



# CHOICES

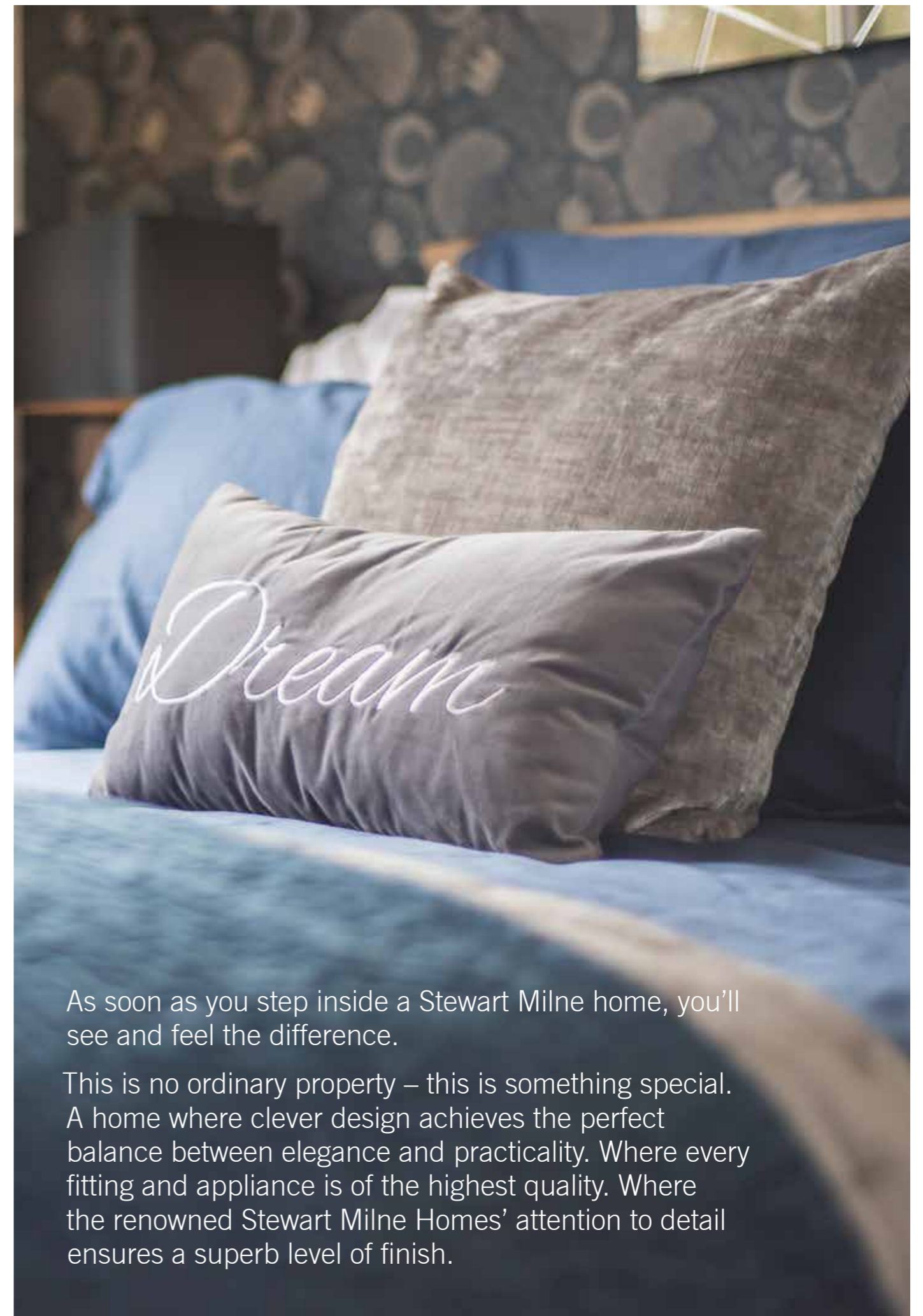
Our First Time Buyer Plan helps you to create your perfect first home.

# OPENING THE DOOR FOR FIRST TIME BUYERS

Our First Time Buyer Plan aims to combine the aspirations of first time buyers with affordable monthly payments, giving you the opportunity to own your own high quality home at genuinely affordable prices.

At Stewart Milne Homes, we never forget that a home isn't just where you live, it's how you live, and that moving to a new home is a fresh, exciting start - and often one of your most memorable moments. That's why our First Home Plan includes all the details you'd expect along with a helping hand every step of the way. After all, this is your first home:

- Help to Buy available†
- LBTT / Stamp Duty paid
- Legal fees paid
- Choice of furniture
- Choice of kitchen finish - doors, handles and work surfaces
- Choice of bathroom finish with Porcelanosa tiling
- Choice of flooring throughout
- TV and home cinema system
- 10 year warranty for your new home



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.



# IT'S YOUR CHOICE

Buying your very first home is exciting, thrilling and great fun.

At Stewart Milne Homes, we've been helping first time buyers to buy their first home with ease for over 40 years. We can help to take care of every aspect of buying your first home from choosing the right home for you to working with your solicitors to keep things simple.

We'll explain the jargon, handle the paperwork, help you to arrange finance through an independent financial advisor so you can focus on how you'll make your new home, your own.

Our first time buyers plan includes a host of benefits with lots of options to make buying affordable and easy.

We know that once you've saved your deposit you might not have spare funds for furniture so our first time buyers plan includes a range of great furniture for you to choose from. It's all included in our first time buyers plan, making moving even easier.

It's included with our compliments and delivered before you move in, so that you'll have a sofa to relax on and a bed to sink into from day one.

The following pages show you all the options from contemporary to traditional, neutral to bright – perfect to suit your taste.

All you have to do is enjoy choosing the pieces you like and confirm your preferences with your dedicated sales consultant. They'll ensure everything is ordered and ready for the day you move in.



Buy a beautiful new **two bedroom home** with a Stewart Milne Homes' First Time Buyers Plan and you can choose from the following range of furniture.

## 2 BEDROOMS

### LIVING AREA

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Chaise sofa **OR** sofa and one chair

Coffee table

### DINING AREA

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Dining table and four chairs

### MASTER BEDROOM

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Double divan bed with headboard and two bedside tables

### GUEST BEDROOM

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Option 1 - Double divan bed with headboard and two bedside tables **OR**

Option 2 - Nursery set



On your first night in your new home, sit back and relax on your choice of brand new sofa and armchair. There are a range of sofas and armchairs to suit a variety of lifestyles and your personal taste. From a selection of large comfy sofas to chic and classic sofas complete with complimentary scatter cushion.

## DALTON

Choose from our quality selection of fabrics with a varying range of colours and textures to suit your personal interior style



Dalton 3 seater

1630W X 860D X 870H



Dalton Chaise L/R

2170W X 1550D X 870H

## DEVON

Choose from our quality selection of fabrics with a varying range of colours and textures to suit your personal interior style



Devon 3 seater

2160W X 980D X 910H



Devon armchair

800W X 860D X 900H

## BROOKE

Choose from our quality selection of fabrics with a varying range of colours and textures to suit your personal interior style



Brooke 3 seater

2280W X 990D X 940H

## AVON

Choose from our quality selection of fabrics with a varying range of colours and textures to suit your personal interior style



Avon armchair

770W X 920D X 970H

## LEWIS

Choose from our quality selection of fabrics with a varying range of colours and textures to suit your personal interior style



Lewis 3 seater

2230W X 990D X 880H

## BOX

Choose from our quality selection of fabrics with a varying range of colours and textures to suit your personal interior style



Box armchair

740W X 770D X 770H





# COFFEE TABLE CHOICES

To compliment your choice of seating in your living areas, we have a selection of coffee table furniture for the living room.

## MANGO

Made from sustainable mango with a natural wood finish



Mango coffee table

1000W X 500D X 450H

## MID CENTURY

Mid century style made in mango wood



Mid Century coffee table

1000W X 550D X 430H

## OSLO

Natural timber with exposed grain and a light weathered grey finish



Oslo egg coffee table

1390W X 720D X 370H

## STORM GREY

Dark storm grey paint is paired with a pale sand coloured top



Storm grey coffee table

1100W X 550D X 450H

## COTTONWOOD

Combines neutral paint colours with whitewashed roughsawn top



Cottonwood coffee table

1100W X 550D X 450H

## RECTANGULAR LACQUER

Dark finish table on metal legs



Rectangular lacquer coffee table

800W X 580D X 460H

## RECTANGULAR PROVENCE

Lacquer finish on metal legs



Rectangular provence coffee table

800W X 580D X 460H

## ROUND LACQUER

Lacquer finish with round metal base



Round lacquer coffee table

800W X 800D X 370H

## ROUND PROVENCE

Provence finish with round metal base



Round provence coffee table

800W X 800D X 370H



Within your new home there will be space for a dining area. We have collated a selection of dining furniture to make this space feel luxurious yet useable all year round. From stylish and contemporary dining tables to oak tables; there is something to compliment all kitchen selections.

### STONE TOP SQUARE DINING TABLE

Grey square dining table



Small grey square dining table

900W X 900D X 760H

### STONE TOP ROUND DINING TABLE

Grey round dining table



Small grey round dining table

1200W X 1200D X 760H

### BROOKLYN

Solid oak dining table



Brooklyn Oak square dining table

860W X 860D X 770H

### INDUSTRIAL DINING TABLE

Re-engineered square cafe table



Re-engineered dining table

800W X 800D X 760H

To ensure the maximum wow factor, we have selected a range of seating to compliment the tables. All seats are available in denominations of two.

### MOCHA DINING CHAIR

Contemporary dining chair



Mocha moulded dining chair

460W X 560D X 810H

### CLOUD DINING CHAIR

Contemporary dining chair



Nude moulded dining chair

460W X 560D X 810H

### OCEAN DINING CHAIR

Contemporary dining chair



Teal moulded dining chair

460W X 560D X 810H

### GHOST DINING CHAIR

Contemporary dining chair



Clear perspex dining chair

470W X 550D X 810H

### HAMPSHIRE

Contemporary dining chair



Hampshire X back chair

490W X 530D X 880H

### GAINSBOROUGH

Contemporary dining chair



Gainsborough X back chair

510W X 570D X 890H





# BEDROOM CHOICES

Your master bedroom will become a sanctuary for you therefore we have selected a range of bedroom furniture, in a variety of styles, to create this blissful retreat for you. The range includes double beds and bedside tables.

## DIVAN BED

Double divan with choice of headboard colours from below



Divan Double bed

1900L x 1350W

## NEPTUNE HEADBOARD

For use with Divan Bed. Choose from colours available below



Headboard for Double bed

630H

Available in



Sumatra Plain Pebble

Sumatra Plain Brown

Sumatra Plain Grey

Sumatra Check Grey

Casino Crush Angora

Executive Midnight

Pablo Plain Black/Grey

Crushed Velvet Platinum

## COTTON BEDSIDE TABLE

Combines neutral paint colours with whitewashed roughsawn top



Cottonwood bedside table

420W X 350D X 550H

## SUITCASE BEDSIDE TABLE

Retro bedside cabinet



Silver suitcase bedside table

480W X 350D X 720H

## PALE BEDSIDE TABLE

White painted bedside cabinet



Belgravia bedside table

400W X 350D X 705H

## MID CENTURY BEDSIDE TABLE

Mid century style made in mango wood



Mid Century bedside table

450W X 350D X 550H

## OPEN BEDSIDE TABLE

White painted bedside



Open bedside table

400W X 330D X 560H

## TOPSIDE 2 DRAWER BEDSIDE TABLE

Oak style bedside table



2 drawer bedside table

400W X 300D X 560H



# FOR THE LITTLE ONE

## NURSERY FURNITURE SETS



# THE NEXT STEP..

Our comprehensive support can take care of every aspect of your home purchase - from finding your dream home to helping you sell your old home. We also offer you a host of great buying options, tailored to your personal needs. Even when you've moved in our assistance continues, with the reassurance of our 10 year warranty. It's a trouble-free, worry-free process from start to finish.

It's this easy: 1+2+3+4+5 = all the steps you need to buy and move into your dream home. 6 = all the support you need for 10 years afterwards.

### 1 VISIT OUR SHOWHOMES

With a sensational range of quality homes in over 30 great locations, the first step is to consider where you'd love to live. Then get your shoes on and take the easiest of steps - visit the development (or developments) of your choice.

However, if our opening hours don't suit you, we're happy to see you at any other time - just let us know what suits you.

### 2 ASK US ANYTHING

Talk to one of our sales consultants. They'll show you around and, if you wish, chat to you about all the options and offers available (with no hard sell). Our marketing suites and show homes are open at very convenient times - just take a look at the specific development details for times.

### 3 MAKING THE DREAM HAPPEN

We can help with:

- Lawyers/Solicitors
- Mortgages
- Marketing and selling your existing home
- Removal services
- Landscaping
- Interior designers
- Support and advice on any aspect of moving home

So, you've found your dream home. You want it. This is where it gets exciting.... Now it's time to talk to us in more detail. Our aim is to make selling your old home (if you have one) and buying your new home as easy and affordable as possible. With this in mind, we'll discuss with you which of our range of exclusive offers can help you most.

You'll also be given an easy-step manual to answer all your buying questions. And then there's finding a mortgage - our independent financial advice service ensures you obtain a mortgage that suits you perfectly.

### 4 RESERVE YOUR HOME

Reserving your home is the next step. Guaranteeing you'll have the home you've set your heart on. You'll now be assigned a consultant, who will remain a constant point of contact throughout the process. They will keep you well informed as well as continually offering help and advice. And when you buy early you'll be able to choose your kitchen, tiles and work surfaces (to name just a few) from our extensive range.

### 5 HELP WITH YOUR MOVE

You've sold your old house and your move-in date is within sight. Even at this point we're still there to offer help with any aspect that makes the move to your new home as smooth as possible - how about we arrange a removals service? We will also give you our invaluable and easy to use guide to your new home, in which you'll find all the information you'll ever need, as well as important contact details.

### 6 WE'LL CARRY ON HELPING FOR YEARS AFTERWARDS

Our support doesn't stop when you've moved in. The National House Building Council 10 Year Buildmark Warranty covers all new Stewart Milne Homes. So you have nothing to worry about from the first day in your new home.



[www.stewartmilnehomes.com](http://www.stewartmilnehomes.com)



We have chosen each item of furniture for its quality and style. From time to time furniture providers discontinue items or sell out. In the event that your first choice is not available, we will do everything we can to provide a suitable alternative.

The First Home plan is available on selected homes only and may not be combined with other available offers. Please contact us for more details of offers available on specific homes. This offer is subject to terms & conditions and availability.

†Help to Buy (Scotland) is only available on selected homes at selected developments in Scotland up to a value of £200,000 for purchases on or before 31 March 2018, and £175,000 for purchases on or before 31 March 2019. Eligible applicants will be offered an equity stake of up to a maximum of 15% of the full market price. The Scottish Government will hold the second charge on the property. Applicants are required to fund at least 85% of the purchase price by means of a mortgage and any deposit where required. There is no fee charged on the equity stake component. The equity stake is provided by the Homes and Communities Agency and developer as a second charge. Your home may be repossessed if you do not keep up your repayments on your mortgage. Help to Buy is not available for part-exchange or buy-to-let.