

# Lairds Gardens

JOIN OUR EXCITING COMMUNITY

A beautiful collection of two, three and four bedroom homes nestled on the edge of rolling countryside.

**Taylor**  
**Wimpey**

# Contents



# Welcome to Lairds Gardens

Situated on the outskirts of Kilmarnock, Lairds Gardens is set to be a thriving new community.

This development has been thoughtfully designed to maximise outdoor enjoyment for the community, featuring a central courtyard, open space, play areas and footpath links. The homes have modern designs and interior layouts that will suit a variety of buyers.



This image depicts a typical Taylor Wimpey street scene. Please enquire for further details.

# Love town life

Kilmarnock boasts a vibrant choice of cafés, restaurants and bars plus a wide range of shops to cater to your needs. You'll find a good choice of schools in the local area, making Lairds Gardens perfect for young and growing families.

For those looking to commute the M77 offers an easy commute to Glasgow or a trip to the Ayrshire coast. There are two local train stations, Kilmarnock and Kilmaurs, both providing frequent services to Glasgow Central Station.



Dean Castle.



Kilmarnock Loch, Rideau Canal.



Kilmarnock Football Club Stadium.

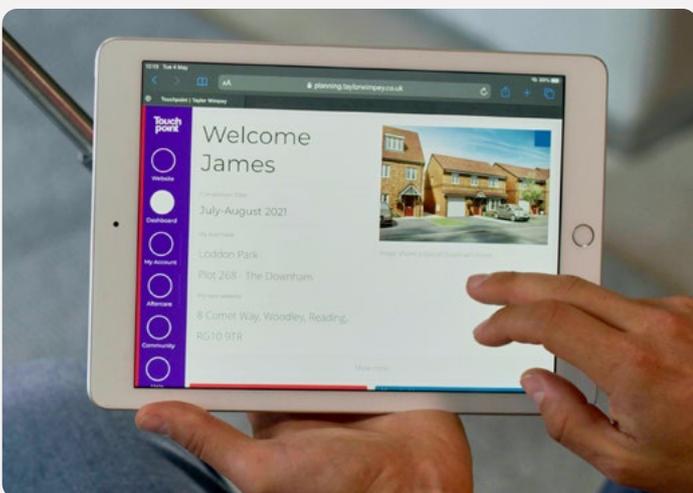


# Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

# Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



## Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and Zeno Taps, and lighting give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient oven with built-in gas hob and integrated hood and extractor fan from the Electrolux group.

## Utility rooms<sup>†</sup>

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



## Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



## Garden<sup>†</sup>

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed front garden and the back garden includes a slabbed area.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.

# Specification of our houses

Kitchens	
Fitted kitchen with choice of door fronts*	✓
Choice of post formed laminate worktops with matching upstand*	✓
Chrome 1.5 bowl sink and Zeno tap†/1 bowl sink and tap to Andrew and Baxter house types	✓
Stainless steel electric oven and built-in gas hob	✓
Integrated hood	✓
Stainless steel splashback above hob	✓
Bathrooms, en suites, utility and cloakrooms	
Chrome taps and fittings	✓
Choice of splashback tiling from selected Porcelenosa range*	✓
Modern white sanitaryware	✓
Central heating/hot water system	
Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Mains pressure hot water system providing plumbing free roof space	✓
Loft insulation in line with building regulations	✓
Electrical features	
Power points in line with NHBC requirements	✓
TV socket to lounge and bedroom one (if indicated on service layout)	✓
Master telephone socket to lounge	✓
CAT 5 Data Cabling†	✓
One double socket in kitchen to incorporate USB charging points	✓
Light and power socket to garages with curtilage area (site layout dictates)	✓

✓ = Standard features \* = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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# Specification of our houses

Finishing Touches	
Flat white finish to ceilings	✓
White emulsion to walls	✓
White paint to woodwork	✓
White panel doors with chrome ironmongery	✓
Half height tiling to walls around bath area (only in all main bathrooms)	✓
External Features	
Outside front & rear light with PIR	✓
Outside tap to rear garden	✓
Intercom for apartments	
Security and Safety	
Mains operated smoke detectors supplied in line with Building Regulations	✓
Front door with enhanced security with multi-point locking	✓
Double-glazed PVC-U multi-point locking french doors	✓
Gardens, Paths and Drives	
Front garden turfed or shrubbed†	✓
1.8m fencing to rear boundary	✓
NHBC 10-year Warranty	
NHBC 10 year Build Mark policy	✓
Taylor Wimpey warranty for 2 years from date of Legal Completion	✓

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# Our homes





# The Andrew

2 BEDROOM HOME, TOTAL 727 sq ft / 66.5m<sup>2</sup>



## GROUND FLOOR

### Kitchen

2.06m x 3.30m      6' 9" x 10' 10"

### Living Room/Dining Area

4.02m x 3.54m      13' 2" x 11' 8"

### WC

1.80m x 1.22m      5' 11" x 4' 0"



## FIRST FLOOR

### Bedroom 1

4.02m x 3.59m      13' 2" x 11' 9"

### Bedroom 2 (max)

4.02m x 2.40m      13' 2" x 7' 11"

### Bathroom (over bath)

1.77m x 2.10m      5' 10" x 6' 11"

\*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). The sq ft / sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. Images may include optional upgrades at an additional cost. Please ask for further details. RB16546/ March 2024



# The Baxter

3 BEDROOM HOME, TOTAL 818 sq ft / 76m<sup>2</sup>



## GROUND FLOOR

### Kitchen (max)

2.39m x 2.77m      7' 10" x 9' 1"

### Living Room/Dining Area (max)

4.58m x 4.10m      15' 0" x 13' 5"

### WC

2.39m x 1.18m      7' 10" x 3' 10"



## FIRST FLOOR

### Bedroom 1 (max)

4.58m x 3.64m      15' 0" x 11' 11"

### Bedroom 2 (max)

2.59m x 3.33m      8' 6" x 11' 02"

### Bedroom 3 (max)

1.92m x 3.33m      6' 4" x 10' 11"

### Bathroom (over bath)

1.81m x 2.00m      5' 11" x 6' 7"

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# The Blair

3 BEDROOM HOME, TOTAL 915 sq ft / 85m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area (max)

5.10m x 2.77m      16' 9" x 9' 1"

### Living Room

3.18m x 4.10m      10' 5" x 13' 5"

### WC

2.22m x 1.17m      7' 3" x 3' 10"



## FIRST FLOOR

### Bedroom 1 (max)

4.01m x 3.64m      13' 2" x 11' 11"

### Bedroom 2 (max)

2.88m x 3.33m      9' 6" x 10' 11"

### Bedroom 3

2.19m x 3.33m      7' 2" x 10' 11"

### Bathroom (over bath)

1.81m x 2.00m      5' 11" x 6' 7"

### En suite (over shower)

1.73m x 2.02m      5' 8" x 6' 8"

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# The Boswell

3 BEDROOM HOME, TOTAL 859sq ft / 79.9m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

4.58m x 3.03m      15' 0" x 9' 9"

### Living Room

4.63m x 3.21m      15' 2" x 10' 5"

### WC

1.82m x 1.10m      6' 0" x 3' 7"



## FIRST FLOOR

### Bedroom 1

3.38m x 3.21m      11' 1" x 10' 6"

### Bedroom 2

2.61m x 3.03m      8' 7" x 9' 11"

### Bedroom 3

1.94m x 3.03m      6' 4" x 9' 11"

### Bathroom

1.83m x 1.99m      6' 0" x 6' 6"

### En suite

1.83m x 2.43m      6' 0" x 8' 0"

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# The Chalmers

3 BEDROOM HOME, TOTAL 1015sq ft / 94.3m<sup>2</sup>



## GROUND FLOOR

### Kitchen (max)

2.68m x 3.56m      8' 10" x 11' 8"

### Living Room/Dining Area

3.87m x 5.47m      12' 9" x 18' 0"

### WC (max)

1.73m x 2.13m      5' 8" x 7' 0"



## FIRST FLOOR

### Bedroom 1

3.55m x 3.65m      11' 8" x 12' 0"

### Bedroom 2

3.04m x 3.65m      10' 0" x 12' 0"

### Bedroom 3 (max)

3.76m x 3.05m      12' 4" x 10' 0"

### Bathroom (over bath)

2.83m x 2.03m      9' 4" x 6' 8"

### En suite (over shower)

2.44m x 1.84m      8' 0" x 6' 1"

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# The Drummond

4 BEDROOM HOME, TOTAL 1205sq ft / 111.9m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

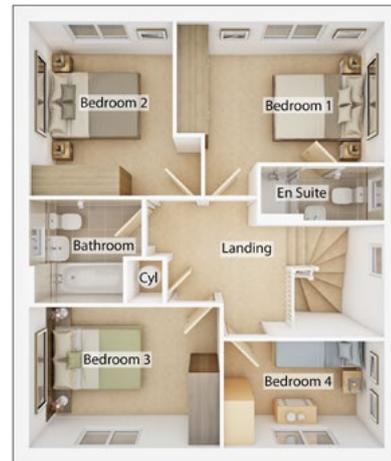
6.78m x 3.80m      22' 2" x 10' 2"

### Living Room

3.43m x 4.99m      11' 3" x 16' 4"

### WC

1.86m x 1.16m      6' 1" x 3' 10"



## FIRST FLOOR

### Bedroom 1

3.97m x 2.72m      13' 0" x 8' 11"

### Bedroom 2

2.74m x 3.36m      9' 0" x 11' 0"

### Bedroom 3

3.65m x 2.72m      12' 0" x 8' 11"

### Bedroom 4

3.07m x 2.06m      10' 1" x 6' 9"

### Bathroom

2.16m x 2.01m      7' 1" x 6' 7"

### En suite

2.36m x 1.05m      7' 9" x 3' 5"

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# The Fraser

4 BEDROOM HOME, TOTAL 1271sq ft / 118.1m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

8.02m × 2.66m      26' 4" × 8' 9"

### Living Room

3.17m × 5.24m      10' 5" × 17' 2"

### WC

2.03m × 1.10m      6' 8" × 3' 6"



## FIRST FLOOR

### Bedroom 1

4.28m × 3.09m      14' 0" × 10' 1"

### Bedroom 2

3.18m × 3.58m      10' 5" × 11' 9"

### Bedroom 3

3.68m × 2.89m      12' 1" × 9' 6"

### Bedroom 4

2.58m × 2.79m      8' 5" × 9' 2"

### Bathroom

2.58m × 2.20m      8' 5" × 7' 3"

### En suite

2.43m × 1.58m      8' 0" × 5' 2"

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# The Geddes

4 BEDROOM HOME, TOTAL 1348sq ft / 125.2m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

8.25m × 2.80m      27' 1" × 9' 2"

### Living Room

3.16m × 5.34m      10' 5" × 17' 6"

### WC

2.54m × 1.14m      8' 4" × 3' 9"



## FIRST FLOOR

### Bedroom 1<sup>(max)</sup>

3.78m × 3.98m      12' 5" × 13' 1"

### Bedroom 2<sup>(max)</sup>

4.39m × 2.88m      14' 5" × 9' 6"

### Bedroom 3

2.65m × 3.48m      8' 8" × 11' 5"

### Bedroom 4

3.19m × 2.89m      10' 6" × 9' 6"

### Bathroom<sup>(max)</sup>

2.25m × 2.34m      7' 5" × 7' 8"

### En suite 1<sup>(over shower)</sup>

2.09m × 1.81m      6' 11" × 5' 11"

### En suite 2<sup>(over shower)</sup>

2.65m × 1.73m      8' 8" × 5' 8"

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# The Hughes

4 BEDROOM HOME, TOTAL 1427sq ft / 132.7m<sup>2</sup>



## GROUND FLOOR

### Living Room

5.26m x 3.10m      17' 3" x 10' 2"

### Kitchen/Dining Room

2.98m x 6.53m      9' 9" x 21' 5"

### Study

3.15m x 3.44m      8' 4" x 3' 9"

### Utility

2.98m x 1.26m      9' 8" x 4' 1"

### WC

2.70m x 1.14m      8' 9" x 3' 7"



## FIRST FLOOR

### Bedroom 1<sup>(max)</sup>

4.19m x 4.61m      13' 9" x 15' 1"

### Bedroom 2<sup>(max)</sup>

4.18m x 3.23m      13' 9" x 10' 7"

### Bedroom 3<sup>(max)</sup>

4.11m x 2.57m      13' 6" x 8' 5"

### Bedroom 4<sup>(max)</sup>

3.02m x 2.55m      9' 11" x 8' 4"

### Bathroom

2.65m x 1.79m      8' 8" x 5' 10"

### En suite

2.30m x 2.71m      7' 5" x 8' 11"

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# The Maxwell

4 BEDROOM HOME, TOTAL 1475sq ft / 137m<sup>2</sup>



## GROUND FLOOR

<b>Kitchen/Dining Area</b>	8.69m x 3.07m	28' 5" x 10' 1"
<b>Living Room</b>	4.20m x 4.44m	13' 9" x 14' 6"
<b>WC</b>	1.79m x 1.12m	5' 10" x 3' 8"
<b>Utility</b>	1.82m x 2.20m	5' 11" x 7' 0"



## FIRST FLOOR

<b>Bedroom 1</b> (max)	4.20m x 4.46m	13' 9" x 14' 6"
<b>Bedroom 2</b> (max)	3.34m x 3.39m	10' 9" x 11' 1"
<b>Bedroom 3</b>	3.26m x 3.10m	10' 8" x 10' 2"
<b>Bedroom 4</b> (max)	3.09m x 3.77m	10' 2" x 12' 5"
<b>Bathroom</b> (over bath)	2.20m x 3.10m	7' 3" x 10' 2"
<b>En suite</b> (inc. shower)	1.67m x 2.72m	5' 5" x 8' 11"

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# Ways to buy

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our Sales Executives and Customer Relations Managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



Special Offers are subject to Terms and Conditions, and they cannot be combined with other offers/schemes. Please speak to your sales executive for further details.

# Take your next step



Find your dream home on our website.



Book an appointment to view our show homes.



Take a virtual tour of our homes from the comfort of your sofa.



Have your questions answered by calling our Sales Executives on **01563 340 176.**



Find out how we can get you moving with our buying schemes.



**LAIRDS GARDENS** off Southcraig Avenue, Northcraigs, Kilmarnock, KA3 6AD

**CONTACT US ON** 01563 340 176

# Taylor Wimpey