

Monarch's Rise

A R B R O A T H

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

A wonderful place to call home

Monarch's Rise is situated next to the beautiful coastlines that envelop Arbroath. Nestled within the bustling town of Arbroath, Monarch's Rise benefits from the stunning Angus countryside on its doorstep and the tranquil seaside surrounding the stunning development.

Monarch's Rise has been designed with community spirit at its heart – the homes are placed within the space in such a manner that makes optimal use of the open areas within the development. Homes at Monarch's Rise benefit from a variety of outlooks, taking in the green spaces and overlooking the expansive communal areas.

Community connectivity is reinforced with the footpaths winding throughout the development and linking with the wider community of Arbroath.

Monarch's Rise was truly designed with sociable living in mind.





Nothing beats coming home to Monarch's Rise

Located close to the bustling seaside town of Arbroath with spectacular cliff-top scenery just moments away, this is a wonderful location to find your forever home. The character of Monarch's Rise is defined by its proximity to the coast and easy access to some stunning Angus countryside scenery. It's a true breath of fresh air.

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 Monarch's Rise. After all, this isn't a sales brochure.

This is your new home.



Your new neighbourhood

Steeped in history, on the edge of the east coast of Scotland – this is a wonderful place to call home.

Stewart Milne Homes' latest collection of family homes, located at Monarch's Rise, Arbroath, enjoys the excellent amenities and convenient transport links that this historic Angus town has to offer. Arbroath has all the amenities of a major town and has easy access to the A92 providing excellent commuter links to both the north and south. Dundee airport is only 20 minutes away from Monarch's Rise and just a short distance is Arbroath railway station.

Leisure is at the heart of Monarch's Rise with plenty of outdoor pursuits to choose from; including walking, cycling and golfing. Ideal for exploring the surrounding countryside, Monarch's Rise is also an ideal location for water sports, fishing and sailing.

Monarch's Rise sits close to the stunning coastline, with easy access to popular sandy beaches, spectacular red sandstone cliffs and caves. Arbroath has long been a key fishing centre and is world renowned for its delicacy the "Arbroath Smokie" (smoked haddock) which is created in the famous smoke houses of Arbroath. There are also nature trails and lots of historic interest including the ancient ruins of Arbroath Abbey, the Signal Tower Museum and of course, Arbroath Harbour – an ancient port with its origins dating back to Pictish times.

The harbour and the Abbey are connected by a largely pedestrianised high street which, along with the surrounding town centre, offers a wide range of amenities including shops, restaurants and cafés and a popular local theatre.

Just a few minutes walk or drive away, there's a great collection of shops, banks and chemists as well as several supermarkets to choose from.

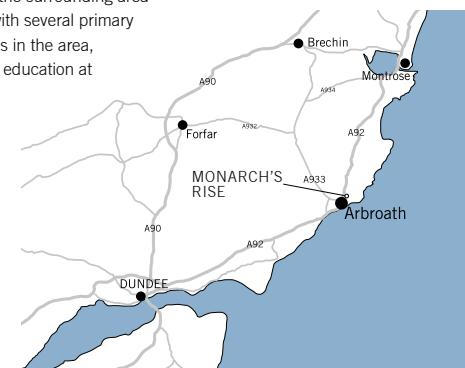
Other facilities include a local library, post office, dry cleaners, pharmacy and a health centre which incorporates medical and dental services.

Monarch's Rise and the surrounding area is well provided for with several primary schools and nurseries in the area, as well as secondary education at Arbroath Academy.

Neighbouring towns include:

Dundee	18 miles
St Andrews	31 miles
Perth	41 miles
Aberdeen	50 miles

Welcome to Monarch's Rise.
Make yourself at home.





Your choice of home

Within Monarch's Rise we're creating an exclusive collection of individually-designed homes.

SELECTION OF HOMES

Monarch's Rise has been designed by our award winning architects, each home created to make the most of its position, orientation and style. This new phase includes a choice of 14 houstypes from stylish three bedroom semi-detached homes to 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, couples and professionals.

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 home is finished to the highest standards and attention to detail, providing you with a home you'll love coming home to.

Expertly-crafted kitchens with fully integrated high specification 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 Monarch's Rise 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.



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 high specification 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 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. In most of our homes, for a little extra cost, you can choose to have a fireplace fitted – there's a range of styles to choose from if you'd like to create a traditional focal point in the room.

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 – although naturally a new garden needs a little time to develop and look its best.

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

The finishing touches...

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

The bigger picture

Every home in our range has an abundance of key features. The table below shows our range of homes available at Monarch's Rise and some of the great features you can expect to find.

HOUSE TYPES	KITCHEN																	UTILITIES		BATHROOM							BEDROOMS												HEATING/PV				
	Choice of Kitchen Unit Door Finish	Choice of Worktop Finishes	Choice of Upstands	Choice of Kitchen Unit Door Handles	Breakfast Bar	Stainless Steel 4 Burner Hob	Stainless Steel 5 Burner Hob 75cm	Stainless Steel 6 Burner Hob 90cm	Stainless Steel Canopy Hood	Stainless Steel (multi-function) Single Oven	Stainless Steel Multi-function Oven (red steam function)	Built-in Stainless Steel Microwave/Grill	Built-in 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 Porcelain Tiles	Shower Over Bath	Hand-held Shower Spray at Bath	Shower Cubicle	Rain Shower and Hand-held Shower	Chrome Towel Rail	Master Bedroom						Guest Bedroom (Bedroom 2)				Bedroom 3				Daikin Hybrid Boiler System	Gas Boiler & PV Solar Panels	
																											En-Suite	Vanity Furniture to en-suite	Chrome Towel Rail	Rain Shower and Hand Rise	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
The Heddon	●	●	●	●	●	●	○	-	●	●	-	●	-	●	●	●	-	●	-	●	●	●	-	●	●	-	●	●	●	●	●	●	●	○	○	●	-	-	●	●			
The Hollandswood	●	●	●	●	●	-	-	-	●	-	●	-	●	●	●	●	●	-	-	-	●	●	-	●	●	-	●	●	●	●	●	○	○	-	●	-	-	○	●	-	●		
The Hampsfield	●	●	●	●	●	●	○	-	●	●	-	●	-	●	●	●	-	●	●	●	●	○	●	-	-	-	○	●	●	●	●	●	○	○	●	-	-	-	○	-	●	●	
The Windsor	●	●	●	●	-	●	○	-	●	●	○	●	-	●	○	●	-	●	●	●	●	●	●	●	-	-	○	●	●	●	●	-	●	○	○	●	-	-	-	○	-	●	●
The Hadleigh	●	●	●	●	●	●	○	-	●	●	-	●	-	●	●	●	●	-	●	●	●	-	●	○	-	-	○	●	●	●	●	●	○	○	●	●	○	○	○	-	●	●	
The Glenmore	●	●	●	●	-	●	○	-	●	●	-	●	-	●	●	●	●	-	●	●	●	○	●	-	-	-	-	●	●	●	●	●	○	○	●	-	-	-	○	-	●	●	
The Dukeswood	●	●	●	●	●	●	○	-	●	●	-	●	-	●	●	●	●	-	●	●	●	-	●	○	-	-	○	●	●	●	●	●	○	○	●	-	-	-	○	-	●	●	
The Denewood	●	●	●	●	●	●	○	-	●	●	-	●	-	●	●	●	●	-	●	●	●	○	●	-	-	○	●	●	●	●	●	○	○	●	-	-	-	○	-	●	●		
The Parkwood	●	●	●	●	●	●	○	-	●	●	-	●	-	●	●	●	●	-	●	●	●	-	●	●	-	-	●	●	●	●	●	-	-	●	-	-	●	-	-	●	●		
The Corrywood	●	●	●	●	○	●	○	-	●	●	-	●	-	●	●	●	●	-	●	●	●	○	●	-	-	○	●	●	●	●	●	-	-	●	-	-	●	-	-	-	●	●	
The Castlevale	●	●	●	●	●	●	○	-	●	●	-	-	-	●	○	●	-	●	●	●	○	-	-	-	-	○	●	●	○	-	-	-	-	●	-	-	-	-	-	-	●	●	
The Caplewood	●	●	●	●	●	●	○	-	●	●	-	-	-	●	○	●	-	●	○	○	●	○	-	-	-	○	●	●	○	-	-	-	●	-	-	●	-	-	-	-	●	●	
The Belvoir	●	●	●	●	-	●	○	-	●	●	-	-	-	●	○	●	-	●	●	●	○	-	-	-	-	●	○	-	-	-	-	-	●	-	-	-	-	-	-	-	●	●	
The Argyll	●	●	●	●	○	●	○	-	●	●	-	-	-	●	○	●	-	-	●	●	●	○	-	-	-	-	●	○	○	-	-	-	●	-	-	-	-	-	-	-	●	●	

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

●¹ Hadleigh has 'Jack-and-Jill' en suite shared between bedrooms 3 and 4

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.

HE Heddon	DE Denewood
HO Hollandswood	PW Parkwood
HA Hampsfield	CO Corrywood
WI Windsor	CV Castlevale
HL Hadleigh	CP Caplewood
GL Glenmore	BE Belvoir
DU Dukeswood	AR Argyll



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 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.

The Heddon

This five-bedroom detached home has a large living room which leads through glazed double doors to a separate dining room. If you prefer open plan living, then depending on the stage of construction, we can offer an open-plan option to create a spectacular space which stretches the entire width of your home. The striking kitchen is big enough to accommodate a sizeable family dining table adjacent to the glazed French doors which lead to the garden. There is a breakfast bar and a generous range of AEG appliances. The innovative laundry zone is plumbed and wired to accommodate your washing machine and tumble drier and cunningly concealed behind bifold doors. From the hall, there is also a downstairs cloakroom.

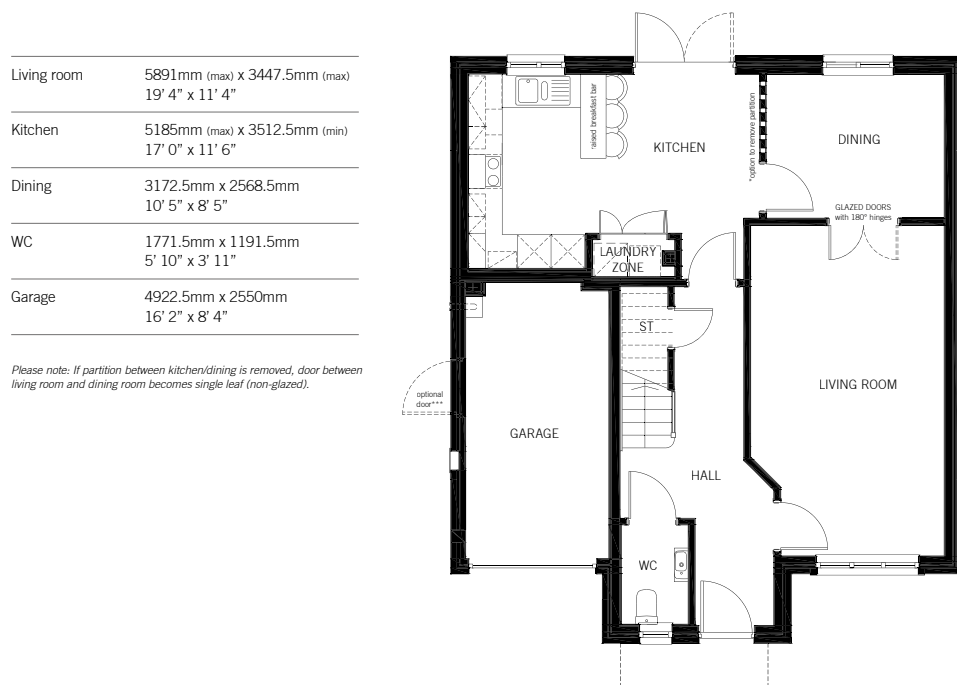
Upstairs there are five bedrooms leading from the landing. The master bedroom has a walk-in wardrobe and en-suite shower room with large shower and fitted vanity furniture. The guest bedroom has a built-in wardrobe and en-suite shower room, while bedrooms 3, 4 and 5 share a spacious family bathroom which includes fitted vanity furniture, a bath and a separate shower.

KEY FEATURES

- Five bedroom home • Three bath/shower rooms • Striking kitchen/breakfast room with French doors to garden • Laundry zone
- Formal dining room • Walk-in wardrobe to master bedroom • Built-in wardrobe to guest bedroom • Family bathroom with bath and separate shower • Integral garage with light and power • Superb storage



GROUND FLOOR



FIRST FLOOR



The Hollandswood

This distinctive four-bedroom detached home with detached double garage has many features that make it inspiring and unique. The welcoming hallway opens into a formal dining room with wide walk-in bay. The living room is also spacious and light thanks to its wide glazed screen and French doors which lead into the secure rear garden. The kitchen enjoys the full range of integrated appliances that you've come to expect from a premium Stewart Milne home, as well as a raised breakfast bar for casual snacking which subtly separates the family "snug" beyond. With space for a breakfast table in the middle as well as a seating area to the front, this room will quickly become the heart of your home. Directly from the kitchen, you can access the utility room – plumbed and wired for your washing machine and tumble drier and which provides direct access to the garden – and, from the opposite end, the stylish WC/cloakroom.

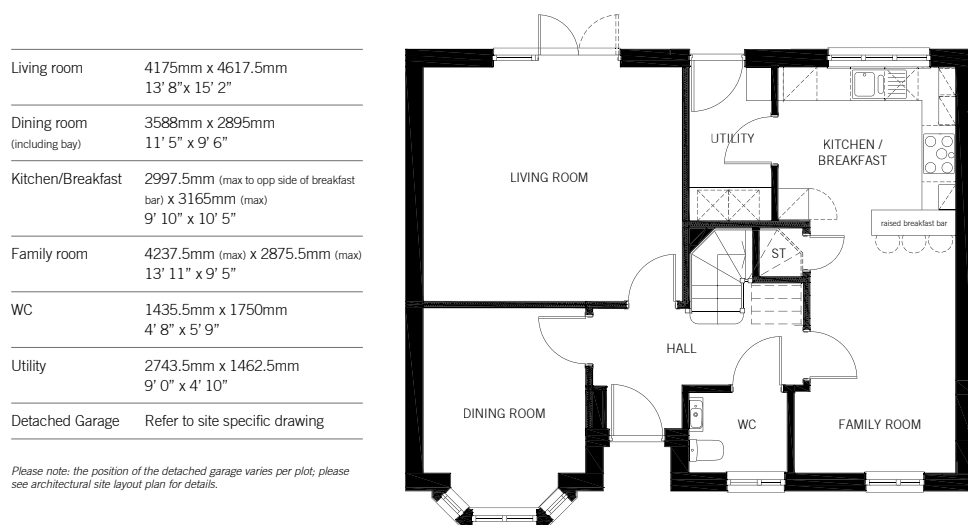
Climb the feature winding staircase and you'll find four bedrooms and a separate IT area wrapped around an attractive central galleried landing. Both the master and guest bedrooms have en-suite shower rooms and fitted wardrobes. The master bedroom is particularly inviting as it too has a large walk-in bay window, its en-suite shower room incorporates an 1100mm shower enclosure with both rain shower and separate shower mixer and stylish vanity furniture with wide mirror above. The family bathroom has the convenience of a walk-in shower as well as a bath with shower mixer and tall heated chrome towel rail.

KEY FEATURES

- Four bedrooms • Spacious living room with French doors to garden • Dining room with wide walk-in bay • Kitchen/breakfast room with adjoining family 'snug' • Utility room • Built-in wardrobe and en-suite shower room to both master and guest bedrooms • Family bathroom with both bath and shower enclosure • IT area • Double garage with light and power

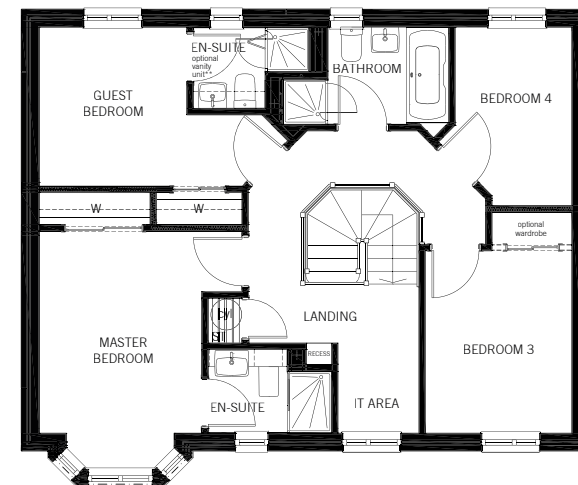


GROUND FLOOR



FIRST FLOOR

Master bedroom (including bay)	4126mm x 2897.5mm (min) 13' 6" x 9' 6"
En-suite (including shower)	1477.5mm x 2195mm 4' 10" x 7' 2"
Guest bedroom	2835mm x 2632.5mm (min) 9' 4" x 8' 8"
En-suite (including shower)	1437mm x 2055mm 4' 9" x 6' 9"
Bedroom 3 (including opt. wardrobe)	3940mm x 2605.5mm 12' 11" x 8' 7"
Bedroom 4	3180mm (max) x 2078mm 10' 5" x 6' 10"
Bathroom (including shower)	1734mm (max) x 2940mm 5' 8" x 9' 8"
IT area	1605mm (min) x 1443mm 5' 3" x 4' 9"



The Hampfield

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.

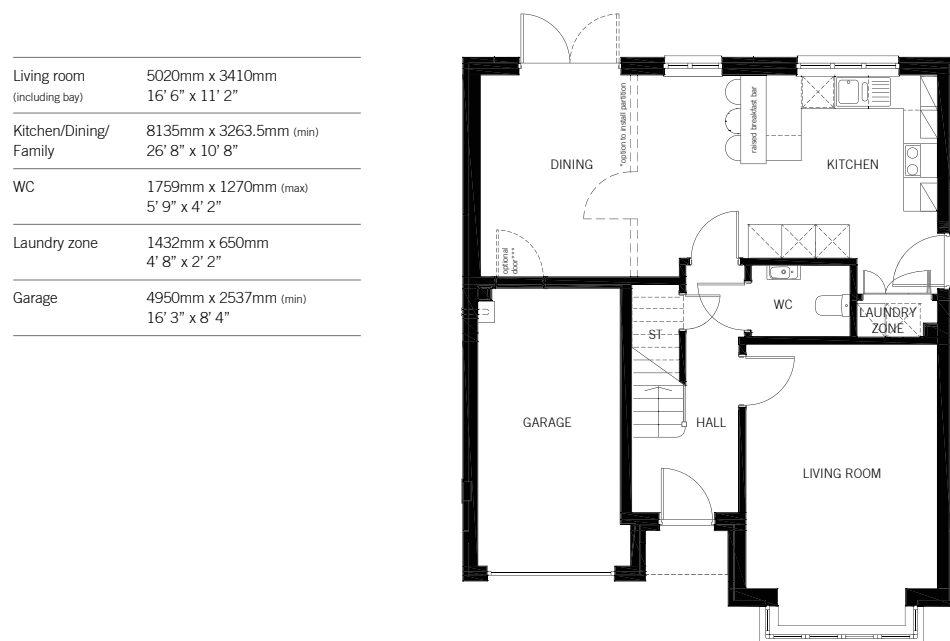
There are four bedrooms and three bath/shower rooms leading off the upper landing. The master bedroom is luxurious with walk-in wardrobe and en-suite shower room comprising a 1200mm shower, fitted vanity furniture and heated towel rail. The guest bedroom is also en-suite shower room and has built-in 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.

KEY FEATURES

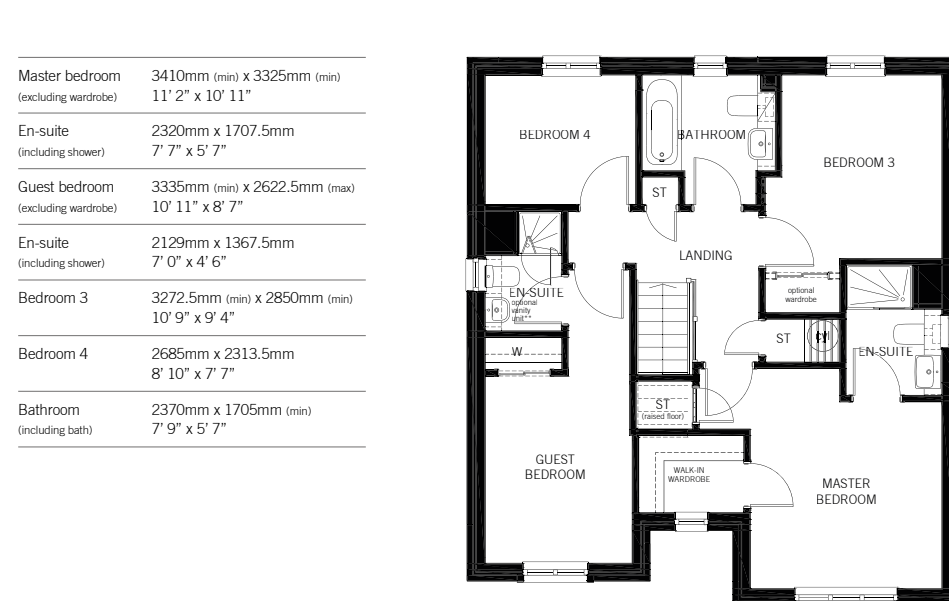
- Four bedrooms • Living room with wide feature walk-in bay • French doors to spacious kitchen with breakfast bar and premium appliances including dishwasher, fridge-freezer, multi-function oven and microwave • Concealed laundry zone • En-suite shower rooms to both master and guest bedrooms • Walk-in 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



FIRST FLOOR



The Windsor

The Windsor is a great addition to the homes available at Monarch's Rise. This is a home which is split across two floors and encompasses four spacious bedrooms on the upper floor. As you enter the home the spacious living room is situated to the right hand side with a large window to the front of the home, and French doors to the rear of this room giving you direct access to the private rear garden. A cloakroom and downstairs WC is located to the left hand side of the hallway. A spacious kitchen / utility area is situated directly from the central hallway. The kitchen will boast kitchen worktops, units and handles of your choice as well as integrated AEG appliances. A family / dining area is located to the rear of the home, equipped with large French doors to the private rear garden, and two additional windows allow light to flood this conveniently positioned room.

Upstairs, boasts four spacious bedrooms. A master bedroom with en-suite shower room and built-in wardrobes is located to the rear of the home and overlooks the private gardens. The guest bedroom is a double bedroom and hosts a convenient en-suite shower room. The third spacious bedroom has an optional built-in wardrobe and is equipped for a double bed. A fourth bedroom, and stylish family bathroom, with your choice of vanity units and designer Porcelanosa tiling completes this home.

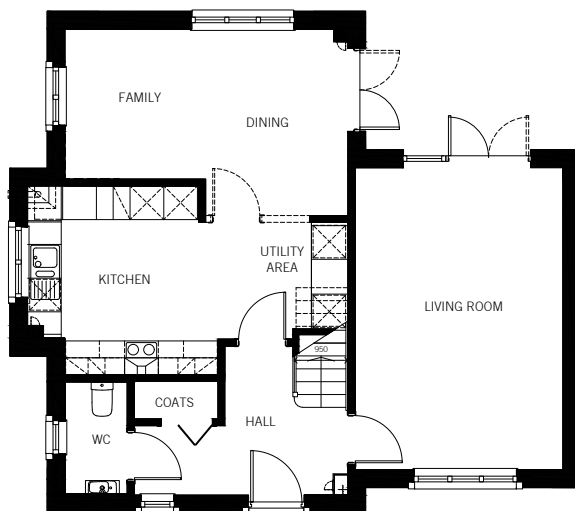
KEY FEATURES

- Four bedroom home with dual frontage • Spacious living room with French doors to rear garden • Downstairs WC • Utility area
- Master bedroom with built-in wardrobe and en-suite shower room • Family bathroom • Ample storage throughout



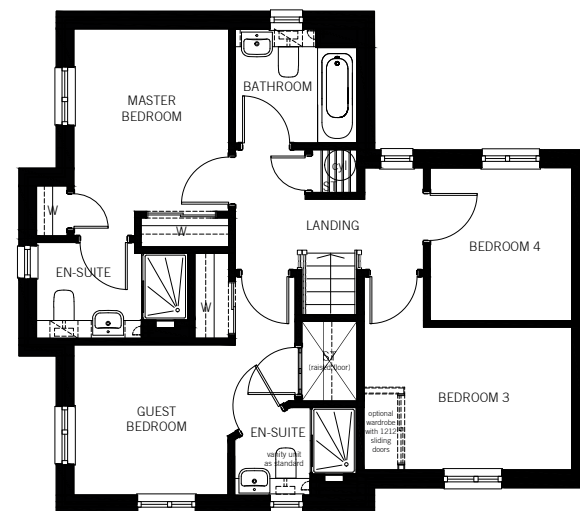
GROUND FLOOR

Living room	3695mm x 5382mm (max) 12' 1" x 17' 7"
Family/Dining	5040mm (min) x 2675mm (min) 16' 6" x 18' 9"
Kitchen/Utility	5705mm (min) x 3360mm (min) 18' 8" x 11' 0"
WC	1100mm (max) x 1993mm (max) 3' 7" x 6' 6"



FIRST FLOOR

Master bedroom	2755mm (min) x 3246mm (min) 9' 0" x 10' 8"
En-suite (including shower)	1705mm (max) x 2688mm (max) 5' 7" x 8' 9"
Guest bedroom	3939mm (max) x 2690mm (min) 12' 11" x 8' 10"
En-suite (including shower)	2163mm (max) x 1560mm (max) 7' 1" x 5' 1"
Bedroom 3 (including opt. wardrobe)	3694mm (max) x 2542mm (min) 12' 1" x 8' 4"
Bedroom 4	2521mm x 2720mm 8' 3" x 8' 11"
Bathroom (including bath)	2164mm (max) x 2030mm (max) 7' 1" x 6' 7"



The Hadleigh

This impressive four bedroom detached family home with integrated garage is the ideal combination of practicality and luxury.

The spacious living room is at the front of the home with the stylish open plan dining / kitchen to the rear. The high specification kitchen with a range of integrated appliances also benefits from a breakfast bar, ideal for casual dining. There is ample space for a more formal dining table that overlooks the French doors that open directly to your private rear garden. A handy utility room with access to both the rear garden and integral garage, completes the ground floor of this modern home.

Heading upstairs the luxurious master suite features both a walk-in-wardrobe and en-suite shower room with double width shower enclosure. Bedroom two also includes an en-suite shower room that has the option to become a shared Jack & Jill with bedroom three. In addition bedrooms two and three include fitted wardrobes. Bedroom four has the use of a spacious family bathroom with fitted vanity furniture in your choice of finish and the option to include a separate shower enclosure. The integral garage includes light and power making this an ideal family home.

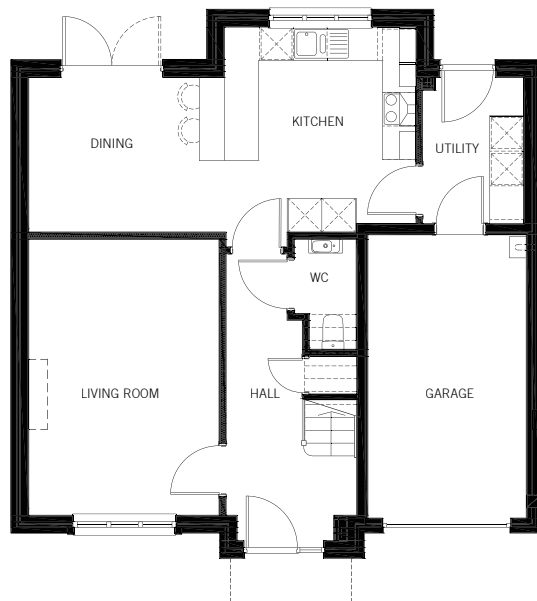
KEY FEATURES

- Four bedrooms • Spacious open plan dining kitchen • French doors to garden • Utility room with access to both garden and garage
- Master en-suite and walk-in-wardrobe • Guest en-suite • Fitted vanity furniture with mirrors to bathroom and master en-suite
- Integral garage with light and power



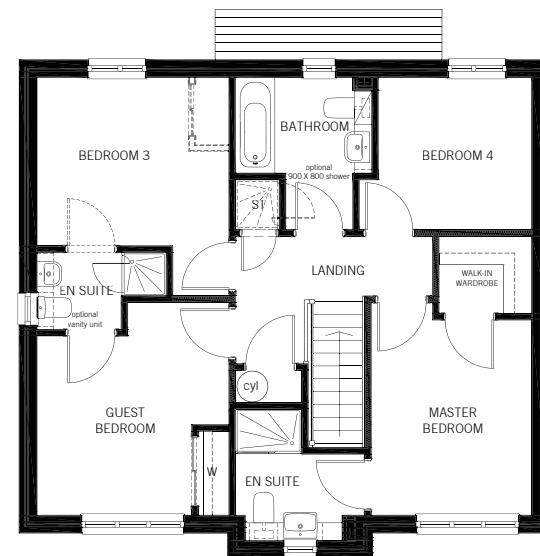
GROUND FLOOR

Living room	4920mm x 3390mm 16' 2" x 11' 1"
Kitchen/Breakfast/ Dining	3652.5mm (max) x 6897.5mm (max) 12' 0" x 22' 8"
WC	1963mm (max) x 1101mm (max) 6' 5" x 3' 7"
Utility	2600mm x 1797.5mm 8' 6" x 5' 11"
Garage	5047.5mm x 2822.5mm 16' 7" x 9' 3"



FIRST FLOOR

Master bedroom	3480.5 (min) x 2857.5mm 11' 5" x 9' 4"
En-suite (including shower)	2342.5mm x 2302.5mm (max) 7' 8" x 7' 7"
Guest bedroom	3790.5mm (max) x 3420mm (max) 12' 5" x 11' 3"
En-suite (including shower)	1375mm (max) x 2302.5mm 4' 6" x 7' 7"
Bedroom 3	2997mm (min) x 3420mm (max) 9' 10" x 11' 3"
Bedroom 4	2713mm x 2730mm (min) 8' 11" x 8' 11"
Bathroom	2725.5mm (max) x 2430mm (max) 8' 11" x 8' 0"



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.

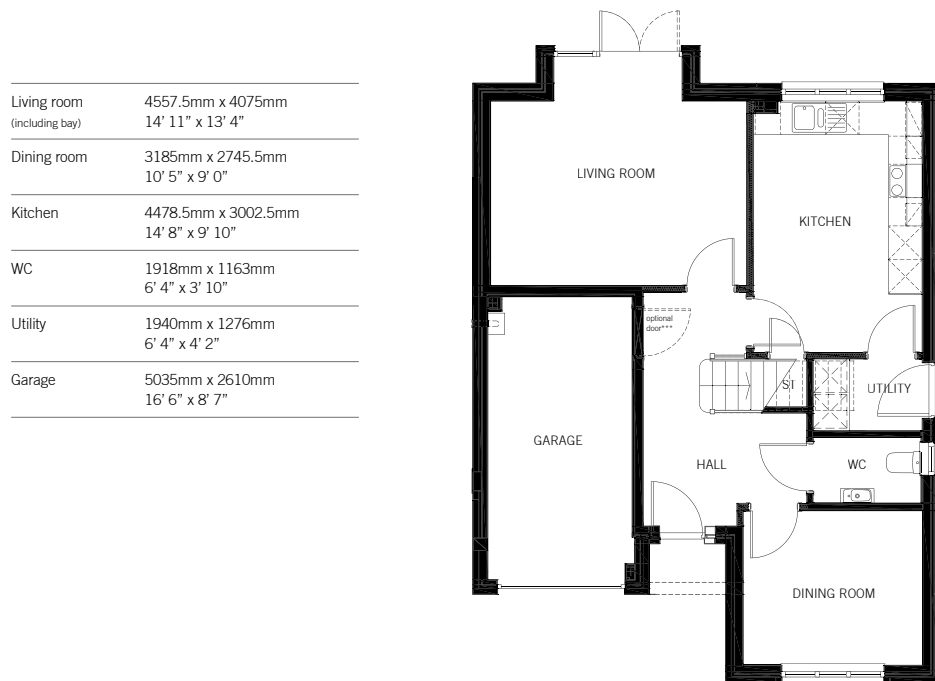
Upstairs, the master bedroom has full height windows, a walk-in wardrobe and en-suite shower room with a large shower, fitted vanity furniture and chrome heated towel rail. The guest bedroom also has built-in wardrobes and an en-suite shower room, whilst bedrooms three and four share an attractive family 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

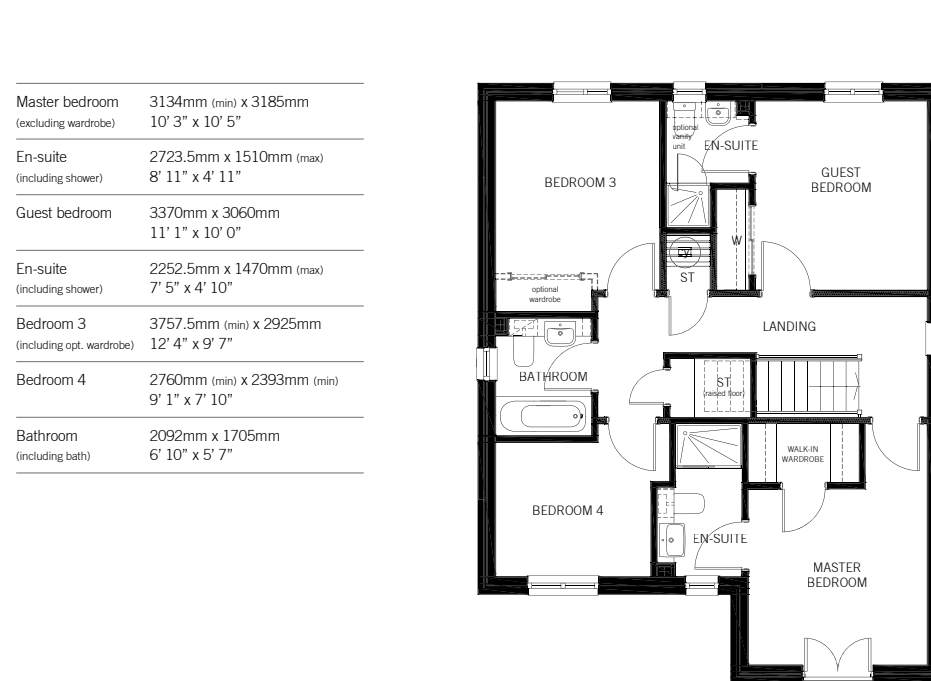
• Four bedrooms • Living room with French doors to garden • Well-appointed stylish kitchen with appliances • Utility store for laundry equipment • Separate dining room • En-suite shower room and walk-in wardrobe to master bedroom • En-suite shower room and built-in wardrobe to guest bedroom • Fitted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



GROUND FLOOR



FIRST FLOOR



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.

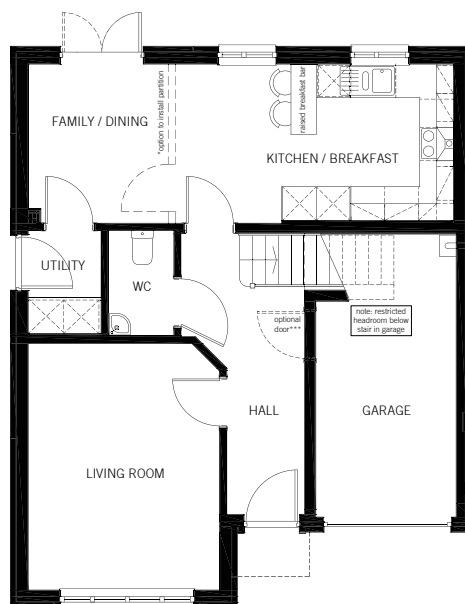
KEY FEATURES

- 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



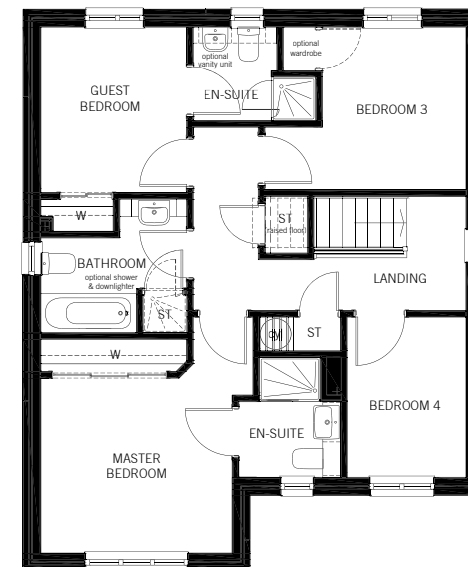
GROUND FLOOR

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"



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 high specification appliances that are fitted as standard in its stylish kitchen including fully integrated dishwasher, fridge/freezer, stainless steel gas hob, multi-function oven, microwave/grill and cooker hood. The utility room is plumbed and wired for your washing machine and tumble drier, while the ground floor is complete with a guest cloakroom.

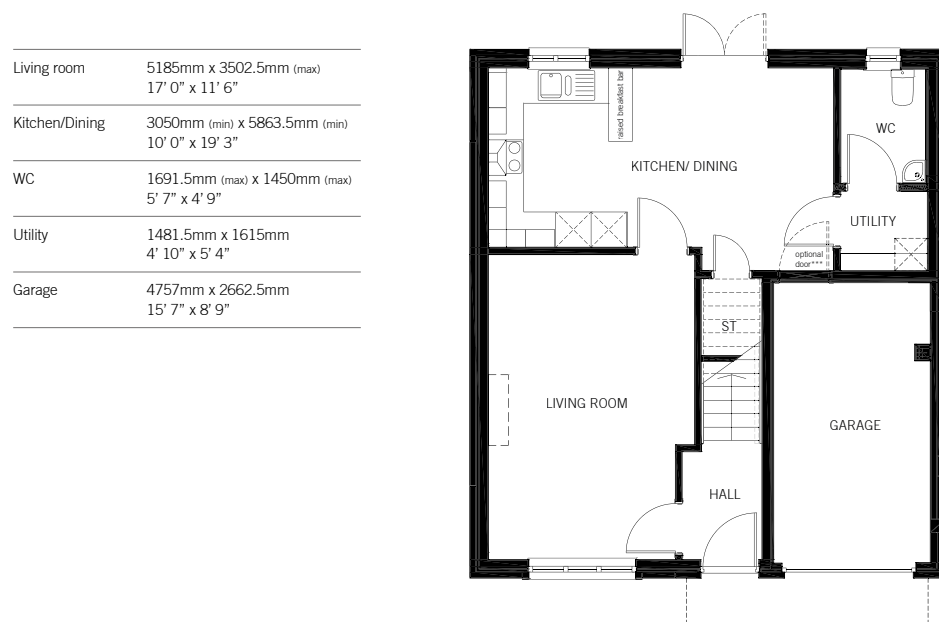
Upstairs, there are four good-sized bedrooms, two of which have an en-suite shower room and built-in wardrobes. There is a well-appointed bathroom with shower, mixer tap at bath and an abundance of storage. The master en-suite has a chrome heated towel rail, fitted vanity furniture and mounted wall mirror.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

KEY FEATURES

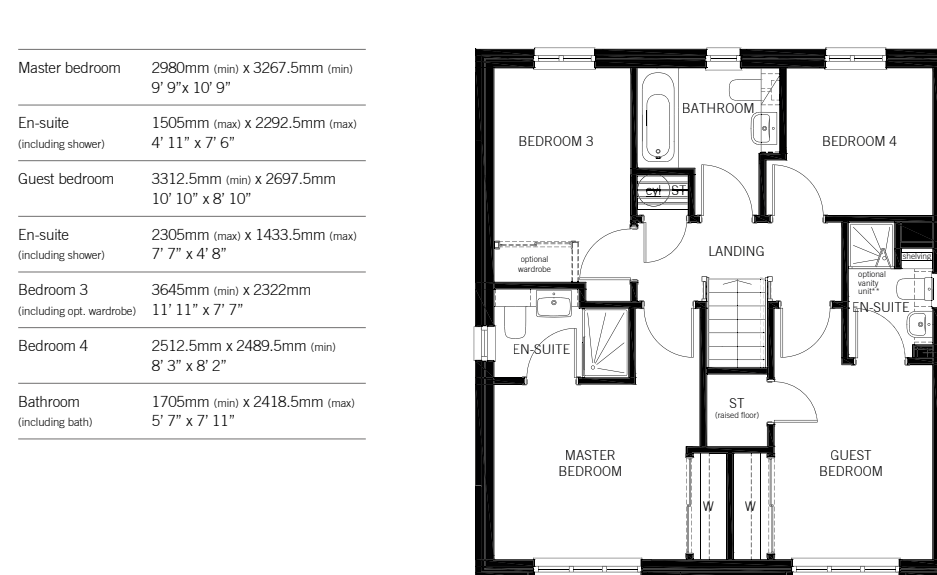
- Four bedrooms • Three bath/shower rooms • Well-appointed stylish kitchen with breakfast bar and high specification appliances including dishwasher, fridge-freezer, multi-function oven and microwave/grill • En-suite shower rooms and built-in wardrobes to both master and guest bedrooms • Utility room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



GROUND FLOOR



FIRST FLOOR



The Parkwood

This characterful four bedroom detached home comes with a detached single garage. The Parkwood has a wide entrance hall which leads to a light and airy living room with feature deep walls in the bay window. The well-appointed kitchen is fitted with premium appliances from AEG and the convenience of a breakfast bar, it is large enough to accommodate a table for informal dining and French doors leading to the secure garden. There is also a separate utility store for your laundry equipment, and a useful cloakroom on the ground.

Upstairs there are four good sized bedrooms, three of which have built-in wardrobes and the master bedroom benefits from an en-suite shower room. The well-appointed family bathroom has a separate shower cubicle and fitted vanity unit offering even more storage.

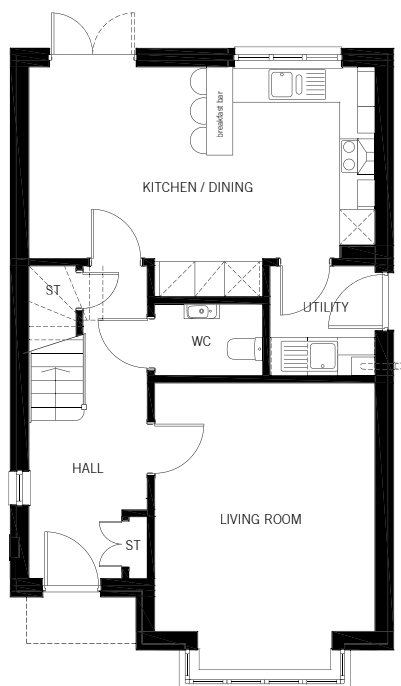
KEY FEATURES

- Four bedroom home • Living room • Spacious open-plan kitchen/dining room with French doors to rear garden • Premium appliances from AEG fitted in kitchen • Utility room • Master bedroom with built in wardrobe and en-suite shower room • Family bath fitted with vanity units and separate shower cubicle • Ample storage • Detached single garage



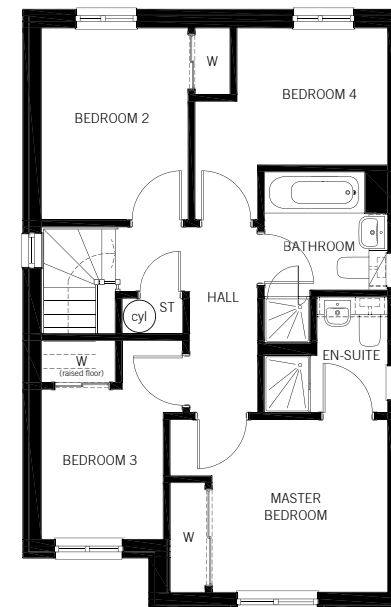
GROUND FLOOR

Living room (including bay)	4875mm (max) x 3772.5mm (max) 16' 0" x 12' 5"
Kitchen/Dining	3257.5mm (min) x 5885mm (max) 10' 8" x 19' 4"
WC	1215mm x 1835mm 4' 0" x 6' 0"
Utility	1865mm x 1787.5mm 6' 1" x 5' 10"



FIRST FLOOR

Master bedroom (including wardrobe)	2938.5mm (max) x 3697mm (max) 9' 8" x 12' 2"
En-suite (including shower)	1967.5mm (max) x 2092.5mm 6' 5" x 6' 10"
Bedroom 2	3267.5mm x 2496mm 10' 9" x 8' 2"
Bedroom 3 (including wardrobe)	3382mm (max) x 2073mm 11' 1" x 6' 10"
Bedroom 4	2356.5mm (max) x 3261.5mm 7' 9" x 10' 8"
Bathroom (including shower)	2910mm x 2092.5mm 9' 7" x 6' 10"



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

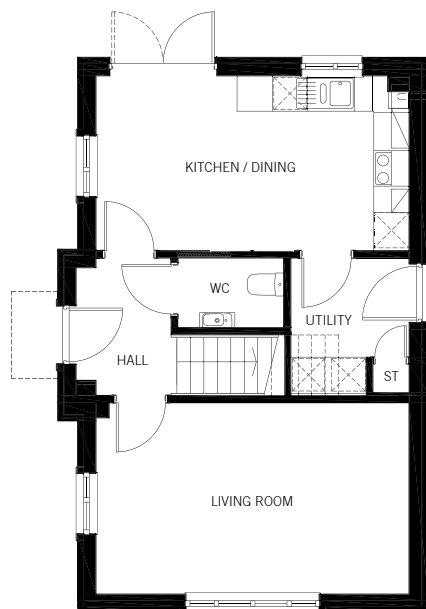
• Three bedroom detached home • Spacious living room with dual aspect windows • Contemporary open-plan kitchen/dining room with integrated premium appliances including dishwasher, fridge-freezer, and stainless steel multi-function oven, microwave/grill, gas hob and cooker hood • French doors to garden • 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.*



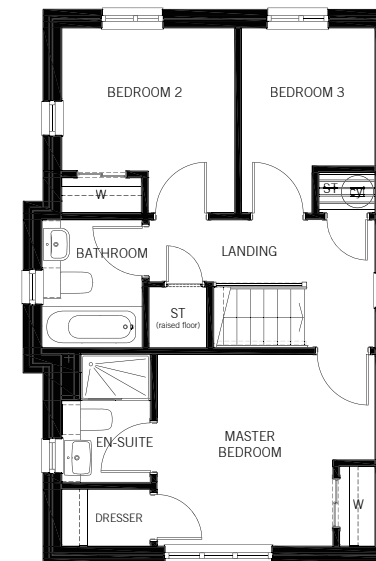
GROUND FLOOR

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"



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.

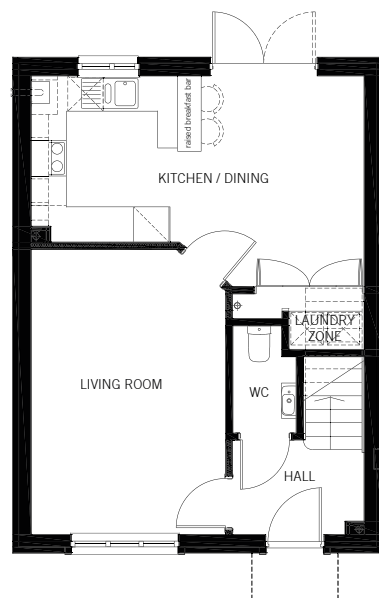
KEY FEATURES

- 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



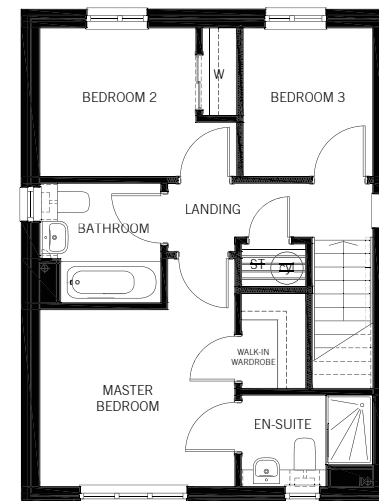
GROUND FLOOR

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"



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.

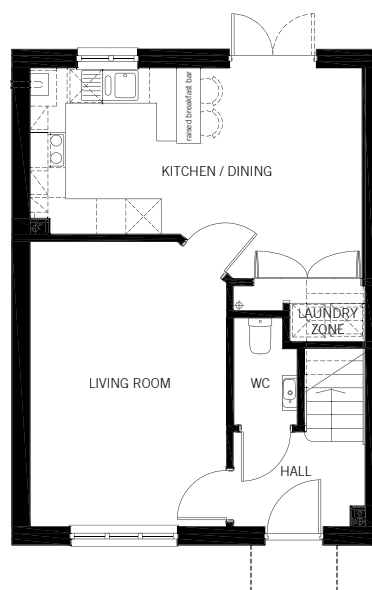
KEY FEATURES

- 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



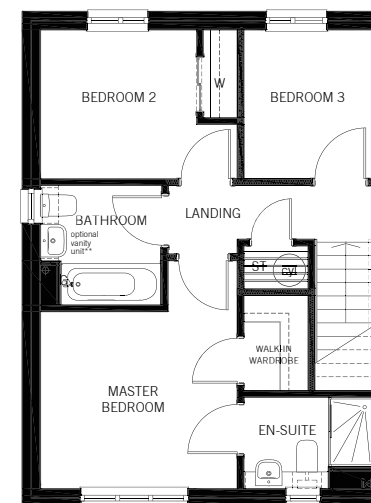
GROUND FLOOR

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"



The Belvoir

The Belvoir is an appealing three bedroom semi-detached or end-terraced home, offering superb accommodation. Dual aspect windows lend lots of light to the spacious living room, while the stunning kitchen incorporates a large family dining area, French doors leading to the garden and is fitted with a wide range of premium high specification appliances, including multi-function oven, gas hob, cooker hood and integrated fridge/freezer. Tucked within an alcove in the kitchen behind stylish bi-fold doors, is a useful laundry zone which is plumbed and wired for your laundry equipment, keeping the family laundry handy but hidden. Off the hall there is a spacious understairs' store and a useful cloakroom.

Climb up the attractive winding staircase and you'll find two double and one single bedrooms. The master and second bedroom each has a fitted wardrobe, with the former having full height windows with Parisian balcony and an en-suite shower room complete with 1200mm shower enclosure to add extra appeal. Mindful of the importance for storage again, both the bathroom and en-suite shower room are fitted with stylish vanity furniture – with wide mirror above – for which you will be offered a choice of finishes.

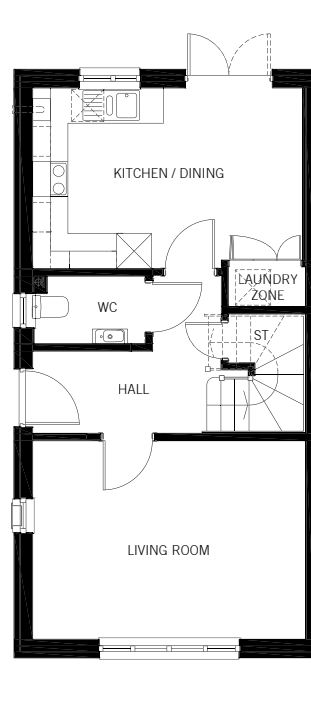
KEY FEATURES

- Three bedroom home
- Spacious living room with dual aspects
- Contemporary open-plan kitchen/dining room with integrated premium appliances
- French doors to garden
- Concealed laundry zone
- Cloakroom
- En-suite shower room and built-in wardrobe to master bedroom
- Built-in wardrobe to second bedroom
- Fitted vanity furniture and wide mirror fitted to both bathroom and en-suite shower room
- Good storage



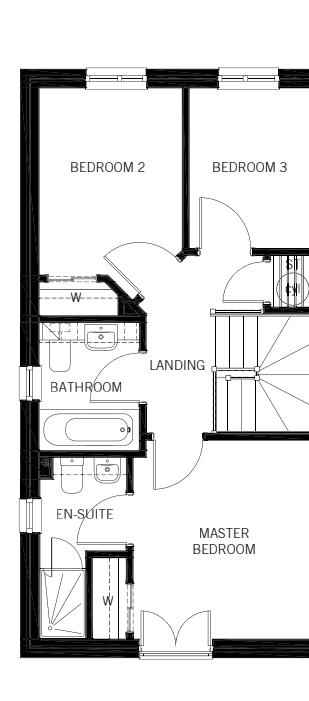
GROUND FLOOR

Living room	4642mm x 3377.5mm 15' 3" x 11' 1"
Kitchen/Dining	4592mm x 3075mm (max) 15' 1" x 10' 1"
WC	1893mm x 1150mm 6' 3" x 3' 9"



FIRST FLOOR

Master bedroom	3385mm (max) x 3045mm (max) 11' 1" x 10' 0"
En-suite (including shower)	3081mm x 1470mm (max) 10' 2" x 4' 10"
Bedroom 2 (excluding wardrobe)	3184mm (max) x 2434mm 10' 5" x 8' 0"
Bedroom 3	2731.5mm x 2093.5mm 9' 0" x 6' 10"
Bathroom	2175mm x 1705mm 7' 2" x 5' 7"



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.

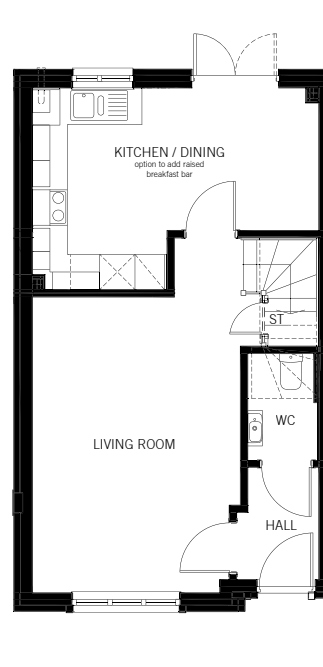
KEY FEATURES

- 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



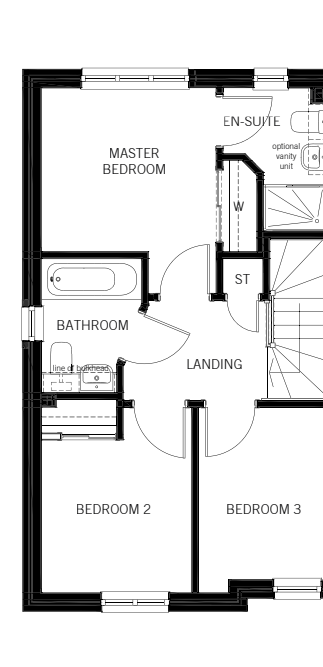
GROUND FLOOR

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"



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.

The Gardens of Crathes, Crathes

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 MONARCH'S RISE

Our marketing suite is open weekly from Thursday to Monday, from 11.00am to 5.00pm.

Just pop in – there's no need to make an appointment. If you wish to visit out of these hours, please call 0845 026 7847.

RESERVE YOUR HOME

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

MAKING IT YOURS

When you get in touch, you'll be assigned your own sales consultant who will help you choose your property – and, if suitable, offer you a choice of fittings and finishes 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 Monarch's Rise as smooth and pleasurable as possible.

Please just ask your sales consultant.

YOUR PEACE OF MIND

The National House Building Council 10 Year Buildmark Warranty covers all new Stewart Milne homes.

For the first two years we take care of any agreed defects. Our customer service team prides itself on dealing with questions and queries as quickly as possible. For the remaining eight years, in the unlikely event of a structural defect, this is dealt with directly by the highly-respected NHBC - the benchmark for quality in British building standards.

All kitchen appliances are covered by a two-year manufacturer's warranty.

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.



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.

Laird's Gate, Stewarton

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 Monarch's Rise your home

SPACE

An exclusive development of carefully designed homes all having a range of styles to suit today's ever changing lifestyles.

QUALITY

All homes benefit from the inclusion of high specification fitted kitchens and bathrooms; high specification 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.

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.

LOCATION

Situated just at the edge of beautiful and historical village of Arbroath. There are also superb road and rail links available to commuters.

VALUE

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

Travel Directions

SAT NAV REFERENCE: DD11 5JU

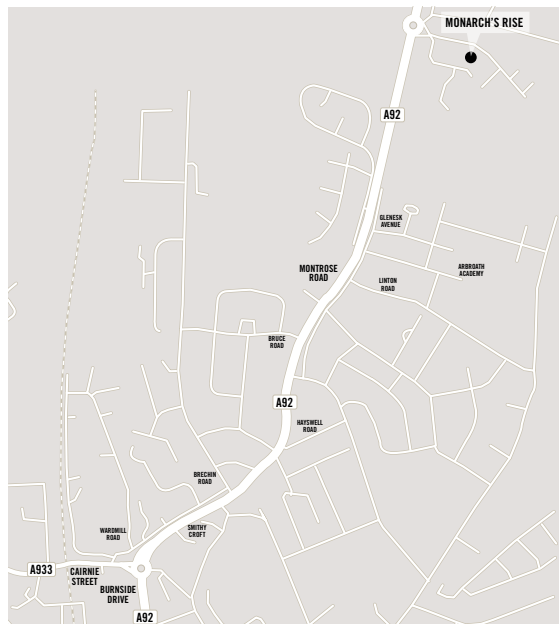
FROM THE NORTH

Travel south on the A92 and after passing Montrose, continue for 11 miles heading south. Just before entering Arbroath turn left into the development clearly marked on the side of the A92.

FROM THE SOUTH

Travelling north from Dundee along the A92, continue through Arbroath (signposted Montrose) on the A92 and stay on this road all the way through Arbroath, until you reach Montrose Road. The development is situated to the north of Montrose Road, at the northern edge of Arbroath, the development is clearly seen on the right.

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



Marketing Suite and Showhomes are open Thursday to Monday from 11am to 5:30pm
or by appointment.

Telephone: 0845 026 7847 e-mail: monarchsrise@stewartmilne.com

www.stewartmilnehomes.com

STEWART
Milne
HOMES

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

PHOTOGRAPHY

Images shown reflect the varying styles and sizes of typical Stewart Milne homes. Images do not necessarily represent the actual finish/elevations or treatments, furnishings or fittings 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. The house type images in the brochure are computer generated. 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.