

Leathan Green

P O R T L E T H E N

A community of 3 and 4 bedroom detached quality homes
in a peaceful and picturesque location.

A wonderful place to call home

Leathan Green is ideally located on the magnificent North Sea coastline and is surrounded by green fields and countryside.

Its excellent connectivity makes it the ideal choice for families looking for a peaceful retreat from nearby city of Aberdeen. As well as being minutes from the city centre it is also minutes from the new AWPR city bypass.

Our high specification homes offer the best of contemporary living set within tree lined streets and landscaped gardens.





Nothing beats coming home to Leathan Green

With its excellent commuter links to Aberdeen, Leathan Green is located within a former fishing community filled with good local facilities, including excellent schools, sporting opportunities and attractive shops.

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 Leathan Green. After all, this isn't a sales brochure.

This is your new home.



Your new neighbourhood

Steeped in history, surrounded by countryside – this is a wonderful place to call home.

Leathan Green is situated a stone's throw from Portlethen, a coastal village lying along the North Sea Coast. A small island, May Craig, is situated offshore from Portlethen.

You're close to parks, golf courses, the retail centre and beautiful walks, including the North East Coastal Walk which is four miles in total and starts at the Highland Fault Line and finishes at Dunnottar Castle.

You're not only part of a vibrant new community but can enjoy the history and beauty of your new surroundings including the picturesque old village of Portlethen. It boasts its own harbour and magnificent views of the North sea.

There are four main shopping areas nearby, Portlethen Retail Park which includes an Asda, Matalan and various fast food outlets; The Green; Muired Retail Court and Rowanbank Court.

Portlethen has two primary schools and a secondary school along with nurseries and playgroups. It also has a swimming pool, two all weather tennis courts, and a public library along with a host of places to eat and drink from country pubs to Indian cuisine.

Aberdeen City centre is just 7 miles away and boasts a vibrant array of shops, leisure and dining outlets.

If you're a keen golfer then Portlethen Golf Club is just next door. Founded in 1981, it has a championship course designed by Donald Steel, which opened in 1989.

Looking further afield, Leathan Green is not far from the A92 and the new AWPR city bypass giving easy access both North and South of Aberdeen. There is also a railway station situated in Portlethen Village which makes commuting between Aberdeen, Dundee, Edinburgh and Glasgow really convenient.

Neighbouring towns include:

Aberdeen	7 miles
Stonehaven	8 miles
Dundee	59 miles
Edinburgh	120 miles





Your choice of home

Within Leathan Green we're creating an exclusive collection of individually-designed homes.

SELECTION OF HOMES

Leathan Green has been designed by our award winning architects, each home created to make the most of its position, orientation and style. This development includes a choice of 8 housetypes. All homes are detached and have three or four bedrooms.

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 can include breakfast bars with plenty of space for a kitchen table for casual dining. Utility rooms ensure you have plenty of space to tuck away your laundry and cleaning equipment.

In the stylish bathrooms, master en-suites and cloakrooms you will find modern and quality sanitaryware which will be complimented by your choice of luxury Porcelanosa wall tiles.

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 Leathan Green 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 can also be included in many homes.

All homes have the benefit of 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.





Moving on upstairs...

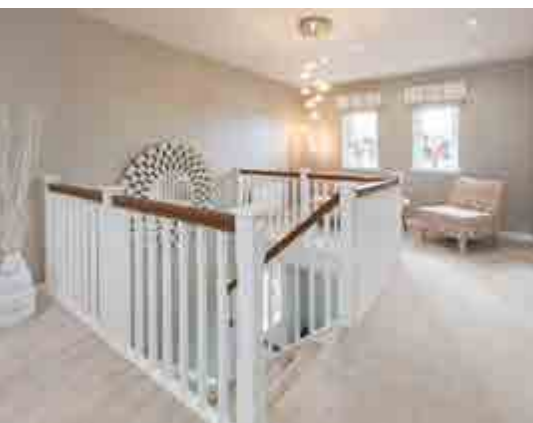
Now you'll probably climb the stairs to the sanctuary. That's how many people think of the master bedroom – and as you spend about a third of your life in it, it has to be just right.

All master bedrooms have either a walk-in-wardrobe or built in wardrobes

included. 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 and chrome heated towel rails in our larger homes. Several 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 Leathan Green and some of the great features you can expect to find.

HOUSETYPES	KITCHEN															UTILITIES	BATHROOM							BEDROOMS												
	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 6 Burner Hob 90cm	Stainless Steel Canopy Hood	Stainless Steel (multi-function) Single Oven	Built-in Stainless Steel Microwave/Grill	Built-in Combination Microwave	Integrated Fridge/Freezer	Integrated Wine Cooler	Integrated Dishwasher	1½ Stainless Steel Sink and Chrome Mixer Tap	Utility Room	Vanity Furniture	Choice of Unit Finishes	Choice of Porcelanosa 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)							
																									En-Suite	Vanity Furniture to en-suite	Chrome Towel Rail	Rain Shower and Hand Rinse	Built-in Wardrobe	En-Suite	Vanity Furniture	Chrome Towel Rail	Built-in Wardrobe	Bedroom 3 Built-in Wardrobe	Bedroom 4 Built-in Wardrobe	
The Fenwick	●	●	●	●	○	-	●	●	●	-	●	●	○	●	●	●	●	●	●	-	○	●	●	-	●	-	●	●	●	○	○	○	○	○	-	
The Strathblane	●	●	●	●	○	●	-	●	●	●	-	●	○	●	●	●	●	○	●	●	-	-	●	-	○	●	●	●	-	●	●	○	○	○	○	-
The Letham	●	●	●	●	○	●	-	●	●	●	-	●	-	●	●	●	●	○	●	-	-	●	-	○	●	●	●	-	●	-	-	-	○	○	●	
The Whitekirk	●	●	●	●	○	●	-	●	●	●	-	●	-	●	●	●	●	○	●	●	○	-	-	-	●	●	●	-	●	-	-	-	○	○	-	
The Aberfoyle	●	●	●	●	○	●	-	●	●	●	-	●	-	●	●	●	○	●	●	○	-	-	-	-	●	●	●	-	●	-	-	-	●	●	-	
The Roslin	●	●	●	●	○	●	-	●	●	●	-	●	-	●	●	●	○	●	●	○	-	-	-	○	●	●	●	-	●	-	-	-	●	○	-	
The Balfron	●	●	●	●	○	●	-	●	●	●	-	●	-	●	●	●	○	●	●	○	-	-	-	-	●	●	●	-	●	-	-	-	○	○	-	
The Jedburgh	●	●	●	●	○	●	-	●	●	●	-	●	-	●	●	●	○	●	●	○	-	-	-	-	●	●	●	-	●	-	-	-	○	-	-	

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

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.

FE Fenwick	AB Aberfoyle
ST Strathblane	RO Roslin
LE Letham	BA Balfron
WH Whitekirk	JE Jedburgh



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 Fenwick

This impressive family home includes a large paved driveway and double integral garage. The entrance hallway leads to a spacious lounge featuring a bay window adding lots of light to this airy room. To the rear of the house the expansive kitchen / dining / family room has a real wow factor. Taking the full width of the house the high specification kitchen, complete with integrated appliances, can include an optional breakfast bar, ideal for casual dining. The formal dining area has ample space for entertaining, and beyond the family area is an ideal space to relax after a busy day. This space is complemented with bi-fold doors leading to your private garden. Also on the ground floor is a utility room with access to the garage and garden, storage, plus a wc.

Upstairs the master bedroom comes complete with generous built in wardrobes and a luxurious en-suite with a double width shower enclosure. The guest bedroom also benefits from an en-suite shower room. Bedrooms three and four have use of a family bathroom with separate shower enclosure.

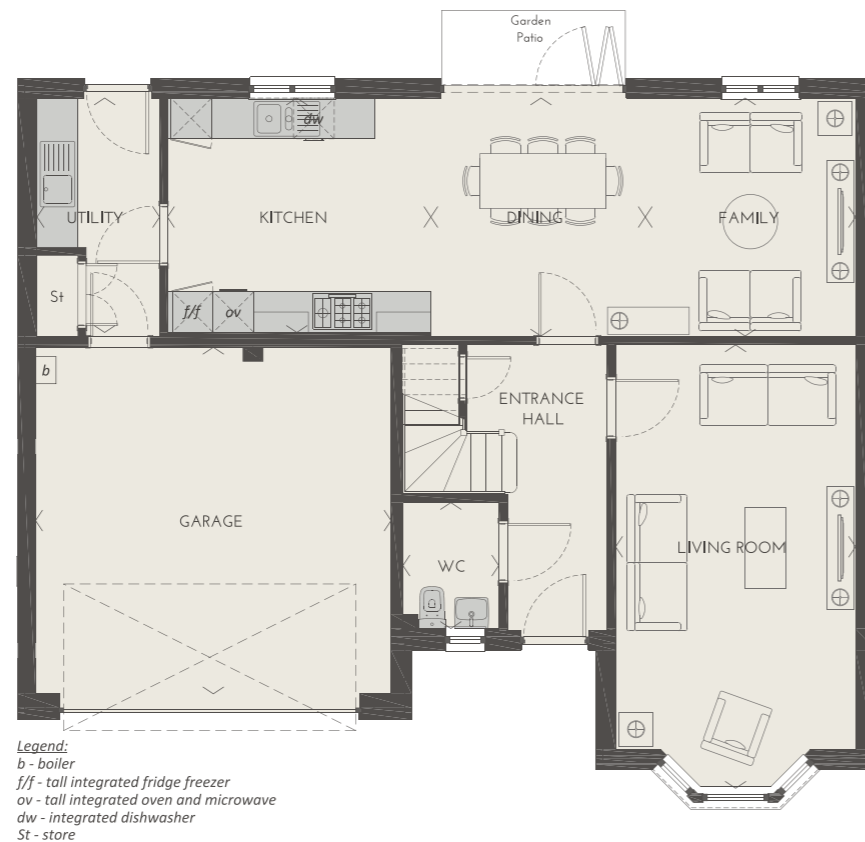
KEY FEATURES

- Four bedrooms • Spacious lounge with feature bay window • Expansive kitchen / dining / family room with bi-fold doors • Fitted wardrobe and en-suite to master bedroom • En-suite to guest bedroom • Well-appointed family bathroom with fitted vanity furniture and separate shower enclosure • Utility room and wc



GROUND FLOOR

Living room (including bay)	6514.5mm x 3525mm 21' 4" x 11' 7"
Kitchen/Dining/ Family	3497.5mm x 10110mm 11' 6" x 33' 2"
WC	1850mm x 1407.5mm 6' 1" x 4' 7"
Utility	3500mm (max) x 1800mm (max) 11' 6" x 5' 11"
Garage	5092mm x 5222.5mm 16' 8" x 17' 2"



FIRST FLOOR

Master bedroom	3850mm (min) x 3525mm (min) 12' 8" x 11' 7"
En-suite (including shower)	1872.5mm x 2972.5mm (max) 6' 2" x 9' 9"
Guest bedroom	3580mm x 3525mm (min) 11' 9" x 11' 7"
Guest en-suite (including shower)	1202.5mm (max) x 2795mm (max) 3' 11" x 9' 2"
Bedroom 3	4402.5mm (min) x 2955mm 14' 5" x 9' 8"
Bedroom 4	2347.5mm x 2985mm 7' 8" x 9' 10"
Bathroom (including bath)	2595mm (min) x 2170mm (max) 8' 6" x 7' 1"



The Strathblane

This desirable family home includes a large paved driveway and double integral garage. The welcoming entrance hallway leads to a spacious lounge featuring double doors through to the dining / family area. The well-appointed kitchen / dining / family room is located to the rear of the house and has lots of space for family time and entertaining. The high specification kitchen, complete with integrated appliances, can include an optional breakfast bar, ideal for casual dining. This space is complemented with bi-fold doors leading to your private garden with patio area. Also on the ground floor is a utility room with access to the garage and garden, storage, plus a wc.

Upstairs the generous master bedroom has an abundance of storage with two sets of built in wardrobes and a luxurious en-suite shower room. The guest bedroom also benefits from an en-suite shower room. Bedrooms three and four have use of a family bathroom with separate shower enclosure. In addition there are several large storage cupboards.

KEY FEATURES

- Four bedrooms • Spacious lounge with feature double doors to dining area • Generous kitchen / dining / family room with bi-fold doors
- Fitted wardrobes and en-suite to master bedroom • En-suite to guest bedroom • Well-appointed family bathroom with separate shower enclosure
- Utility room and wc



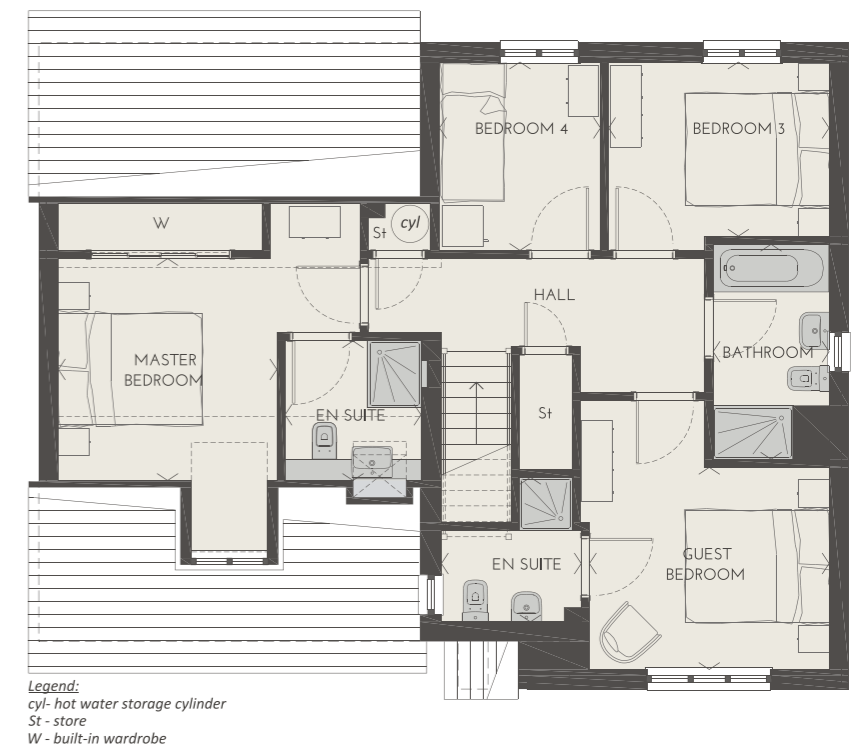
GROUND FLOOR

Living room	5435mm x 3445mm 17' 10" x 11' 4"
Kitchen/Dining/ Family	3360mm (max) x 9350mm 11' x 30' 8"
WC	1965mm x 900mm 6' 5" x 2' 11"
Utility	2900mm (max) x 1855mm (max) 9' 6" x 6' 1"
Garage	5072mm x 5485mm 16' 8" x 18'



FIRST FLOOR

Master bedroom	3260mm (min) x 3210mm (min) 10' 8" x 10' 6"
En-suite	2050mm x 1997.5mm 6' 9" x 6' 7"
Guest bedroom	2970mm (min) x 3522.5mm (min) 9' 9" x 11' 7"
Guest en-suite (including shower)	2124mm (max) x 2055mm 7' x 6' 9"
Bedroom 3 (excluding wardrobe)	2557.5mm (min) x 3240mm (max) 8' 5" x 10' 8"
Bedroom 4	2767.5mm x 2365mm 9' 1" x 7' 9"
Bathroom (including shower & bath)	3157.5mm (max) x 1700mm 10' 4" x 5' 7"



The Letham

An attractive four bedroom family home, the Letham comes complete with a convenient single integral garage. The ground floor features a welcoming lounge with bay window and, to the rear of the home, a striking dining kitchen with optional breakfast bar, ideal for casual dining. French doors open directly to your private garden with patio area and allow light to flood into this ideal family space. A handy utility room can store your washer and dryer away from the main kitchen area. For added convenience it leads to both the garden and the garage. The ground floor of this home also has a wc.

Upstairs the well-proportioned master bedroom comes complete with fitted wardrobes and a luxurious en-suite shower room. Bedrooms two, three and four have the use of a family bathroom with separate bath and double width shower enclosure.

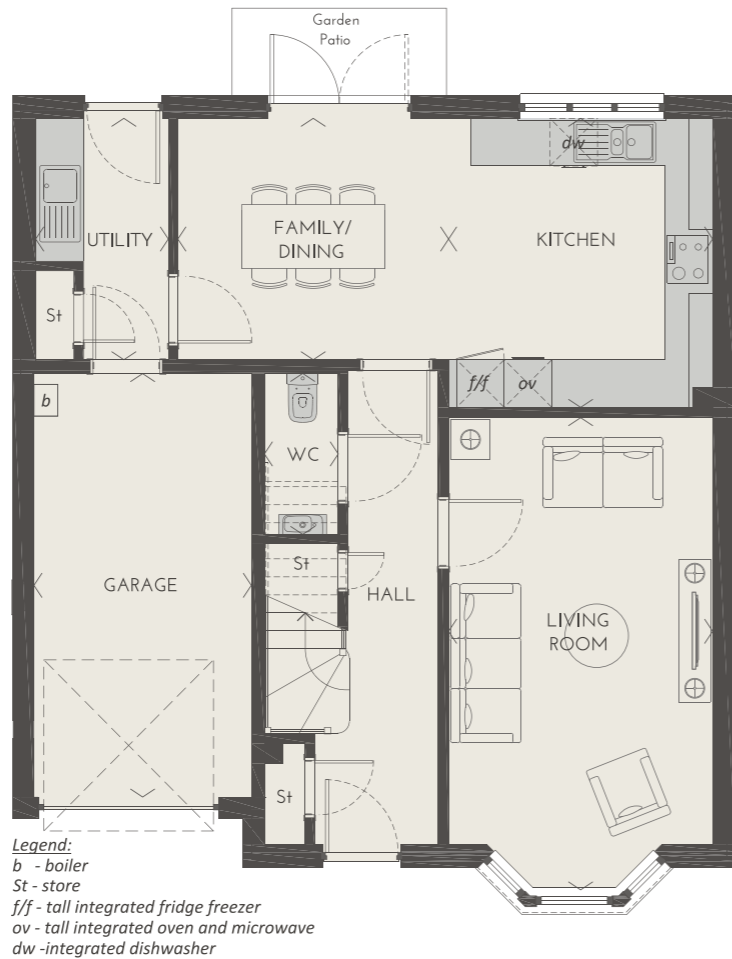
KEY FEATURES

- Four bedrooms • Well-appointed dining kitchen with integrated appliances and French doors to garden • Luxurious en-suite to master bedroom • Family bathroom with separate bath and double width shower enclosure • Utility room and wc • Integrated garage with light and power



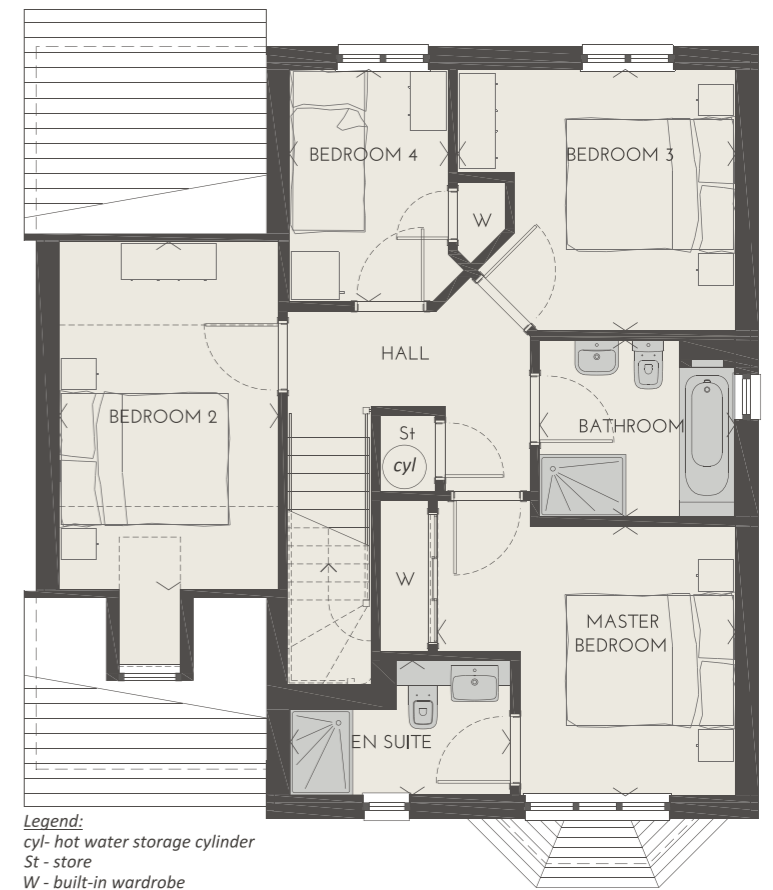
GROUND FLOOR

Living room (including bay)	5947mm x 3325mm 19' 6" x 10' 11"
Kitchen/Dining/ Family	3640mm (max) x 6735mm 11' 11" x 22' 1"
WC	2027.5mm x 930mm 6' 8" x 3' 1"
Utility	3040mm (max) x 1670mm (max) 10' x 5' 6"
Garage	5332.5mm x 2737.5mm 17' 6" x 9'



FIRST FLOOR

Master bedroom (excluding wardrobe)	3395mm (max) x 3755mm (max) 11' 2" x 12' 4"
En-suite (including shower)	1687.5mm x 2772.5mm (max) 5' 6" x 9' 1"
Bedroom 2	4385mm (min) x 2760mm 14' 5" x 9' 1"
Bedroom 3 (excluding wardrobe)	3290mm x 3505mm (max) 10' 10" x 9' 2"
Bedroom 4 (excluding wardrobe)	2924.5mm x 2000mm (min) 9' 7" x 6' 7"
Bathroom (including bath)	2225mm (max) x 2457.5mm 7' 4" x 8' 1"



The Whitekirk

This contemporary family home features four bedrooms and an integral garage with light and power. The ground floor entrance hallway gives access to the spacious lounge, kitchen / dining room, wc and garage. The dining kitchen is ideal for family time, entertaining or relaxing after a busy day. You could include a stylish breakfast bar for casual dining, plus there is ample space for a more formal dining table. The three-pane full length window allows light to flood in and includes French doors to your private patio and rear garden. In addition there is a handy utility room, ideal for storing your washing machine, with direct access outside.

The first floor has a large welcoming landing with access to four bedrooms, a family bathroom and storage cupboard. The master bedroom features an attractive Juliette balcony as well as fitted wardrobes and a luxurious en-suite shower room with double width shower enclosure and your choice of vanity furniture.

KEY FEATURES

- Four bedrooms • Dining kitchen with integrated appliances and French doors to garden • Luxurious en-suite to master bedroom
- Well-appointed family bathroom • Utility room and WC • Integrated garage with light and power



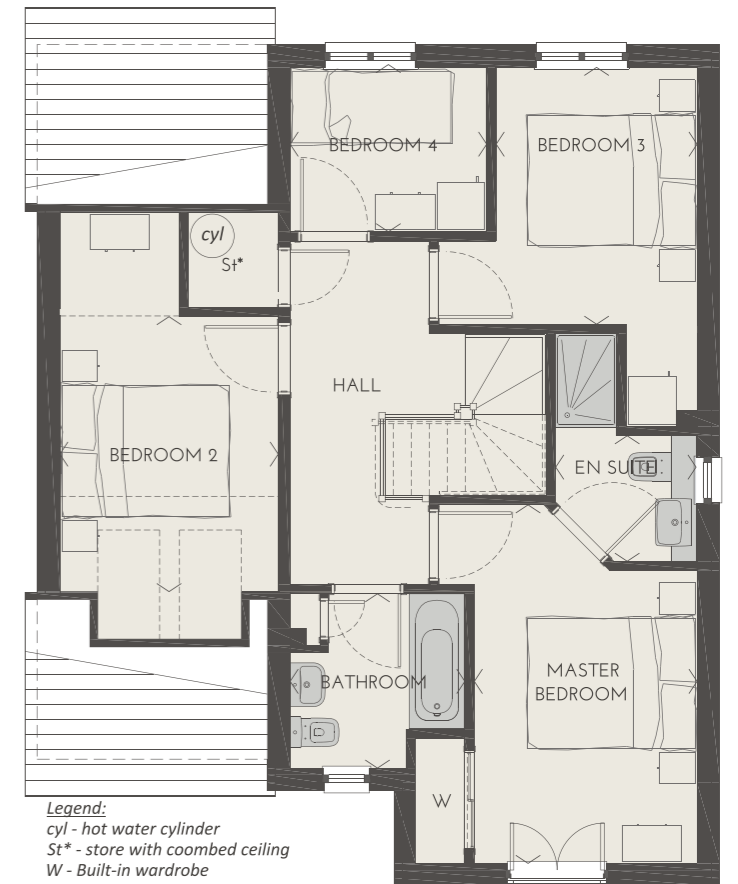
GROUND FLOOR

Living room	4515mm x 3545mm 14' 10" x 11' 8"
Kitchen/Dining/ Family	3225mm x 8025mm 10' 7" x 26' 4"
WC	953.5mm x 1957.5mm 3' 2" x 6' 5"
Utility	2035mm x 1780mm 6' 8" x 5' 10"
Garage	5057.5mm x 2722.5mm 16' 7" x 8' 11"



FIRST FLOOR

Master bedroom (excluding wardrobe)	4515mm (max) x 2805mm (min) 14' 10" x 9' 2"
En-suite (excluding shower)	1580mm (max) x 1767.5mm (max) 5' 2" x 5' 10"
Bedroom 2	3462.5mm (min) x 2750mm 11' 4" x 9'
Bedroom 3	3235mm (min) x 2530mm 10' 7" x 8' 4"
Bedroom 4	2070mm x 2475mm 6' 9" x 8' 1"
Bathroom (including bath)	2195mm (max) x 2200mm 7' 2" x 7' 3"



The Aberfoyle

The Aberfoyle is a spacious four bedroom home with a stunning feature bay window in the light and airy lounge. To the rear of the home is an open plan dining kitchen, which includes high specification integrated appliances and French doors to the private garden. A separate utility room is ideal for housing your washing machine away from the main kitchen area. For added convenience the ground floor also includes a wc.

Moving upstairs you will find an impressive master bedroom with fitted wardrobes and a luxurious en-suite shower room with double width shower enclosure and your choice of vanity furniture. The guest bedroom features an expansive walk-in-wardrobe, an ideal storage solution. The family bathroom includes your choice of luxury Porcelanosa tiles. Two large storage cupboards and an integrated single garage with light and power complete this home.

KEY FEATURES

- Four bedrooms • Dining kitchen with integrated appliances and French doors to garden • Large walk-in-wardrobe/storage room
- Luxurious en-suite to master bedroom • Well-appointed family bathroom • Utility room and wc



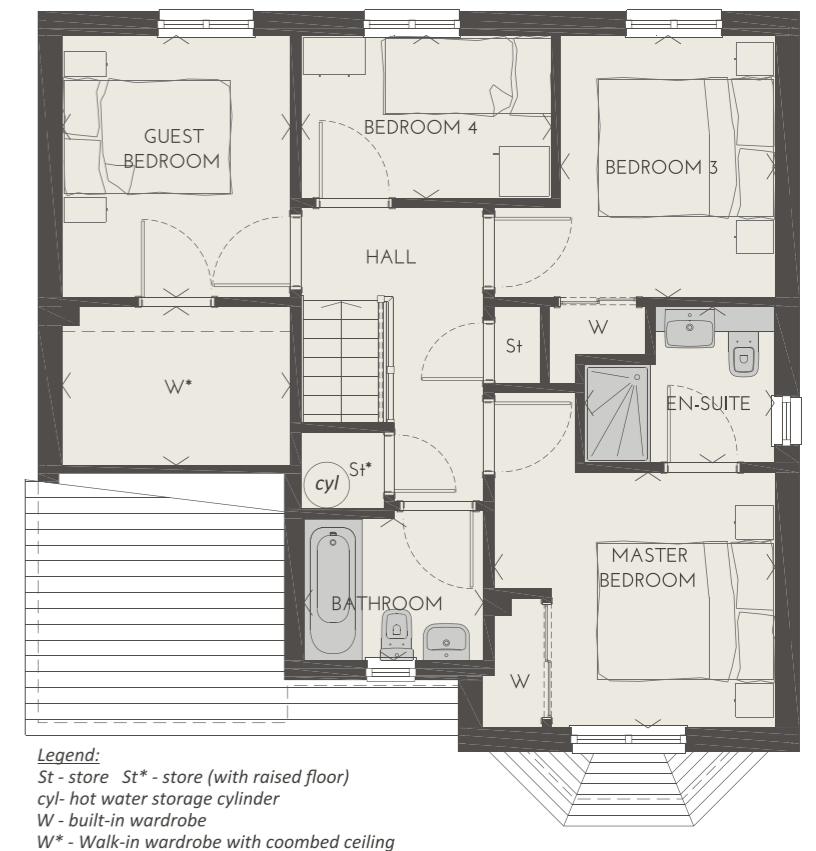
GROUND FLOOR

Living room (including bay)	5224.5mm (max) x 3525mm 17' 2" x 11' 7"
Kitchen/Dining	3540mm (max) x 5700mm 11' 7" x 18' 8"
WC	2627.5mm x 1079.5mm 8' 7" x 3' 6"
Utility	2627.5mm x 1515mm 8' 7" x 5'
Garage	5200mm x 2742.5mm 17' 1" x 9'



FIRST FLOOR

Master bedroom	3701.5mm (min) x 3380mm (max) 10' 1" x 11' 1"
En-suite (including shower)	1875mm (max) x 2277mm (max) 6' 2" x 7' 6"
Guest bedroom	3146mm x 2745mm 10' 4" x 9'
Walk-in wardrobe	1905mm x 2745mm 6' 3" x 9'
Bedroom 3 (excluding wardrobe)	3148.5mm (max) x 2577.5mm 8' 5" x 8' 5"
Bedroom 4	1958mm x 3007.5mm 6' 5" x 9' 10"
Bathroom (including bath)	1700mm (min) x 2157.5mm 5' 7" x 7' 1"



The Roslin

A striking four bedroom family home, the Roslin comes complete with a convenient single integral garage with light and power. The ground floor features a welcoming lounge and, to the rear of the home, a spacious dining kitchen. French doors open directly to your private garden with patio area and allow light to flood into this ideal family space. A handy utility room can store your washer and dryer away from the main kitchen area plus has direct access to the garden. The ground floor of this home also has a wc.

The first floor of this home features a lovely master bedroom with fitted wardrobe and a luxurious en-suite shower room with double width shower enclosure and your choice of vanity furniture. The guest bedroom features an expansive walk-in-wardrobe, an ideal storage solution. The family bathroom includes your choice of luxury Porcelanosa tiles.

KEY FEATURES

- Four bedrooms • Well-appointed dining kitchen with integrated appliances and French doors to garden • Luxurious en-suite to master bedroom • Family bathroom with your choice of luxury Porcelanosa tiles • Utility room and wc • Integrated garage with light and power



GROUND FLOOR

Living room	4747.5mm x 3092.5mm 15' 7" x 10' 2"
Kitchen/Family/ Dining	3397.5mm (max) x 5979mm 11' 2" x 19' 7"
WC	1022.5mm x 2126mm 3' 4" x 7'
Utility	2007.5mm x 2126mm 6' 7" x 7'
Garage	4985mm x 2727.5mm 16' 4" x 8' 11"



FIRST FLOOR

Master bedroom	2805mm (min) x 3117.5mm 9' 2" x 10' 3"
En-suite (including shower)	2200mm (max) x 2085mm 7' 3" x 6' 10"
Bedroom 2	3699.5mm x 2750mm 12' 2" x 9'
Walk-in wardrobe	1300mm x 2750mm 4' 3" x 9'
Bedroom 3	3105mm (max) x 2890.5mm 10' 2" x 9' 6"
Bedroom 4	2385mm x 2344.5mm 7' 10" x 7' 8"
Bathroom (including bath)	2125mm x 1700mm 7' x 5' 7"



The Balfon

This attractive family home includes a large paved driveway and single integral garage with light and power. The welcoming entrance hallway gives access to the integral garage and a spacious lounge. The well-appointed kitchen / dining room is located to the rear of the house and can include an optional breakfast bar, ideal for casual dining, plus space for a more formal dining table. The high specification kitchen comes complete with integrated appliances. Also on the ground floor is a utility room with access to the garden, plus a wc.

Upstairs the master bedroom includes a fitted wardrobe and a luxurious en-suite shower room. The family bathroom includes your choice of luxury Porcelanosa tiles.

KEY FEATURES

- Four bedrooms • Dining / kitchen with French doors to the garden with patio • Fitted wardrobes and en-suite to master bedroom
- Family bathroom with your choice of luxury Porcelanosa tiles • Utility room and wc



GROUND FLOOR

Living room	3797.5mm (max) x 3150mm (max) 12' 6" x 10' 4"
Kitchen/Dining	3197.5mm x 5122.5mm 10' 6" x 16' 10"
WC	1168.5mm x 1864.5mm 3' 10" x 6' 1"
Utility	1891mm x 1882.5mm 6' 2" x 6' 2"
Garage	4985mm x 2682.5mm 16' 4" x 8' 10"



FIRST FLOOR

Master bedroom	2879.5mm x 3138mm (min) 9' 5" x 10' 4"
En-suite	1796mm x 2009.5mm 5' 11" x 6' 7"
Bedroom 2	3385.5mm (max) x 2705mm 11' 1" x 8' 10"
Bedroom 3	2209.5mm x 4127mm (max) 7' 3" x 13' 6"
Bedroom 4	2444.5mm (max) x 2878mm (max) 8' x 9' 5"
Bathroom (including bath)	2255mm x 1565mm (min) 7' 5" x 5' 2"



The Jedburgh

The Jedburgh is a contemporary three bedroom family home featuring an integral garage with light and power. The ground floor entrance hallway leads to a welcoming lounge with feature bay window. To the rear of the home you can find a spacious dining / kitchen including high specification integrated appliances and space for a formal dining table. French doors lead to your private garden with patio area. In addition there is a handy utility room, ideal for storing your washing machine, with direct access outside, plus a wc.

Upstairs the master bedroom includes fitted wardrobes and a luxurious en-suite shower room, complete with your choice of vanity furniture and Porcelanosa wall tiles. Bedrooms two and three have use of a family bathroom which also includes your choice of Porcelanosa wall tiles. Generous storage cupboards complete this home.

KEY FEATURES

- Three bedrooms • Dining kitchen with integrated appliances and French doors to garden • Luxurious en-suite to master bedroom
- Family bathroom with your choice of luxury Porcelanosa tiles • Utility room and wc • Integrated garage with light and power



GROUND FLOOR

Living room (including bay)	5089.5mm x 3417.5mm 16' 8" x 11' 3"
Kitchen/Family/ Dining	2947.5mm x 6304mm 9' 8" x 20' 8"
WC	1022.5mm x 2126mm 3' 4" x 7'
Utility	1807.5mm x 2126mm 5' 11" x 7'
Garage	5985mm x 2705mm 16' 4" x 8' 10"



FIRST FLOOR

Master bedroom (excluding wardrobe)	2547.5mm x 2935mm (min) 8' 4" x 9' 8"
En-suite (including shower)	1450mm (max) x 2615mm 4' 9" x 8' 7"
Bedroom 2	2647.5mm (min) x 3557.5mm (max) 8' 8" x 11' 8"
Bedroom 3	2947.5mm x 2005mm (min) 9' 8" x 6' 7"
Bathroom (including bath)	2190mm x 1700mm 7' 2" 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 LEATHAN GREEN

Our marketing suite is 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 out of these hours, please call 0845 076 6184.

RESERVE YOUR HOME

Leathan Green 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 Leathan Green 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 a stones throw from the thriving city of Aberdeen and within walking distance of the beautiful and historical village of Portlethen. 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

TRAVELLING SOUTH FROM ABERDEEN

On the A92, heading South, signposted Stonehaven/Dundee, pass the petrol station on your left and continue for 3 miles and take the first exit off the dual carriageway, signposted Portlethen/Findon/Marywell.

From there take the third exit off the roundabout through the underpass. At the next roundabout take the second exit signed Portlethen.

Continue along this road, you will pass a small retail park on your left with a Co-op store. Further ahead you will reach a junction to the right signed for Maryculter/Banchory Devenick, take this exit.

Travel up this road and you will soon see our development on your left.

FROM THE NORTH

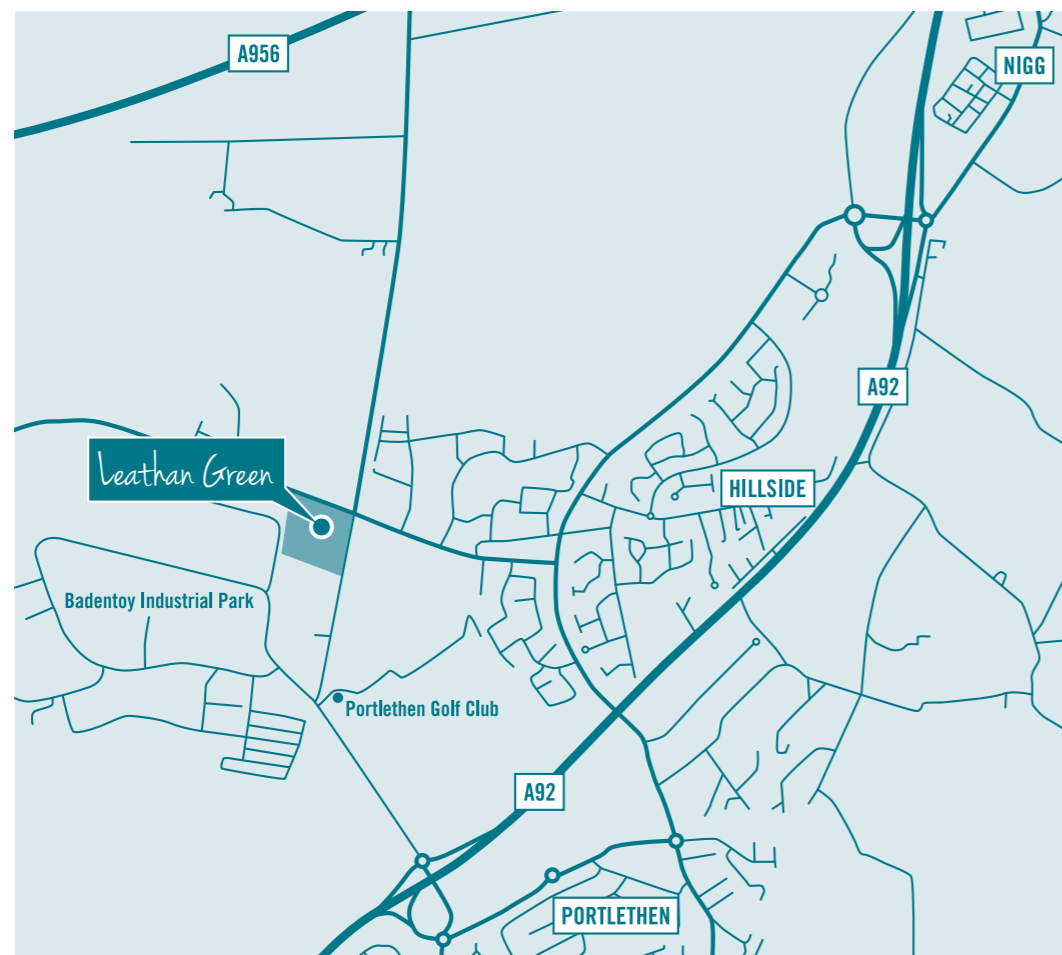
On the A92 heading, heading North, signposted Aberdeen, continue for 7 miles, past Newtonhill until you see signs for Portlethen.

Ignore the first exit sign for Portlethen and continue on the A92 passing a retail park on your right.

Take the next exit off the dual carriage way, signed Portlethen/Findon/Marywell. Follow the slip road and take the first exit at the roundabout. Continue along this road, you will pass a small retail park on your left with a Co-op store. Further ahead you will reach a junction to the right signed for Maryculter/Banchory Devenick, take this exit.

Travel up this road and you will soon see our development on your left.

Please note from August 2019 to January 2020 our sales centre will be located in a temporary sales centre beside the aforementioned small retail park with Co-op store accessible on Hillside Road AB12 4TQ.



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

Telephone: 0845 076 6184 e-mail: leathangreen@stewartmilne.com

www.stewartmilnehomes.com



All homes designed and built as part of Leathan Green form part of our Villages 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.