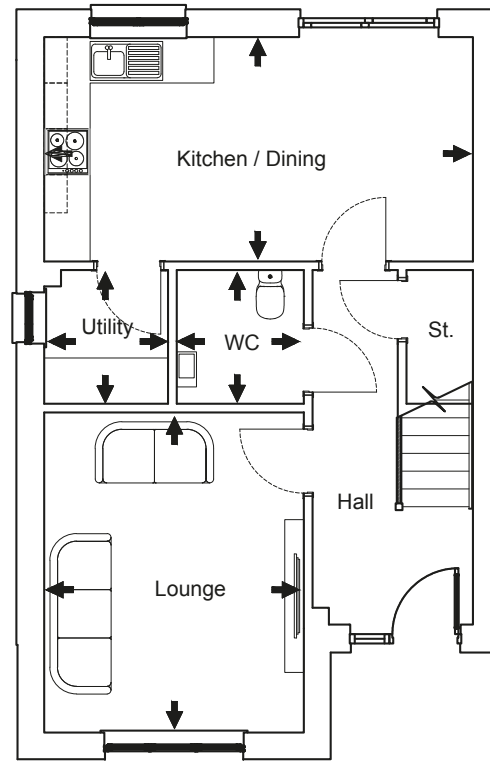
## THE Carrick

A thoughtfully designed three bedroom detached family home with a welcoming entrance hallway

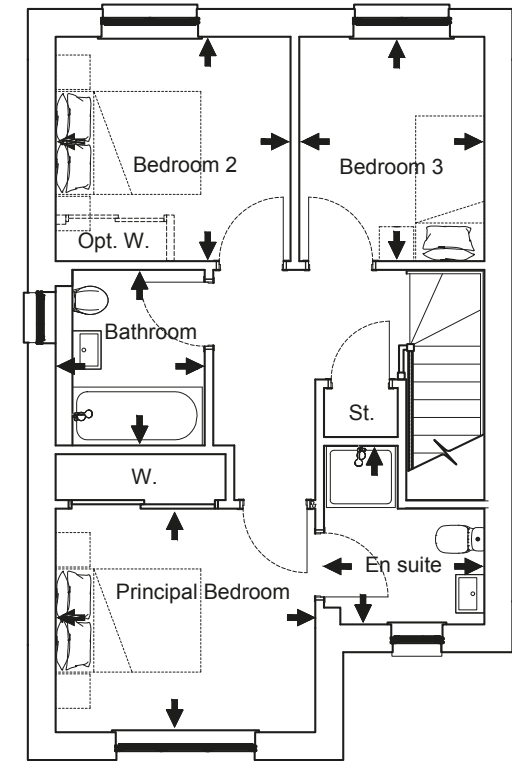


# THE Carrick

3 BED  
DETACHED  
HOME  
1031 SQ FT  
96 SQM



Ground Floor	m	ft
Kitchen/ Dining	3.00m x 5.71m	9'8" x 18'7"
Lounge	4.25m x 3.46m	13'9" x 11'4"
Utility	1.80m x 1.68m	6'0" x 5'5"
WC	1.80m x 1.68m	6'0" x 5'5"



First Floor	m	ft
Principal Bedroom	3.00m x 3.50m	9'8" x 11'5"
En suite	1.58m x 2.16m	5'2" x 7'1"
Bedroom 2	3.00m x 3.14m	9'8" x 10'3"
Bedroom 3	3.00m x 2.49m	9'8" x 8'2"
Bathroom	2.32m x 2.01m	7'6" x 6'6"

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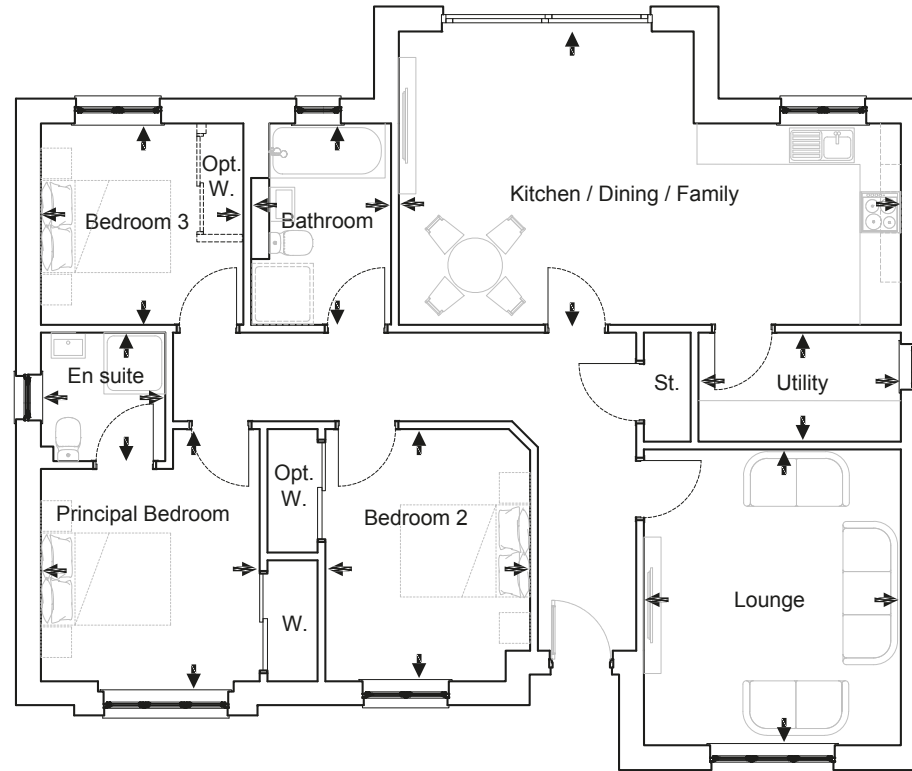
## THE Belvedere

A generous three bedroom detached bungalow benefiting from an open plan kitchen with living space to the rear



# THE Belvedere

3 BED  
DETACHED  
BUNGALOW  
1194 SQ FT  
110 SQM



Ground Floor	m	ft
Kitchen/ Dining/ Family	4.35m x 7.42m	14'3" x 24'3"
Lounge	4.40m x 3.83m	14'4" x 12'6"
Utility	1.62m x 2.95m	5'3" x 9'7"
Principal Bedroom	3.75m x 3.27m	12'3" x 10'7"
En suite	1.91m x 1.85m	6'3" x 6'1"
Bedroom 2	3.75m x 3.03m	12'3" x 9'9"
Bedroom 3	3.01m x 3.03m	9'9" x 9'9"
Bathroom	3.01m x 2.08m	9'9" x 6'8"



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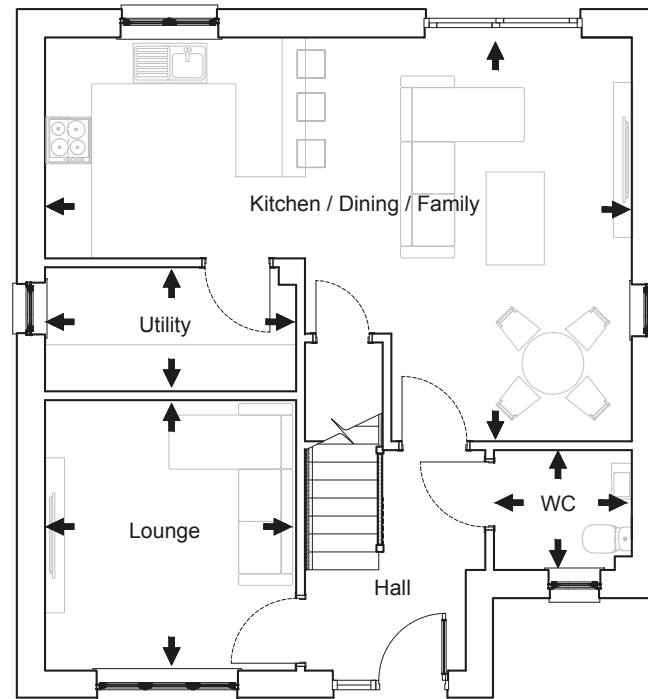
## THE Balmoral

A beautiful four bedroom detached family home with an open plan kitchen area which is perfect for entertaining family and friends

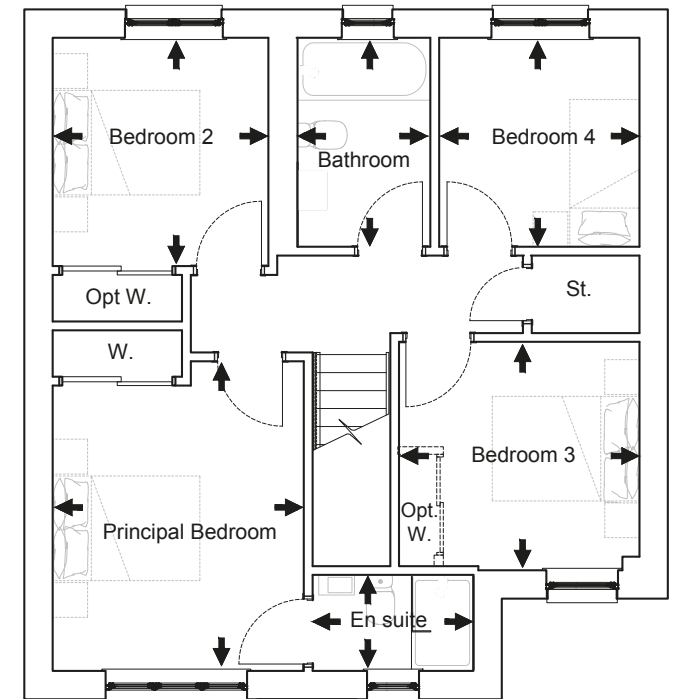


# THE Balmoral

4 BED  
DETACHED  
HOME  
1270 SQ FT  
118 SQM



Ground Floor	m	ft
Kitchen/ Dining/ Family	5.30m x 7.68m	17'4" x 25'2"
Lounge	3.55m x 3.30m	11'6" x 10'8"
Utility	1.63m x 3.30m	5'3" x 10'8"
WC	1.60m x 1.84m	5'2" x 6'0"



First Floor	m	ft
Principal Bedroom	4.02m x 3.31m	13'2" x 10'9"
En suite	1.30m x 2.10m	4'3" x 6'9"
Bedroom 2	3.08m x 2.85m	10'1" x 9'4"
Bedroom 3	3.01m x 3.17m	9'9" x 10'4"
Bedroom 4	2.76m x 2.65m	9'1" x 8'7"
Bathroom	2.76m x 2.00m	9'1" x 6'6"



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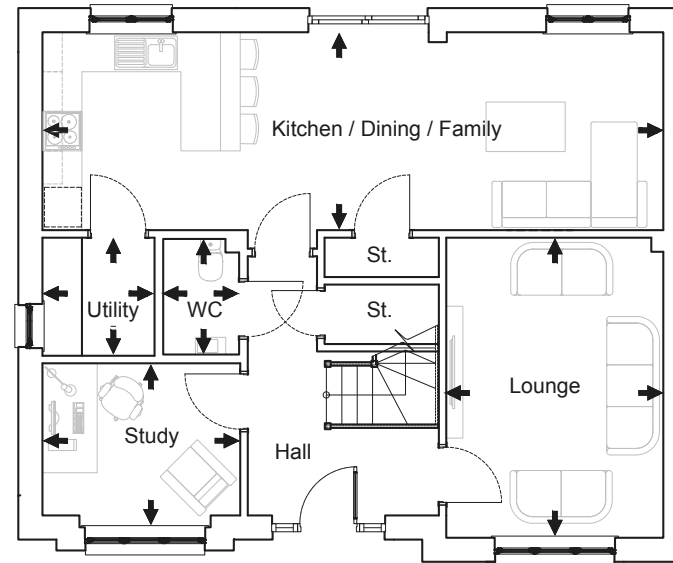
## THE Inverary

A stunning five bedroom detached home with feature glazing to the front allowing light to radiate this home

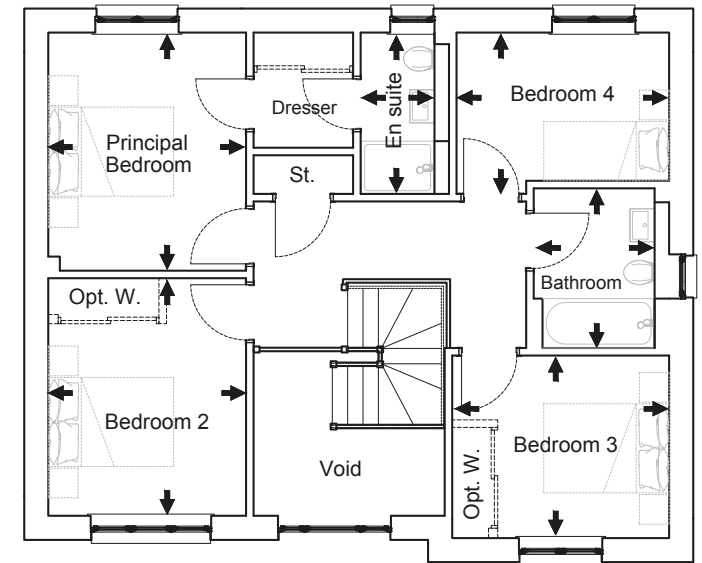


# THE Inverary

5 BED  
DETACHED  
HOME  
1511 SQ FT  
140.5 SQM



Ground Floor	m	ft
Kitchen/ Dining/ Family	3.06m x 9.51m	10'0" x 31'2"
Lounge	4.61m x 3.35m	15'1" x 10'10"
Bedroom 5/ Study	2.37m x 3.06m	7'8" x 10'0"
Utility	1.82m x 1.70m	6'0" x 5'6"
WC	1.82m x 1.20m	6'0" x 3'9"



First Floor	m	ft
Principal Bedroom	3.67m x 3.13m	12'0" x 10'3"
En suite	2.40m x 1.37m	7'9" x 4'5"
Bedroom 2	3.67m x 3.13m	12'0" x 10'3"
Bedroom 3	2.83m x 3.35m	9'3" x 10'10"
Bedroom 4	2.50m x 3.29m	8'2" x 10'8"
Bathroom	2.45m x 2.15m	8'0" x 7'1"

# specifications

Key: ✓ - Standard C - Customer Choice (subject to build stage) U - Upgrade Option

House Types	Carrick	Bothwell	Belvedere	Balmoral	Inverary
<b>EXTERNAL SPECIFICATION</b>					
Roughcast finish to external walls (colour white)*	✓	✓	✓	✓	✓
Base course & feature walling (reconstituted stone/ facing brick)*	✓	✓	✓	✓	✓
Concrete interlocking roof tiles (colour grey)	✓	✓	✓	✓	✓
UPVC fascias and soffits (colour white)	✓	✓	✓	✓	✓
Rainwater goods (colour black)	✓	✓	✓	✓	✓
UPVC double glazed windows & french doors (colour dark grey)	✓	✓	✓	✓	✓
Monoblock driveway and turf to the front garden	✓	✓	✓	✓	✓
1.8m high slatted rear boundary fence and 0.9m post & rail fence between plots	✓	✓	✓	✓	✓
<b>INTERNAL SPECIFICATION</b>					
<b>Decoration:</b>					
2.4m high ceilings	✓	✓	✓	✓	✓
Emulsion finish to walls (colour white mist)	✓	✓	✓	✓	✓
Emulsion finish to smooth ceilings (colour white)	✓	✓	✓	✓	✓
Gloss finish to all internal woodwork (colour white)	✓	✓	✓	✓	✓
Internal doors					
Panelled internal pass doors, wood grain finish (colour white)	✓	✓	✓	✓	✓
Satin chrome ironmongery	✓	✓	✓	✓	✓
Wardrobe doors					
Principal bedroom - mirrored doors with internal shelf and hanging rail	✓	✓	✓	✓	✓
Other bedrooms - mirrored doors with internal shelf and hanging rail (where applicable)	U	U	U	U	U

House Types	Carrick	Bothwell	Belvedere	Balmoral	Inverary
<b>INTERNAL SPECIFICATION</b>					
<b>Kitchen:</b>					
Fitted kitchen units (as per house type design)	C	C	C	C	C
Integrated fridge freezer	U	U	U	U	U
Integrated dishwasher	U	U	U	U	U
Stainless steel 1 1/2 bowl sink with monobloc single lever mixer tap	✓	✓	✓	✓	✓
Stainless steel fan assisted single oven	✓	✓	✓	✓	✓
Stainless steel electric hob with stainless steel splashback	✓	✓	✓	✓	✓
Stainless steel chimney style cooker hood	✓	✓	✓	✓	✓
Upstand above worktops to match worktops	C	C	C	C	C



# EARLSWOOD COYLTON

House Types	Carrick	Bothwell	Belvedere	Balmoral	Inverary
<b>Utility Room:</b>					
Fitted kitchen units (as per house type design)	✓	✓	✓	✓	✓
Stainless steel single bowl sink with monobloc single lever mixer tap	U	U	U	U	U
Washing machine space with plumbing and electrical points	✓	✓	✓	✓	✓
Upstand above worktops to match worktops	C	C	C	C	C
<b>Bathroom:</b>					
Sanitaryware as per layout (colour white)	✓	✓	✓	✓	✓
Thermostatic shower over bath including screen and wall tiling	U	U	U	U	U
Monobloc mixer tap to wash hand basin	✓	✓	✓	✓	✓
Chrome plated bath tap	✓	✓	✓	✓	✓
Ceramic wall tiling splash back above the wash hand basin and above the bath	C	C	C	C	C
Ceramic wall tiling to half wall height throughout	U	U	U	U	U
Chrome towel warmers	U	U	U	U	U
<b>En Suite:</b>					
Sanitaryware as per layout (colour white)	✓	✓	✓	✓	✓
Resin shower tray (colour white) with glazed enclosure (chrome frame)	✓	✓	✓	✓	✓
Thermostatic shower with multi-spray head	✓	✓	✓	✓	✓
Chrome plated monobloc mixer to wash hand basin	✓	✓	✓	✓	✓
Ceramic wall tiling full height to shower enclosure	C	C	C	C	C
Ceramic wall tiling splash back above the wash hand basin and above the bath	C	C	C	C	C
Ceramic wall tiling to half wall height throughout	U	U	U	U	U
Chrome towel warmers	U	U	U	U	U

House Types	Carrick	Bothwell	Belvedere	Balmoral	Inverary
<b>WC:</b>					
Sanitaryware as per layout (colour white)	✓	✓	✓	✓	✓
Chrome plated monobloc mixer to wash hand basin	✓	✓	✓	✓	✓
Ceramic wall tiling splashback at basin	C	C	C	C	C
Ceramic wall tiling to half wall height throughout	U	U	U	U	U
<b>Heating:</b>					
Gas fired heating system with combination boiler and room thermostat	✓	✓	✓	✓	✓
Radiators with thermostatic valves (as detailed on layout)	✓	✓	✓	✓	✓
<b>Electrical:</b>					
Downlights to kitchen, bathroom & en suite (as detailed on layout)	✓	✓	✓	✓	✓
Twin Satellite to Lounge with junction box in loft	✓	✓	✓	✓	✓
BT point to lounge	✓	✓	✓	✓	✓

# finishing touches...





# your home, your choice

Every Milestone home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different. Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your additional choices are expertly fitted and finished by the time you move in.

## Choose from our range of additional options covering:

### KITCHENS:

- Silestone worktops
- Integrated appliances
- Fridge/freezer
- Dishwasher
- Wine cooler
- Washing machine
- Under-unit lighting

### FLOORING:

- Choose from carpets, ceramic tiling or luxury vinyl tiling

### TILING:

- Porcelanosa full and half-height wall tiling
- Comprehensive upgrade options

### PLUMBING:

- Chrome towel warmers

### ELECTRICAL:

- Additional sockets
- Additional switches
- Chrome sockets
- Chrome switches
- Shaver socket
- Recessed lighting
- BT and TV points

### MISCELLANEOUS:

- Landscaped gardens
- Fencing to rear garden
- Fitted wardrobes

### SECURITY:

- Intruder alarms

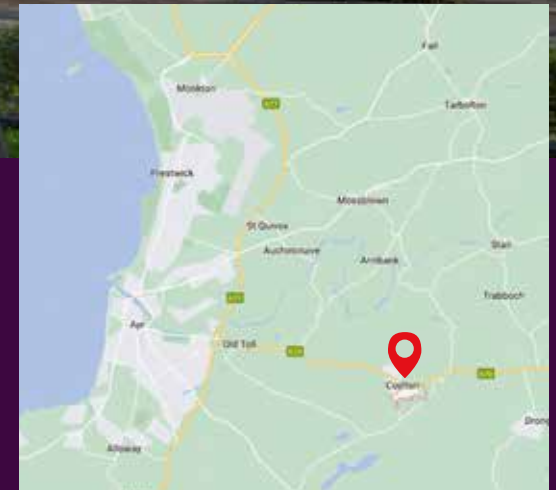




EARLSWOOD  
COYLTON



**SATNAV: Just off Manse Road, Coylton, Ayrshire KA6 6LD**



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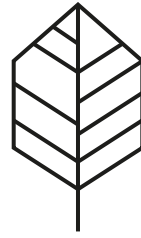
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Feel free to contact our team

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