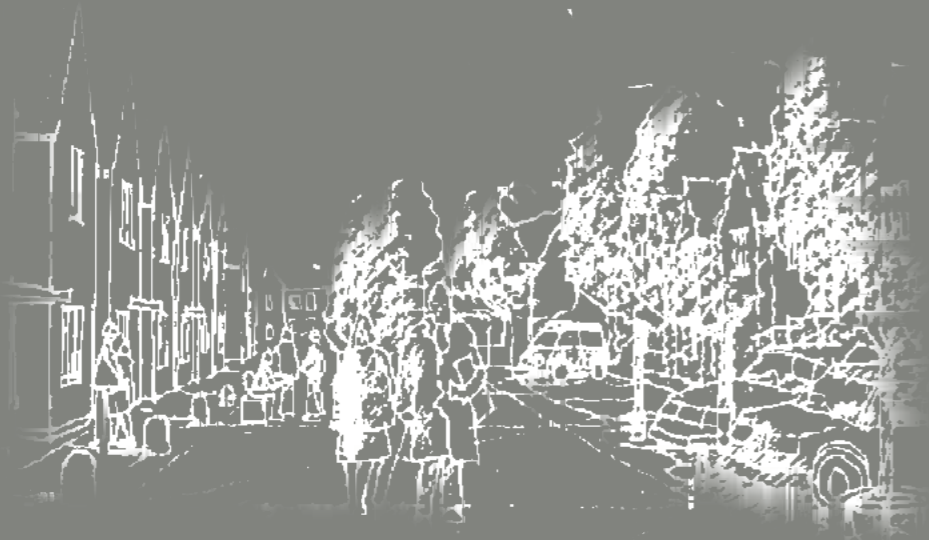


Charleston

C O V E

A collection of 3 bedroom homes set within the thriving new coastal neighbourhood of Cove.



A wonderful place to call home

Sea breezes, fresh sea air, a welcoming community feel, space and light. These are the words that describe Charleston.

A neighbourhood to the south of the city, Charleston blends the best of traditional design with a clean fresh contemporary feel. White exteriors, light grey brick, warm wood all combine with open green space, highlighting the fishing heritage of the past.

Neighbours, friends and community are at the heart of Cove and the new shops and cafes within the neighbourhood offer more opportunities to get to know your neighbours.

Getting around is easy with thoughtfully designed paths and walkways leading to the stunning north east coast, schools and shops.



Nothing beats coming home to Charleston

Once a sleepy fishing village, now a thriving suburb to the south of Aberdeen, Cove offers both beautiful coastal scenery and village lifestyle, yet is within minutes of the city centre of Aberdeen, the perfect spot for those seeking the best of both worlds.

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 life's most exciting 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 Charleston. After all, this isn't a sales brochure.

This is your new home.



Your new neighbourhood

Surrounded by the beautiful scenery of the north east coastline, and situated just to the west of the picturesque old fishing village of Cove – this is a wonderful place to call home.

Charleston is nestled to the east of Wellington Road, and just to the west of the town of Cove. There is easy access to the A90, and new AWPR linking you to the North and South. Life at Charleston is suited to both those in search of an excellent commuter suburb, with plenty of modern amenities on the doorstep, as well as those in search of tranquillity. This old coastal town can offer plenty of rural and coastal walks which link up directly with the neighbourhood.

Residents benefit from a Sainsbury's on the corner, a coffee shop, gift store and hair salon, creating a high street within 3 minutes walk of home.

The beauty of Cove is that whilst you can be in Aberdeen city centre within minutes, or standing in your garden, breathing in the sea air, you really feel as though you are miles away from the

hustle and bustle of the city. The town of Cove is far from lacking in terms of its own amenities, with the Cove shopping centre offering a supermarket, pharmacist, takeaway restaurants, as well as the Cove Bay Hotel, which is a popular haunt with locals.

The town also offers a health centre, and dental surgery, and is well served by local schools. Cove has two local nurseries, a primary school and a brand new £47 million state-of-the-art secondary school, including a dance studio, fitness suite, games hall, six lane 25 metre swimming pool, environmental gardens, grass and 3G pitches.

Community spirit is everywhere in Cove, be it supporting one of the two football teams belonging to Cove on a weekend, or attending one of the many community run events, such as the Christmas parade, or the summer gala, you'll

be welcomed into an established and friendly community.

For those working in the popular industrial estates at Altens and Tullos, Charleston is just a 5 minute car journey from both. The city centre can be reached in 10-15 minutes by car or by public transport. The area is served by 3 different bus routes, all linking with the city centre.

Nearby locations include:

Altens	1 miles
Aberdeen City	3 miles
Aberdeen Airport	11 miles
Stonehaven	13 miles
Dundee	66 miles
Edinburgh	146 miles

Welcome to Charleston. Make yourself at home.





Your choice of home

Within Charleston we're creating a stunning collection of individually-designed homes.

OUR COMMITMENT

Charleston has been designed by our award winning design team, whose work has gained recognition and awards for its design approach, designing each home to meet the priorities and aspirations of homeowners.

Buying a home at Charleston gives you the reassurance of long lasting value and peace of mind. We design all our homes to be stylish and to meet the ever changing needs of family living. You'll find spacious interiors, stunning kitchens and attractive exteriors to suit first time buyers, growing families and professionals wanting extra space.

Our architects have designed each home to meet the priorities and aspirations of homeowners.

Each property has its own space and outlook, with open space for socialising, and green paths throughout the neighbourhood with links to the surrounding community.

The varied selection of homes are all spacious, light and designed with contemporary living in mind. All homes include well-planned living areas for entertaining, combined with high specification kitchens with integrated premium appliances.

Every aspect of your new home is finished to the highest standard, with great attention to detail throughout.

Reserve your new home early and you'll have a choice of kitchen Porcelanosa tiles, vanity units and flooring.* Working together with you to choose these features is an integral and enjoyable part of buying a Stewart Milne home.

OUR QUALITY

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

We use quality materials, and apply superior craftsmanship and build to exacting standards, creating homes that are long-lasting.

All our homes come with a 10 year warranty, giving you peace of mind.

Step inside

As soon as you step inside a Stewart Milne home, you'll see and feel the difference.

This is no ordinary home – 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 premium 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 sanctuary. That's how many people think of the bedroom – and as you spend about a third of your life in it, it has to be just right. Our current range of homes at Charleston have two, three or four bedrooms, ranging from palatial master suites to cosy single rooms.

Every master and guest bedroom has either a luxury walk-in wardrobe or built-in wardrobes with sliding doors and shelving. Television points are conveniently positioned in all bedrooms and telephone points in the master bedrooms.

Today the bathroom is as much a place to enjoy as a functional necessity, so we build bathrooms and en-suites with indulgence and pampering in mind including larger showers, rain showers

and chrome heated towel rails in our larger homes. We provide a superb choice of co-ordinated Porcelanosa tiling and, in many houses, fitted vanity furniture for the family bathroom and master en-suite. Some of our homes within the Charleston range 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, you'll appreciate the high quality of fittings and finishing. Internal walls and ceilings are painted with at least two coats of paint, and internal woodwork with three. Elegant white panelled doors are fitted with attractive chrome lever handles, chrome hinges

Take a closer look...

and latches. Our homes are wired for the modern world, with an abundance of socket outlets, telephone and TV points, while smoke and heat detectors are naturally wired-in to the mains.

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. 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 blank canvas. 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.

Your surroundings

Helping you feel right at home

When you're choosing your new home, you'll want to see where it's positioned in relation to the rest of its surroundings.

The maps and images on the following pages will help you to see how your home fits into its surroundings and how your new community will grow around you.

On the next few pages, you'll see the full choice of homes available within the development, with floor plans to help you visualise the range of spaces available – ensuring that your ideal home is exactly what you want.

Legend

The colours below represent our choice of house styles and will help you to find their location on the development plan.

- AR The Argyll
- BE The Belvoir
- CP The Caplewood
- CV The Castlevale
- CW The Castlewellan
- CO The Corrywood
- Sold



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 Homes. 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 which may vary slightly, within NHBC guidelines, as each house is built individually. Some properties are built handed (mirror image) to those shown. Door, window, garage door and elevational treatments may vary to provide interest within the development. Please ask us for details of the specification of your chosen home and the technical specification, which may have changed since printing. Details are for guidance only and do not constitute a part of any contract, nor do they constitute an offer. 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 Homes.

"If you'd asked me a few months ago, I'd have said that a new-build wouldn't have been my first choice when moving home... but it's been great, lovely; everything's new and clean, bright and airy. In fact, I'd buy another house from Stewart Milne because of the support I've had. "

Mr Murdoch, Silver Birches, Alford

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 kitchen/dining room to the rear includes French doors leading to the garden and integrated premium appliances which includes stainless steel multi-function oven, gas hob, cooker hood and fully integrated fridge/freezer. Off the hall a WC/cloakroom is a useful addition.

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.

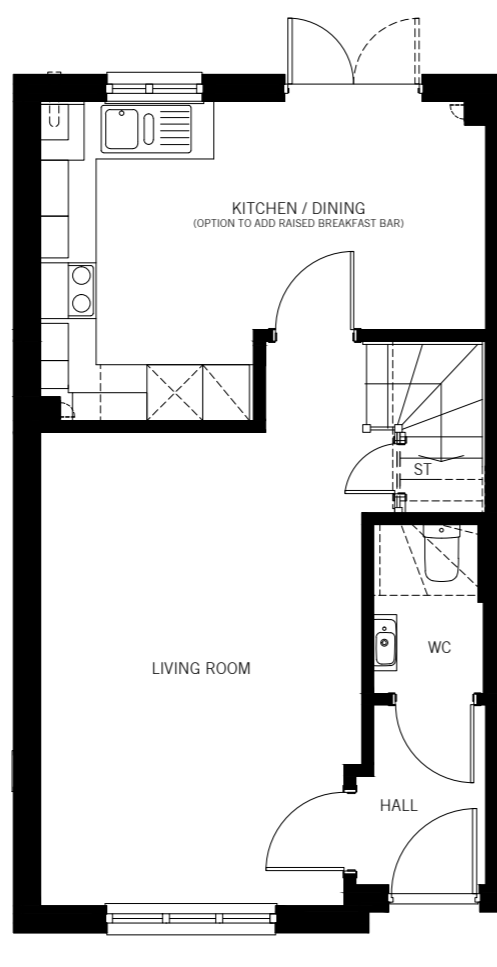
KEY FEATURES

- Spacious three bedroom home
- Contemporary open-plan kitchen/dining room with integrated premium appliances
- French doors to garden
- Downstairs WC/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

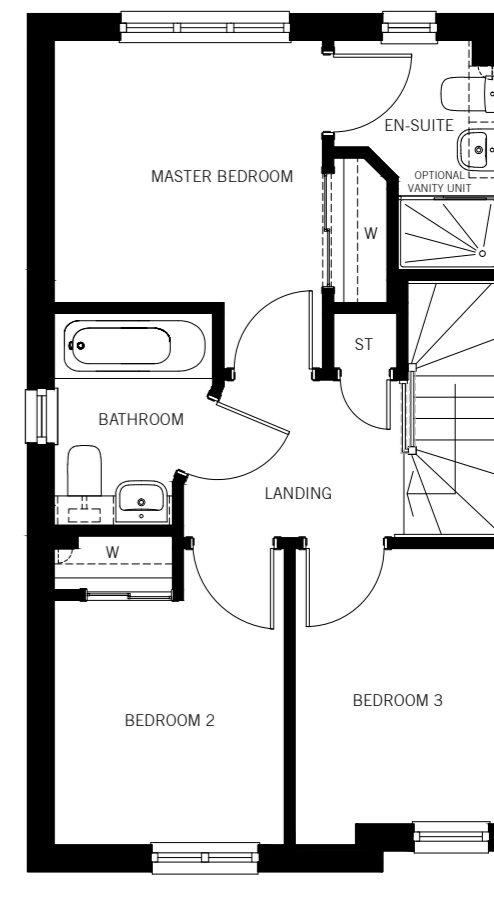
Living room	5085mm (min) x 3451mm (max) 16' 8" x 11' 4"
Kitchen/Dining	3430mm (max) x 4782.5mm 11' 3" x 15' 8"
WC	1819mm x 1183mm 6' 0" x 3' 10"



FIRST FLOOR

Master bedroom	2815mm (min) x 2884mm 9' 3" x 9' 5"
En-suite (including shower)	1786mm x 2462.5mm (max) 5' 10" x 8' 0"
Bedroom 2 (including wardrobe)	3317mm (max) x 2469mm 10' 10" x 8' 1"
Bedroom 3	2957mm (min) x 2190mm 9' 8" x 7' 2"
Bathroom	2277mm x 1705mm (max) 7' 6" x 5' 7"

Please note the plan shows an end-terraced Argyll. A mid terraced Argyll will not have a window in the bathroom.



"I would definitely recommend Stewart Milne Homes because the professionalism of the staff and the development has been first class throughout the process. Buying a house can be stressful, but this was an exceptionally good experience."

Gary Brown, Grove Park, Portlethen

The Belvoir

The Belvoir is a very appealing and popular 3 bedroom semi-detached home offering superb accommodation. The large window to the front and additional side window lend lots of light to the spacious living room, while the fully fitted kitchen incorporates a large family dining area, enclosed laundry zone and French doors leading to the garden. Off the hall there is a WC/cloakroom.

Upstairs, via an attractive winding staircase, there are two double and one single bedroom. The master and second bedroom each have built-in wardrobes, with the former having the additional benefit of an en-suite shower room complete with 1200mm shower enclosure. Recognising how important storage is, the bathroom is provided with fitted vanity furniture for which you will be offered a choice of contemporary finishes..

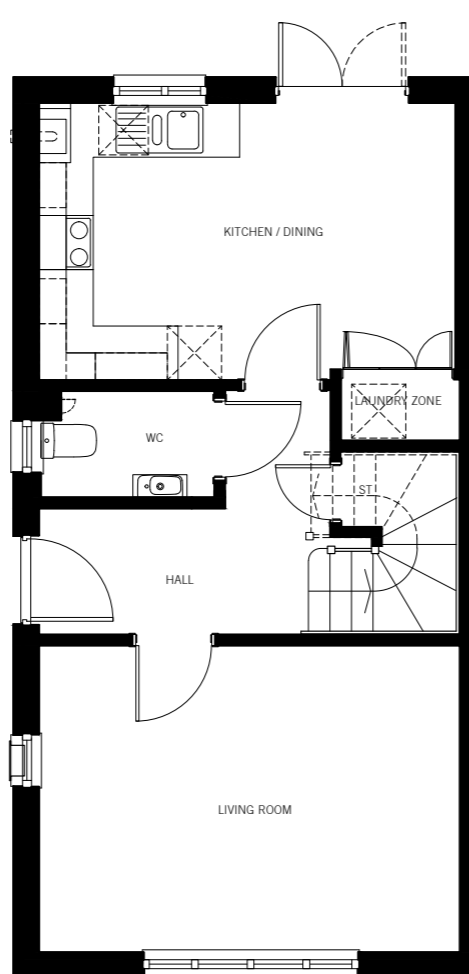
KEY FEATURES

- Three bedroom home • Spacious open plan kitchen/dining area with French doors to the garden • Integral laundry zone
- Downstairs WC • Light and airy living room • Master bedroom with double opening leaf French doors, a built-in wardrobe and an en-suite shower room • 2 further bedrooms • Well-appointed family bathroom



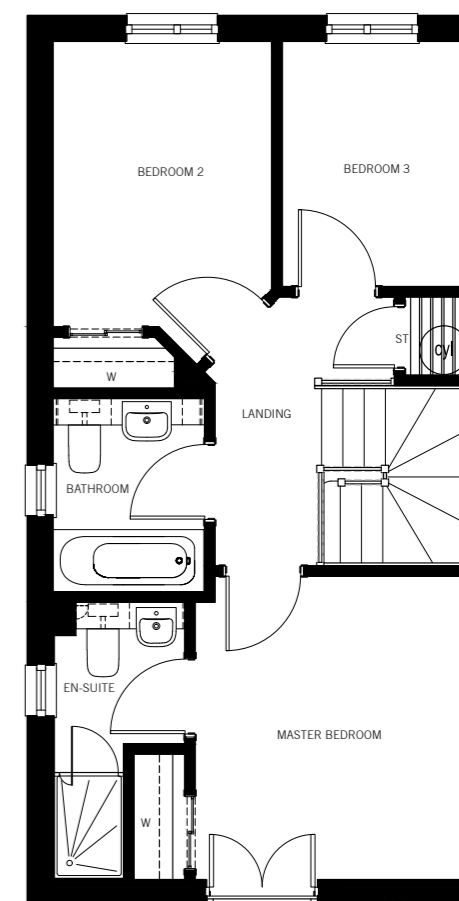
GROUND FLOOR

Living room	4669mm x 3402mm 15' 4" x 11' 2"
Kitchen / Dining	4619mm x 3075mm (max) 15' 2" x 10' 1"
WC	1920mm x 1177mm 6' 3" x 3' 10"



FIRST FLOOR

Master bedroom	3412mm (max) x 3072mm (max) 11' 2" x 10' 1"
En-suite (including shower)	3109mm (max) x 1470mm (max) 10' 2" x 4' 10"
Bedroom 2 (excluding wardrobe)	3211mm x 2461mm 10' 6" x 8' 1"
Bedroom 3	2759mm x 2093mm 9' 1" x 6' 10"
Bathroom	2175mm x 1705mm 7' 2" x 5' 7"



"Other houses we looked at... were very expensive or very small, but this is very big and spacious. With other developers, items like our units would have been an extra cost to us; here everything was included so we felt like we got an awful lot of things for what we paid. On top of that, our home is very spacious for a three bed semi-detached house." - Maree Garden, Sinclair Park, Newburgh

The Caplewood

This three bedroom semi-detached home is elegant and stylish.

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 and a 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 that lead into the private rear garden. Tucked away behind the kitchen door, there is a laundry zone with space 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 1200mm shower enclosure to the master bedroom; this en-suite also incorporates useful fitted vanity furniture providing concealed storage. The second bedroom has a built-in wardrobe, and the master bedroom has the benefit of a walk-in wardrobe.

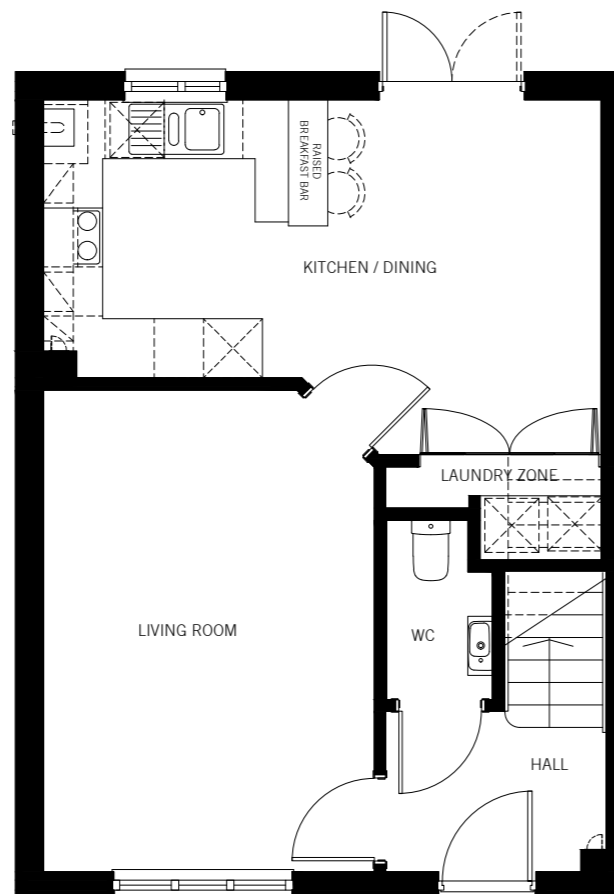
KEY FEATURES

- Three bedroom home • Spacious living room • Contemporary open-plan kitchen/dining room with integrated premium appliances
- French doors to garden • 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



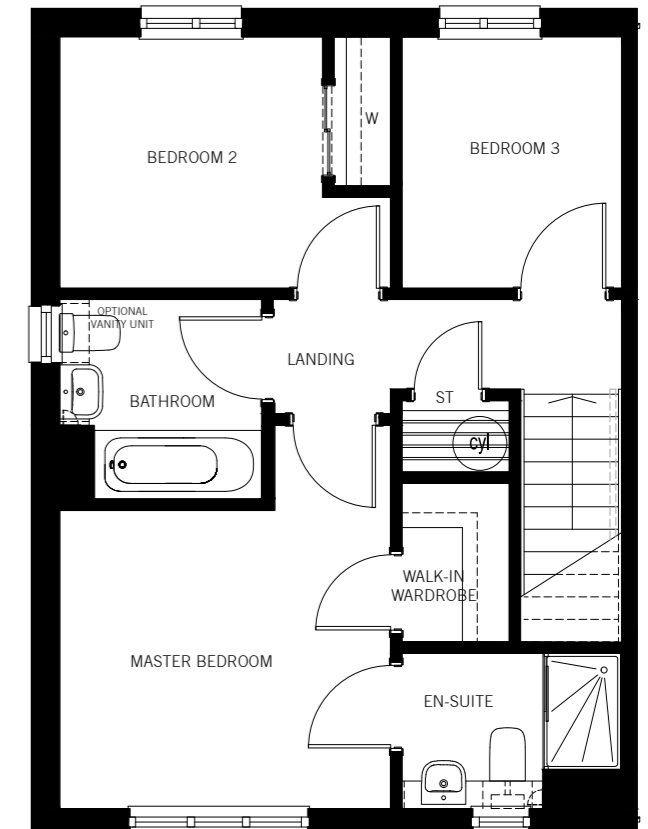
GROUND FLOOR

Living room	4900mm x 3366mm (max) 16' 1" x 11' 0"
Kitchen / Dining	5619mm x 2827mm (min) 18' 5" x 9' 3"
Utility	1280mm x 944mm (max) 4' 2" x 3' 1" (max)
WC	1825mm (max) x 1077mm (max) 5' 11" x 3' 6"



FIRST FLOOR

Master bedroom	3371mm x 3034mm 11' 0" x 9' 11"
En-Suite (including shower)	2223mm x 1580mm 7' 3" x 5' 2"
Bedroom 2 (excluding wardrobe)	2681mm x 2558mm (min) 8' 9" x 8' 5"
Bedroom 3	2558mm (min) x 2236mm 8' 5" x 7' 4"
Bathroom	2061mm x 2030mm (max) 6' 9" x 6' 8"



"I'd definitely recommend Stewart Milne Homes because I've had a very good service from you and the home I have is in the most lovely location." - Brenda Smart, Westfield at Broadshade, Westhill

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, microwave/grill, gas hob, cooker hood and fully integrated dishwasher and 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 1200mm luxurious shower enclosure 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 second bedroom is a built-in wardrobe, the master bedroom has the added benefit of having a walk-in wardrobe.

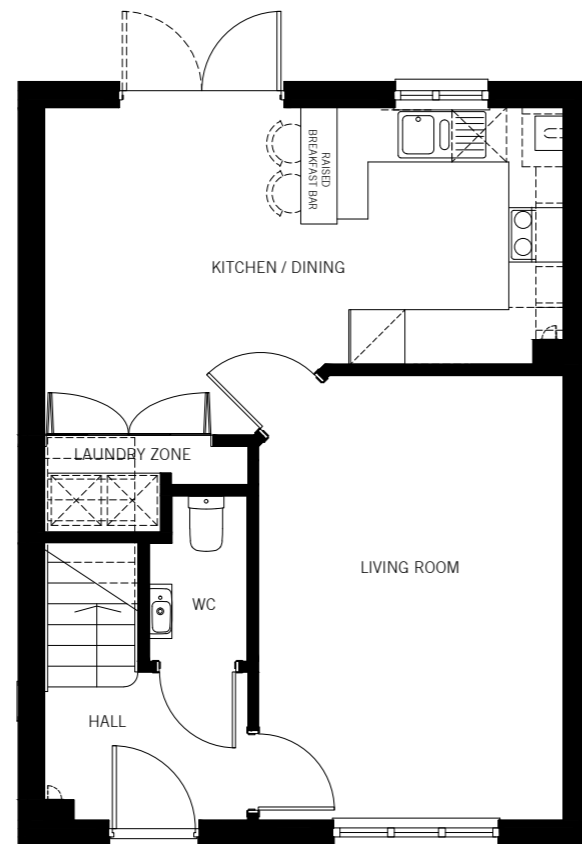
KEY FEATURES

- 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



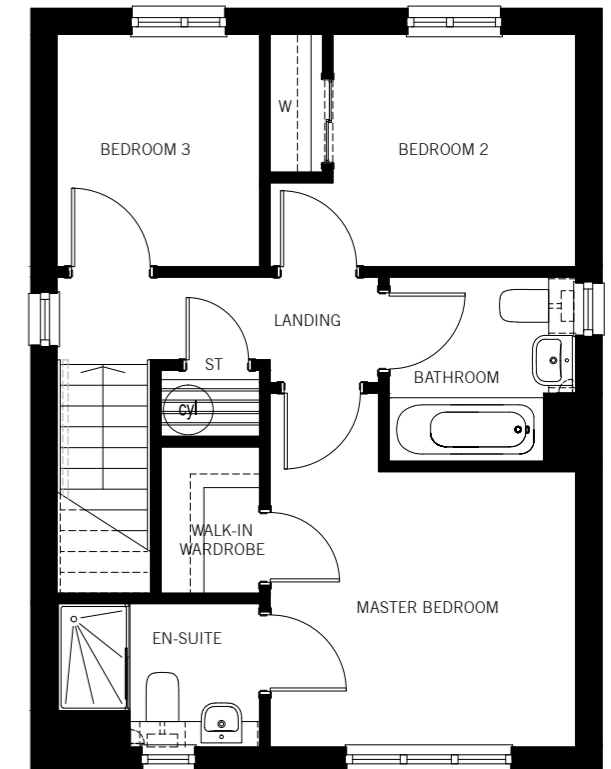
GROUND FLOOR

Living room	4900mm (max) x 3359mm (max) 16' 1" x 11' 0"
Kitchen / Dining	5715mm x 2827mm (min) 18' 9" x 9' 3"
Utility	1280mm (min) x 944mm (max) 4' 2" x 3' 1"
WC	1825mm (max) x 1077mm (max) 6' 0" x 3' 6"



FIRST FLOOR

Master bedroom	3363mm x 3034mm (min) 11' 0" x 9' 11"
En-Suite (including shower)	2220mm x 1580mm 7' 3" x 5' 2"
Bedroom 2 (excluding wardrobe)	2677mm x 2558mm 8' 9" x 8' 5"
Bedroom 3	2558mm x 2232mm 8' 5" x 7' 4"
Bathroom	2057mm (max) x 2030mm (max) 6' 9" x 6' 8"



"Driving through Hopfield View is like driving in one end of a horseshoe and coming back out. There are other housing developers on the development, but the Stewart Milne Homes stands out. The specification is much better than I've seen with other developers."

Mr & Mrs Groom, Hopfield View, Bonnyrigg

The Castlewelfan

With its dual frontage giving it kerb appeal, this superb three-bedroom home is spacious and highly functional.

The dual-aspect living room is light and airy. The open-plan breakfasting kitchen has French doors to the garden and plenty of room for a large dining table. Tastefully integrated within is a range of premium appliances – stainless steel gas hob, cooker hood, multi-function oven and fridge/freezer. A utility room – wired and plumbed for your washing machine and tumble drier - is located off the kitchen. As always in every Stewart Milne Home, there is a cloakroom at entry level.

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

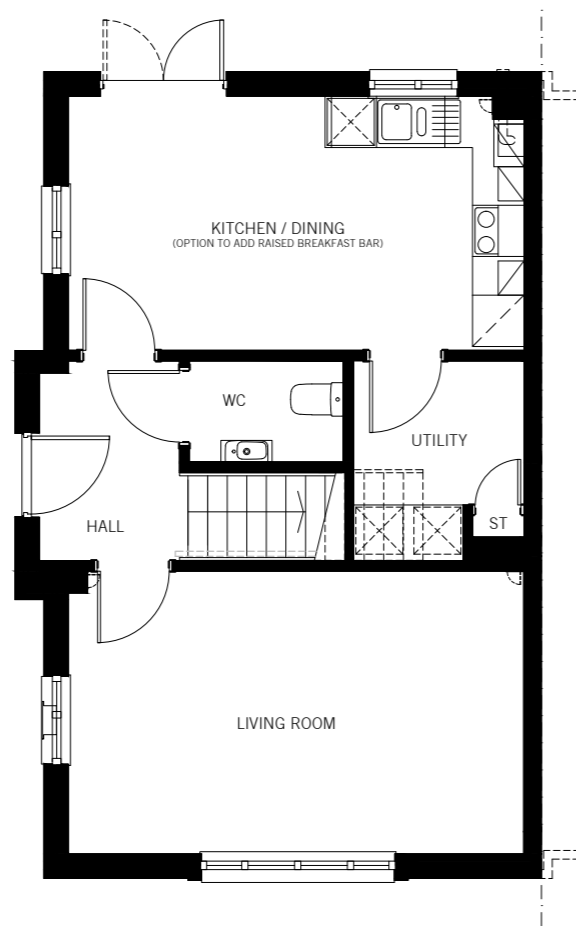
KEY FEATURES

- Three bedroom home
- Spacious living room with dual aspects
- Contemporary open-plan kitchen/dining room with integrated premium appliances
- French doors to private rear garden
- Utility room and cloakroom on ground floor
- En-suite shower room and built-in wardrobes to master bedroom
- Fitted vanity furniture to family bathroom providing useful storage and worktop space
- Built-in wardrobe to second bedroom



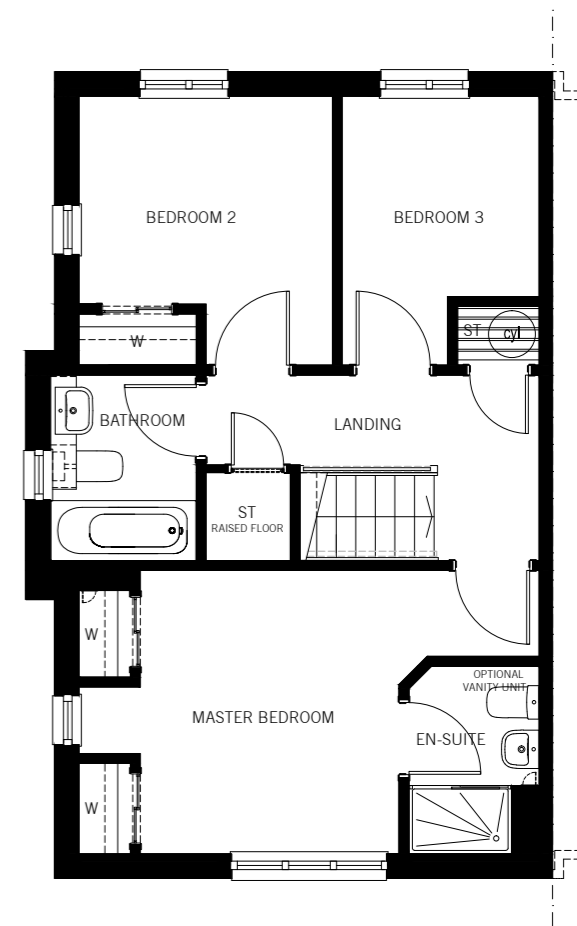
GROUND FLOOR

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



FIRST FLOOR

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



"I'd definitely recommend Stewart Milne Homes because it's a great product. You get a good sized plot and boundaries with the garden and the driveway."
 Sean Aitken, Sinclair Park, Newburgh

The Corrywood

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

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

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

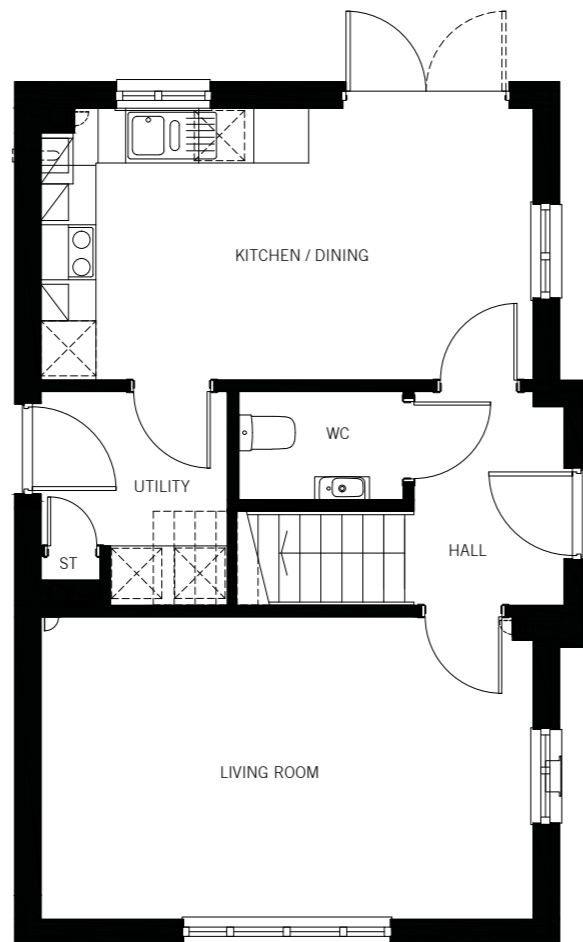
KEY FEATURES

- 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 wardrobe to master bedroom
- Vanity furniture and mirror to both bathroom and shower room
- Built-in wardrobe to second bedroom



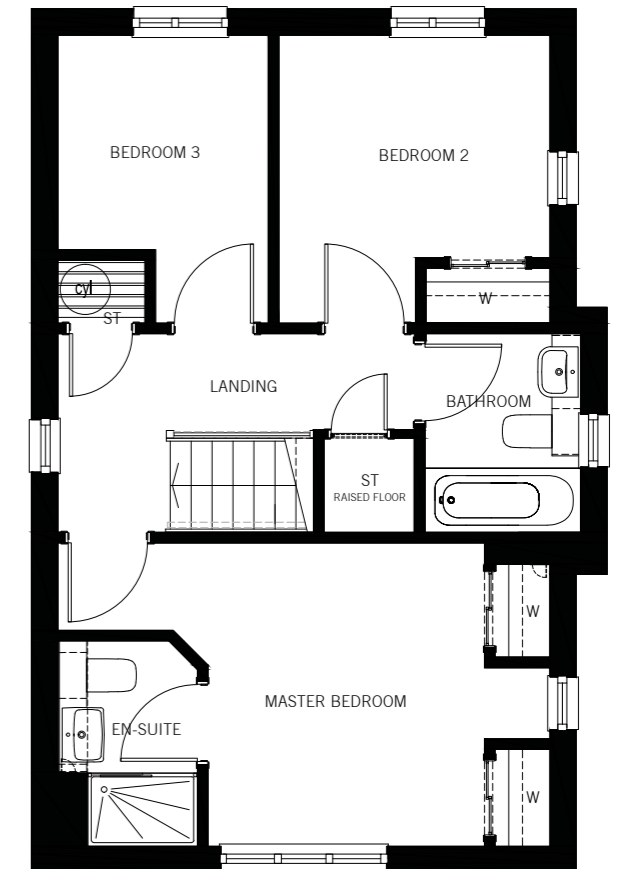
GROUND FLOOR

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



FIRST FLOOR

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





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.

Charleston, Cove

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.



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 but please ask for any help or guidance you need.

So what are we waiting for – let's get started.

VISIT CHARLESTON

Our marketing suite and showhomes are open weekly from Thursday to Monday, from 11.00am to 5.30pm.

Just pop in – there's no need to make an appointment. If you wish to visit outwith these hours, please call 0845 075 8146 and we'd be happy to arrange an appointment to suit you.

RESERVE YOUR HOME

Charleston 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 Charleston 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.

Charleston, Cove

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 Charleston your home

SPACE

An exciting and varied range of contrasting yet complementing homes offer great space for a contemporary lifestyle, with stylish kitchens and entertaining areas.

QUALITY

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

With the beautiful coastline on your doorstep, as well as all the amenities of the city within a 5 mile radius, Charleston is the perfect spot for your new home.

VALUE

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



A little bit about us

As an award winning company with a reputation for quality, our service and commitment to our customers is second to none.



We pride ourselves on designing and building homes that our customers are proud to live in. We have invested significant resources in researching the market to fully understand the aspirations, needs and challenges that face our customers, whether they be first-time buyers, families moving up the market or couples and singles down-sizing. We use this feedback to develop new homes and ensure that the homes we build are just what our customers are looking for.

Meeting the needs of our customers is our highest priority, both in terms of the homes we design and build, and the service we provide. We participate in independent surveys so that we can continually improve our service and ensure that our award winning homes meet the needs and aspirations of our customers. We know how important customer service is, whether you're a first time buyer or a seasoned buyer. Our team are always on hand to guide, advise and support you when buying your new home. Over 96% of our customers are happy to recommend us.

Travel Directions

SAT NAV REFERENCE: AB12 3TZ

FROM ABERDEEN CITY CENTRE

From Anderson Drive (A90) head south to South Anderson Drive (A90), to the Garthdee roundabout. Take the second turning at the roundabout (still A90). Turn left (signposted to Cove Bay) onto the West Tullos Road (B9077), follow this road to the traffic lights at the MINI dealership. The development will be sign-posted on the right.

FROM STONEHAVEN

From Stonehaven take the A90 towards Aberdeen. Take the exit onto Wellington Road/ A956 toward Aberdeen/Harbour. On the Wellington Road/A956, turn right at the new junction into the development Charleston, Cove and the marketing suite is sign posted on the left.

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



Marketing Suite open Thursday to Monday from 11.00am to 5.30pm

Telephone: 0845 075 8146 e-mail: charleston@stewartmilne.com

www.stewartmilnehomes.com



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 of any individual development. For details of specific finishes for individual developments and homes, please contact us. The area surrounding each home will also differ from that shown in the photograph. Some images in the brochure may be computer generated images. We use these to illustrate a new home when we do not have actual photography to use before the brochure goes to print.

SHOWHOMES

All showhomes (where applicable) 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.

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