
Monarch's Rise

ARBROATH

A distinctive collection of 2, 3, 4 & 5 bedroom family homes.

MONARCH'S RISE, ARBROATH

The perfect place for you to call home.

The appeal of coastal living is hard to resist.

Sea breezes, fresh sea air and a real sense of community can all be enjoyed at this popular development. Nestled within the bustling town of Arbroath, Monarchs Rise benefits from both the the stunning Angus countryside and beautiful beach and coastline.

Monarch's Rise has been designed with community spirit at its heart – Our carefully considered new home designs have been created to meet the changing needs and changing lifestyles of families today.

Our homes are rooted in our design principles by being luxurious and spacious with a focus on elegant simplicity. They provide versatile and flexible space, both indoors and in how you will connect with the outdoors while being supremely functional.

Homes at Monarch's Rise benefit from a variety of outlooks, taking in the green spaces and overlooking the expansive communal areas.



Our design philosophy

Moving into a new home should be one of life's most defining moments. A day that you will always remember, the day when you started a new life in a new community that was created with you in mind.

At Stewart Milne Homes, we go the extra mile to create special places where people want to live, both now and in the future. Our designers seek to establish communities rather than developments, homes rather than houses.

We consider the character of the local area, from landscapes and natural materials to the natural environment – to create unique and sympathetically designed communities that will nurture and enhance both spirit and soul for many years to come.

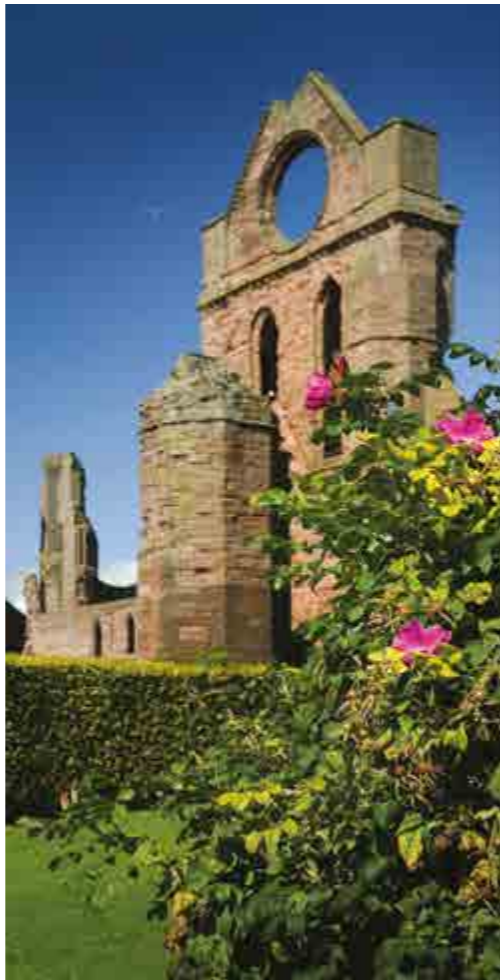
Our carefully considered new home designs have been created to meet the changing needs and changing lifestyles of families today.

Our homes are rooted in our design principles by being luxurious and spacious with a focus on elegant simplicity. Our homes provide versatile and flexible space, both indoors and in how you will connect with the outdoors while being supremely functional.

Homes designed not only to meet your needs, but also to allow you to express your character and enrich your life.

And that, in short, is what moving into a new home should be all about. So now let us show you something of the new life you can expect to live here at Monarch's Rise in the welcoming community of Arbroath.





Arbroath: Your new neighbourhood.

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

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

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

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

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

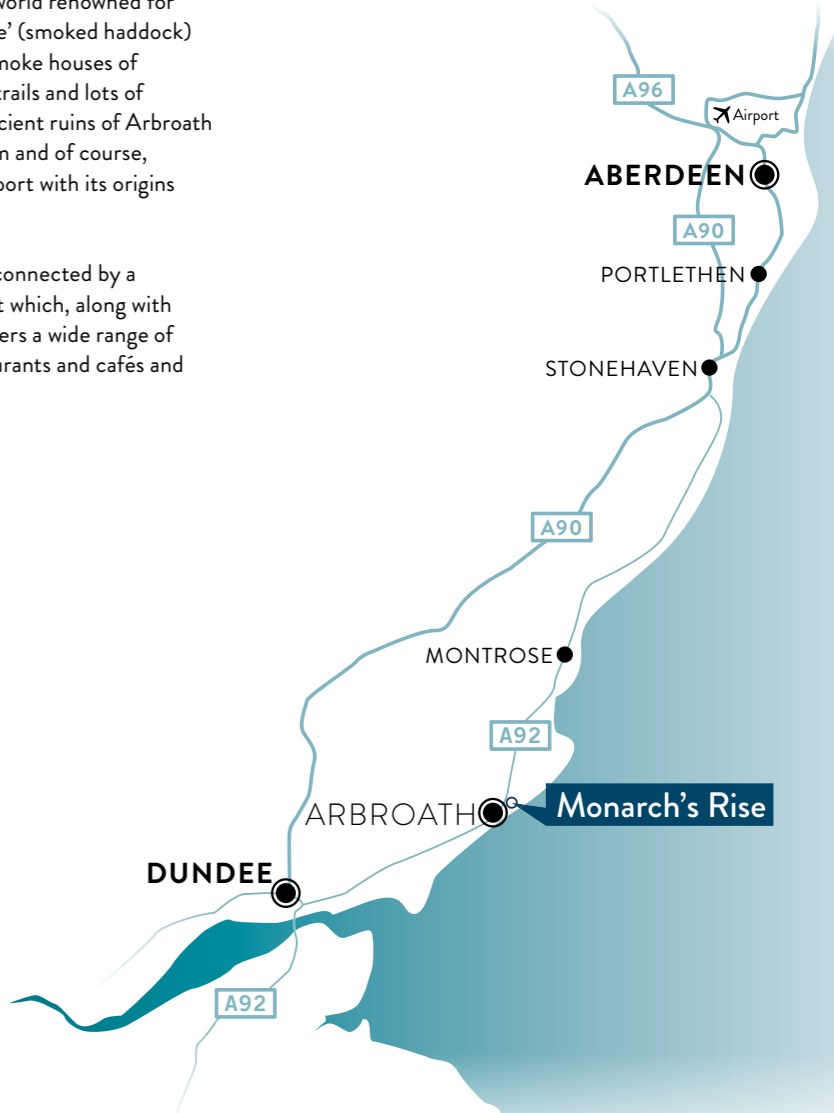
Just a few minutes walk or drive away, there's a great collection of shops, banks and chemists as well as several supermarkets to choose from.

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

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

Nearby towns and cities:

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



Monarch's Rise: A new home for a new era.

Within Monarch's Rise we've created a new and exclusive selection of homes that have all been carefully designed by our award-winning architects to ensure each home meets your aspirations.

The homes at Monarch's Rise comprise a choice of 2 and 3 bedroom terraced, 3 bedroom semi-detached homes, and 3, 4 and 5 bedroom detached family homes.

These are all homes that have been re-imagined and re-designed to meet the needs of contemporary living. You'll find spacious interiors, stunning kitchens and attractive exteriors to suit buyers from young couples starting out to growing families and professionals.

Reflecting our new design ethos, every single aspect of your home has been revisited through the twin lenses of simple elegance and supreme functionality. All of the homes are light and airy with large windows and French doors to your private garden plus well-planned

living and social areas for entertaining and relaxing. Many homes also include a utility room with garden access, ideal for muddy boots after a long country walk.

In the larger homes master bedrooms are en-suite and also feature separate showers in the family bathroom. And with the need for versatility in mind, now and in the future, many homes include options for a home office, study or playroom.

And finally, each home is carefully positioned to optimise the views and the light and comes complete with many bespoke exterior details to complement the rural character and picturesque setting of Monarch's Rise.



Inside your new home: A closer look...

As soon as you step inside a Stewart Milne home, you'll feel the difference. This is special. A home where clever design achieves the perfect balance between elegance and practicality; where our renowned attention to detail ensures a spectacular level of finish throughout.



Let's start in the kitchen...

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 and located it in the optimum position. Details will vary depending on house style, but the common factor is that we've thought about how you'll use the space, and designed it to work perfectly for you. Practical connections to a dining room or family room, a utility space, or access to the garden through French doors make the kitchen more welcoming than ever. To cater for different needs – our homes feature either a separate formal dining room or we combine the dining area into a large open kitchen/dining space that's great for family and friends alike.

Depending on the home you choose*, the final specification† will vary, but your expertly crafted kitchen will typically come with fully beautifully-designed stainless steel gas hob, multi-function oven, cooker hood, integrated fridge/freezer – and even microwaves and dishwashers in most of the detached homes.

Of course, your home needs to be functional as well as comfortable so many homes have a handy laundry zone or separate utility room with access to the garden, complete with plumbing and wiring for a washing machine and dryer.

**Choice of kitchen is subject to build program. †Choice of fittings is subject to build program. Information is correct at time of going to print, but is subject to change. For more information speak to one of our team of sales consultants. The specification included in this brochure, or included in the leaflet which accompanies this brochure, gives a general specification applicable to this development. Please check the specification relating to the individual plot that you have chosen, with our sales consultant at the time of reservation.*

Next stop, the family 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 the living areas to make the very most of the sunlight, with large feature windows and, in selected homes, French doors that open out onto a patio to provide a lovely inside-outside living space.





Moving on to the upstairs now...

The Monarchs Rise range of homes has 2, 3, 4 & 5 bedrooms ranging from palatial master suites to cosy single rooms. Every home comes with an excellent specification of finish including built-in or walk-in wardrobes to master bedrooms and bathrooms and en-suites with luxury tiles and contemporary sanitaryware.

All bathrooms and en-suites are designed with indulgence and pampering in mind. This will include, wherever possible, large showers and in our larger homes, rain fall showers and tall chrome heated towel rails.

We provide a superb choice of co-ordinated Porcelanosa tiling and, in many homes, fitted vanity furniture for the family bathroom and master en-suite.

Several homes also have an additional en-suite bath or shower room added to the guest bedroom – again all available with a choice of tiling.



Finally, lets look around outside...

Depending on the home you're visiting, there'll be more to explore outside – such as turfed and landscaped front gardens and 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 mature and look its best.

To ensure that the common landscaped areas are kept in pristine condition, a factor will be appointed who will even arrange for the grassed private front lawns to be cut to ensure that the value of your investment is protected; a small monthly maintenance fee is applicable.



A new home: It means so much more...

With our new homes, there are countless designs and styles to choose from – something for everyone to love. But there are several major features and benefits that are common to all our homes – so we've summarised these here for you. Really, what more could you want?

Eight great reasons to make your new home a Stewart Milne home.

1. The quality of the build

At Stewart Milne Homes, we pride ourselves on building innovative and high quality homes. Each home is built to exacting standards with quality and attention to detail at the core. We use a high level of specification in all materials, apply superior craftsmanship at all times, and adhere to high building standards so you can enjoy living in a safe and secure environment.

2. The 10-year NHBC warranty

Each home is quality checked at various stages of its build and inspected by the National House Building Council (NHBC). As a result, all our homes come with a 10-year NHBC warranty so that you can enjoy the kind of peace of mind that someone choosing to buy a second-hand property simply does not get.

3. The unique, distinctive community

Moving to a brand new home is an opportunity to be part of an exciting, new community. We have an unrivalled reputation for creating individual, communities that reflect local characteristics and surroundings. Stunning streetscapes and people-shaped places combine to create communities built with your needs in mind. Today, arguably more than ever, it's vitally important to us to offer you great places to live now and in the future.

4. The elegant, functional design

Our new homes are designed to meet the changing needs of families. Our designers have carefully thought through how people use their homes today. The result is new homes that are more elegant, spacious and functional. Homes that provide more flexible space, indoors and out, including direct access to the rear garden from kitchens and utility rooms, and the option of a home office on the ground floor. Homes fully fitted and truly designed to cater for a contemporary, luxury lifestyle.

5. The energy efficiency savings

Compared to a second-hand home, a new home is on average six times more energy efficient. Due to the excellent insulation in our new homes, the savings you can make will amaze you. At the heart of the central heating system is a modern, highly efficient, environmentally responsible gas boiler, while thermostatic radiators provide independent control in every room. Many of our homes now feature energy-efficient PV solar panels fitted to the roof.

6. The fittings and features

Your new home comes complete with high quality fittings and finishing throughout. Internal walls and ceilings are painted white, and elegant white panelled doors are fitted with attractive chrome lever handles, chrome hinges and latches. While kitchens feature premium appliances and stylish units with soft closing drawers – little things that help make a house a great home. What's more, all our homes are wired with an abundance of well-placed socket outlets, and telephone, TV and USB points, while smoke and heat detectors are directly wired to the mains.

7. The option to personalise

When you reserve your new home early, you will have an opportunity to choose many of the fixtures and fittings that are to be included from kitchen doors and handles to vanity cabinets, worktops and tiling. We can help you to make your new home look and feel exactly how you want it to, with minimal fuss.

8. The benefits of buying new

Buying a new home also eliminates the need for renovations, repairs or DIY, meaning you can spend more time doing the things you love. Everything in a new home is clean and untouched by previous owners. Our new homes are decorated in 'neutral' colours giving you a blank canvas to stamp your own personality on from day one. And, of course, you can move into your new home as soon as it is complete, there is no need to wait around for the existing residents to vacate!





THE LYTHAM A FANTASTIC AND FLEXIBLE FIVE BEDROOM HOME

At the heart of this home lies the impressive full width kitchen, dining and family room that opens onto a private rear garden, creating a very versatile, attractive and light-filled space in which to live and entertain.

From the welcoming ground floor entrance hall, the Lytham opens up first on to the comfortable and airy living room filled with light from its wide front window. To the rear, the impressively large kitchen/dining and family room extends right across the full width of the house to create a flexible space for entertaining and relaxing. This generous space is fitted with a raised breakfast bar and wide French doors that lead out to the garden for alfresco summer dining. The kitchen itself boasts a fine range of premium appliances including integrated dishwasher, fridge/freezer, stainless steel gas hob, multi-function oven and hood, and microwave. A large utility room is located adjacent to the kitchen, and a handy cloakroom off the entrance hall completes the ground floor accommodation. There is also direct access from the entrance hall to the garage.

On the first floor, there are five attractive double bedrooms, including the master bedroom with a large walk-in wardrobe and an en-suite shower room featuring a generous rain shower, vanity furniture, fitted mirror and tall chrome towel radiator. The

guest bedroom also enjoys an en-suite shower room, introducing additional luxury for those who stay over, while the three remaining bedrooms share a well-appointed and stylish family bathroom with a separate shower cubicle and fitted vanity storage. The fifth bedroom provides additional versatility to this already well appointed home.

KEY FEATURES

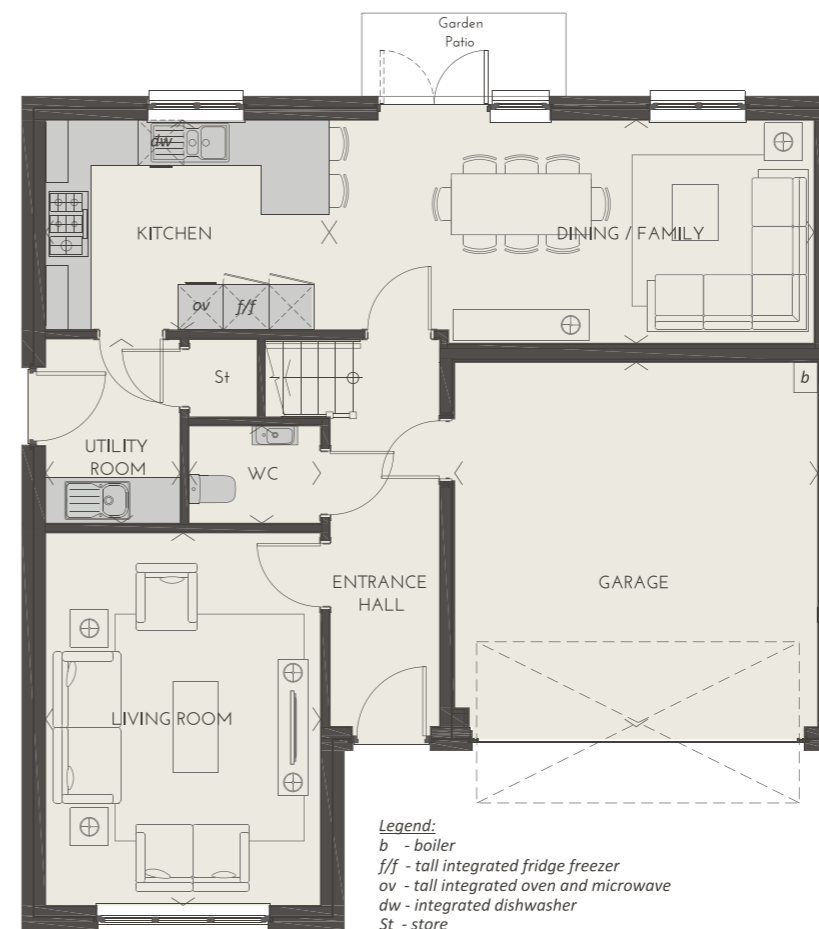
- Five bedroom detached home
- Superb kitchen/dining room with breakfast bar
- French doors to garden
- Utility room
- Guest cloakroom
- En-suite shower room to master bedroom
- Walk-in wardrobe to master bedroom
- En-suite shower room to guest bedroom
- Family bathroom with bath and shower
- Double garage with light and power
- Excellent storage

External finishes may vary from shown. Some of our homes are built as a mirror-image (handed) of those shown here. Please do ask your sales consultant for full details.



FIRST FLOOR

Master Bedroom	3.635m x 3.557m 11' 11" x 11' 8"
En-suite	1.395m x 2.605m 4' 7" x 8' 7"
Walk-in Wardrobe	2.415m x 1.290m 7' 11" x 4' 3"
Guest Bedroom	3.920m x 2.905m 12' 10" x 9' 6"
En-suite	1.505m x 2.100m 4' 11" x 6' 11"
Bedroom 3	3.900m x 2.775m 12' 10" x 9' 1"
Bedroom 4	2.700m x 2.777m 8' 10" x 9' 1"
Bedroom 5	2.100m x 2.905m 6' 11" x 9' 6"
Bathroom	2.070m x 2.605m 6' 9" x 8' 7"



GROUND FLOOR

Living Room	3.635m x 4.925m 11' 11" x 16' 2"
Kitchen	3.750m x 2.775m 12' 4" x 9' 1"
Dining/Family Area	6.410m x 2.950m 21' 0" x 9' 8"
WC	1.739m x 1.285m 5' 8" x 4' 3"
Utility	1.776m x 2.435m 5' 10" x 8' 0"
Garage	4.800m x 4.820m 15' 9" x 15' 10"

FLOOR AREA 155m² (1668ft²)

Floor area does not include any garages.



THE LEVEN A REMARKABLE FIVE BEDROOM HOME

This highly desirable detached family home complete with double garage incorporates all the design features of contemporary living.

The Leven is an elegant five bedroom detached family home with a large, front-facing living room off the entrance hall and a bright and welcoming open plan kitchen/dining room to the rear. The large dining area has ample space for a large table and sitting area – perfect for entertaining family and friends. The French doors with extra window panels open up light-filled views to the private rear garden. The kitchen is fitted with a range of premium appliances including integrated dishwasher, fridge/freezer, stainless steel gas hob, multi-function oven with hood, and a built-in combination microwave. Off the kitchen, there is also a separate utility room, which gives easy access to both the garden and the garage. The accommodation on this floor also includes a handy cloakroom off the entrance hall.

Upstairs, there are five bedrooms leading from the landing, four of which are large double-sized rooms – one of which would make a comfortable guest bedroom, while the smaller fifth room could potentially make an ideal home office. The attractive master bedroom comes with its own walk-in wardrobe and en-suite shower room complete with a large 1200mm rain shower, chrome heated

towel rail and fitted vanity furniture. The first floor accommodation also includes a spacious family bathroom that comes fitted with large bath, separate shower, chrome heated towel rail and fitted vanity furniture.

KEY FEATURES

- Five bedroom detached home
- Light and airy living room
- Open-plan kitchen/dining room with French doors
- Utility room
- Guest cloakroom
- En-suite shower room to master bedroom
- Walk-in wardrobe to master bedroom
- Family bathroom with bath and separate shower
- Integral double garage with access to house
- Superb storage



Legend:
cyl - hot water storage cylinder
St - store

FIRST FLOOR

Master Bedroom	4.473m x 3.995m 14' 8" x 13' 1"
En-suite	2.600m x 1.505m 8' 6" x 4' 11"
Walk-in Wardrobe	1.512m x 2.370m 5' 0" x 7' 9"
Guest Bedroom	3.000m x 4.803m 9' 10" x 15' 9"
Bedroom 3	3.185m x 3.888m 10' 5" x 12' 9"
Bedroom 4	2.900m x 4.133m 9' 6" x 13' 7"
Bedroom 5	2.138m x 2.905m 7' 0" x 9' 6"
Bathroom	2.100m x 2.905m 6' 11" x 9' 6"



Legend:
b - boiler
f/f - tall integrated fridge freezer
ov - tall integrated oven and microwave
dw - integrated dishwasher
St - store

GROUND FLOOR

Living Room	3.260m x 5.502m 10' 8" x 18' 1"
Kitchen	3.235m x 3.178m 10' 7" x 10' 5"
Family/Dining Area	5.428m x 3.178m 17' 10" x 10' 5"
Utility	1.715m x 3.178m 5' 8" x 10' 5"
WC	1.164m x 2.000m 3' 10" x 6' 7"
Garage	4.952m x 4.870m 16' 3" x 16' 0"

FLOOR AREA 151.51m² (1630ft²)

Floor area does not include any garages.



THE KENDAL AN ATTRACTIVE AND ADAPTABLE FIVE BEDROOM HOME

A very generous five bedroomed home that provides well appointed family accommodation whilst also offering the extra versatility that comes with a fifth bedroom.

The Kendal is an impressive five bedroom detached home. Once inside, the designers have ensured that the rear kitchen, dining and family space is well proportioned to accommodate the more social activities of the larger family. To the front of the house, the formal living room is flooded with light through the large window onto the front garden. Onto the rear garden, this home boasts wide full height glazing including French doors. The striking kitchen is sizeable and can accommodate a large dining table for entertaining friends or family. It is fitted with a range of premium appliances including integrated dishwasher, fridge/freezer, stainless steel gas hob, multi-function oven, microwave and cooker hood. There is a separate handy utility room off the kitchen with an adjacent cloakroom. The utility room has direct access to the garden, and the garage can be accessed from the ground floor entrance hall.

Upstairs this home boast a generous master bedroom with walk-in wardrobe and en-suite complete with large shower, vanity furniture, chrome towel radiator and mirror. The four other double bedrooms are all well proportioned including a particularly spacious guest

bedroom. The fifth smaller bedroom creates additional versatility within this attractive family home.

KEY FEATURES

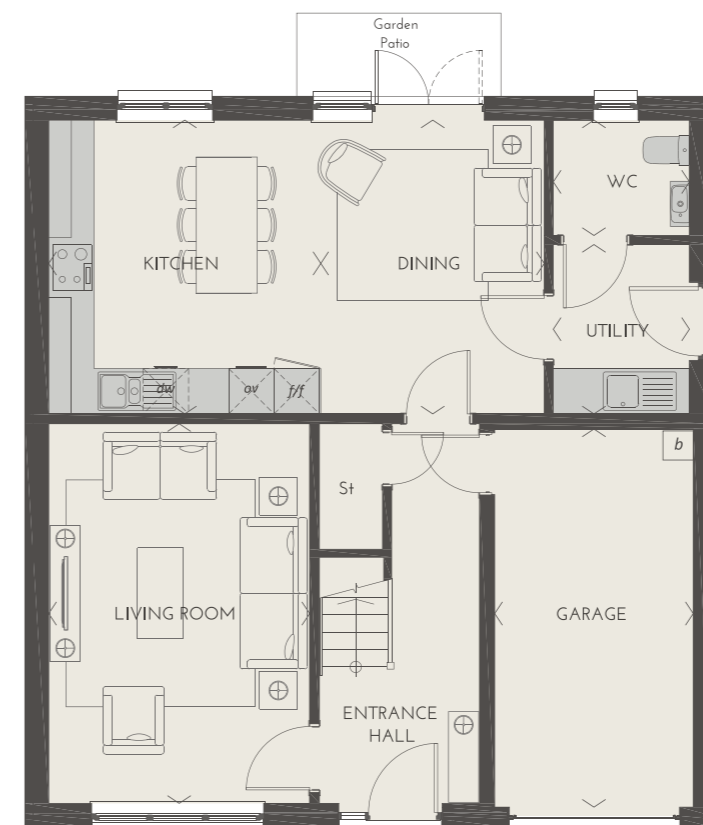
- Five bedroom detached home
- Attractive, bright living room
- Large open plan kitchen/dining/family room
- Wide French doors to rear garden
- Utility room and cloakroom
- En-suite shower room to master bedroom
- Walk-in wardrobe to master bedroom
- Family bathroom with large separate shower
- Integral garage with access to entrance hall
- Superb storage



Legend:
cyl - hot water storage cylinder
St - store

FIRST FLOOR

Master Bedroom	3.460m x 4.540m 11' 4" x 14' 11"
En-suite	1.505m x 2.100m 4' 11" x 6' 11"
Walk-in Wardrobe	1.056m x 2.240m 3' 6" x 7' 4"
Guest Bedroom	3.715m x 3.000m 12' 2" x 9' 10"
Bedroom 3	3.383m x 2.993m 11' 1" x 9' 10"
Bedroom 4	2.750m x 3.205m 9' 0" x 10' 6"
Bedroom 5	2.100m x 3.205m 6' 11" x 10' 6"
Bathroom	2.068m x 2.803m 6' 9" x 9' 2"



Legend:
b - boiler
fff - tall integrated fridge freezer
ov - tall integrated oven and microwave
dw - integrated dishwasher
St - store

GROUND FLOOR

Living Room	3.450m x 5.020m 11' 4" x 16' 6"
Dining Room/Family Area	2.954m x 3.885m 9' 8" x 12' 9"
Kitchen	3.598m x 3.885m 11' 10" x 12' 9"
Utility	1.800m x 2.240 5' 11" x 7' 4"
WC	1.800m x 1.525m 5' 11" x 5' 0"
Garage	2.625m x 5.000m 8' 7" x 16' 5"

FLOOR AREA 138.79m² (1493ft²)

Floor area does not include any garages.



THE HARRIS A STUNNING AND SPACIOUS FOUR BEDROOM HOME

A generously proportioned four bedroom home that provides great space for the whole family, from the large bright formal living room, spacious family, dining and kitchen to the luxurious master bedroom.

The Harris is an impressive four bedroom detached family home that has been designed to make the very best of the generous space within each room. The formal living room is bright and airy, with a large window to the front, while to the rear the open-plan kitchen/dining area boasts wide full height glazing which includes French doors onto the rear garden. The large well appointed kitchen includes a fine range of premium appliances including dishwasher, fridge/freezer, multi-function oven, microwave, stainless steel gas hob and cooker hood. Off the kitchen, a convenient utility room complete with a sink and storage provides access to the garden and to the adjacent cloakroom.

On the first floor, there are four bedrooms, and a contemporary and stylish family bathroom with its own large separate shower. The master bedroom is sumptuous with a large window to the front of the home, flooding light into the room, where there is also a large walk-in wardrobe and en-suite shower room. The en-suite comes complete with a large shower, fitted vanity furniture, heated towel rail and wall mirror. The three additional double bedrooms include a more spacious guest room. There is also ample storage on the first floor.

KEY FEATURES

- Generously proportioned four bedroom detached home
- Large and bright living room
- Stylish kitchen with premium appliances
- Spacious family/dining area with wide glazing to rear garden
- Utility room and cloakroom
- En-suite shower room to master bedroom
- Walk-in wardrobe to master bedroom
- Family bathroom with separate shower
- Integral garage with access from entrance hall
- Excellent storage

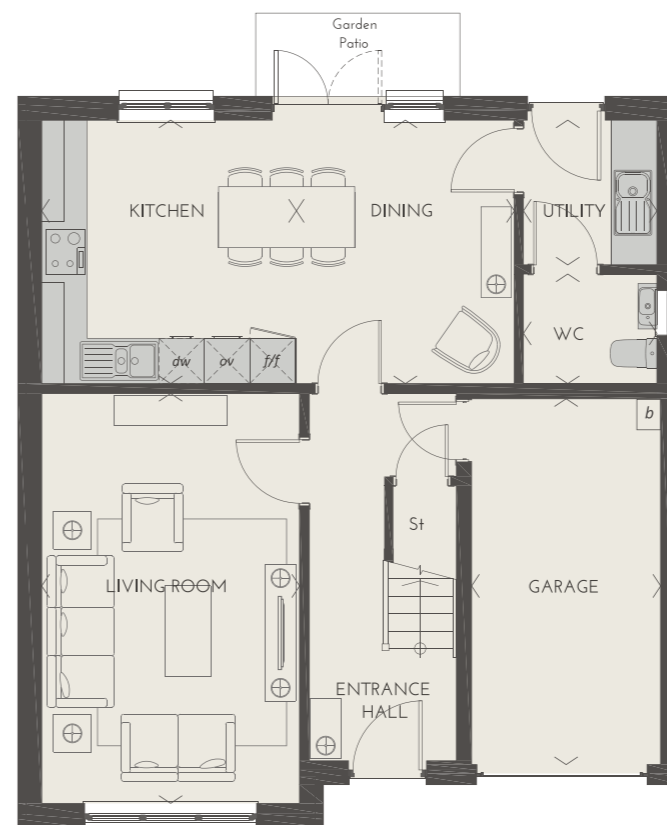
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Legend:
cyl - hot water storage cylinder
St - store

FIRST FLOOR

Master Bedroom	3.410m x 3.626m 11' 2" x 11' 11"
En-suite	2.100m x 1.505m 6' 11" x 4' 11"
Walk-in Wardrobe	1.955m x 1.809m 5' 11" x 6' 5"
Guest Bedroom	3.000m x 3.665m 9' 10" x 12' 0"
Bedroom 3	2.530m x 3.878m 8' 4" x 12' 9"
Bedroom 4	2.795m x 3.585m 9' 2" x 11' 9"
Bathroom	2.100m x 2.905m 6' 11" x 9' 6"



Legend:
b - boiler
fff - tall integrated fridge freezer
ov - tall integrated oven and microwave
dw - integrated dishwasher
St - store

GROUND FLOOR

Living Room	3.410m x 5.400m 11' 2" x 17' 9"
Kitchen	3.368m x 3.485m 11' 1" x 11' 5"
Family/Dining Area	2.882m x 3.485m 9' 5" x 11' 5"
WC	1.765m x 1.450m 5' 9" x 4' 9"
Utility	1.765m x 1.915m 6' 3" x 5' 9"
Garage	2.500m x 4.817m 8' 2" x 15' 10"

FLOOR AREA 128.47m² (1382ft²)

Floor area does not include any garages.



THE FARNHAM A STRIKING FOUR BEDROOM HOME

A welcoming four bedroom detached family home that will be a joy to live in with practical features including an integral garage.

The Farnham is a striking four bedroom detached home with a long entrance hall that first opens into a bright, spacious and impressive living room at the front of the house. To the rear, a well-appointed kitchen sits in an open-plan arrangement with a comfortable family dining area – complete with French doors that lead to the private rear garden. An extra side screen to the French doors brings in more light to further enhance the kitchen space, which is fitted with a range of premium appliances including dishwasher, fridge/freezer, multi-function oven, microwave, stainless steel gas hob and cooker hood. There is also a separate utility room handily all set up for a washing machine and tumble drier. The utility room provides direct access to the rear garden and a ground floor cloakroom. The integral garage is fitted with light and power, and can be accessed directly from the entrance hall.

On the first floor, there are four good-sized bedrooms and a shared family bathroom with separate shower. The impressive master bedroom comes complete with large walk-in wardrobe and en-suite shower room with stylish vanity furniture fitted throughout, a chrome heated towel rail for extra comfort and a mounted wall

mirror. There are also three more double bedrooms on this floor plus two additional storage cupboards.

KEY FEATURES

- Four bedroom detached home
- Contemporary open-plan kitchen/dining room
- Premium integrated appliances
- French doors to rear garden
- Utility room and cloakroom
- En-suite shower room to master bedroom
- Walk-in wardrobe to master bedroom
- En-suite shower room to guest bedroom
- Family bathroom with separate shower
- Integral garage with access to entrance hall
- Excellent storage

External finishes may vary from shown. Some of our homes are built as a mirror-image (handed) of those shown here. Please do ask your sales consultant for full details.



Legend:
cyl - hot water storage cylinder
St - store

FIRST FLOOR

Master Bedroom	3.773m x 3.083m 12' 5" x 10' 2"
En-suite	1.505m x 2.100m 4' 11" x 6' 11"
Walk-in Wardrobe	1.570m x 2.100m 5' 2" x 6' 11"
Guest Bedroom	3.645m x 3.050m 12' 0" x 10' 0"
Bedroom 3	4.370m x 3.038m 14' 4" x 10' 0"
Bedroom 4	3.332m x 2.507m 10' 11" x 8' 3"
Bathroom	2.662m x 2.012m 8' 9" x 6' 7"



Legend:
b - boiler
ff - tall integrated fridge freezer
ov - tall integrated oven and microwave
dw - integrated dishwasher
St - store

GROUND FLOOR

Living Room	3.185m x 5.325m 10' 5" x 17' 6"
Kitchen	2.343m x 3.018m 7' 8" x 9' 11"
Dining	3.637m x 3.018m 11' 11" x 9' 11"
WC	2.034m x 1.120m 6' 8" x 3' 8"
Utility	2.034m x 1.777m 6' 8" x 5' 10"
Garage	2.629m x 4.630m 8' 8" x 15' 2"

FLOOR AREA 117.67m² (1266ft²)

Floor area does not include any garages.



THE ELLAND A BEAUTIFUL FOUR BEDROOM HOME

A well-appointed four bedroom detached home with many attractive features for comfortable modern living including an integral garage.

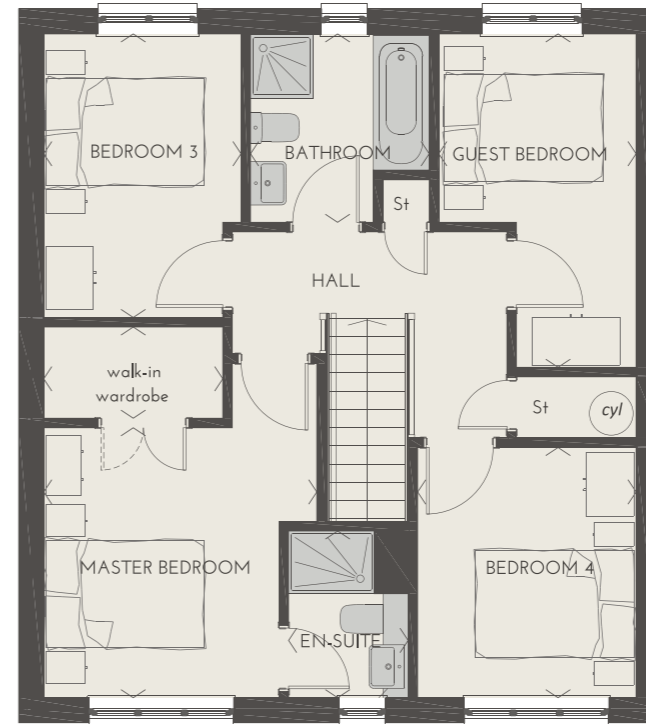
The Elland is a welcoming four bedroom detached home that boasts a light and airy living room, ground floor storage and an expansive open-plan kitchen/dining room. The attractive dining area has French doors that lead to a private garden, and the stylish kitchen is fitted with a range of premium appliances. These include fully integrated dishwasher, fridge/freezer, stainless steel gas hob, multi-function oven, microwave and cooker hood. Off the kitchen, is a handy utility room plumbed and wired for a washing machine and tumble drier. The utility room provides direct access to the rear garden and to an adjacent cloakroom. The integral garage has light and power and provides direct access to the kitchen too.

Upstairs, there are four good-sized bedrooms and a well-appointed family bathroom with separate shower, plus additional storage. The striking master bedroom is complete with walk-in wardrobe and en-suite shower room, fitted with stylish vanity furniture, a chrome heated towel rail and a mounted wall mirror. There are three more double bedrooms on this floor including a spacious guest bedroom.

KEY FEATURES

- Four bedroom detached home
- Contemporary open-plan kitchen/dining room
- Premium integrated appliances
- French doors to private garden
- Utility room and cloakroom
- En-suite shower room to master bedroom
- Walk-in wardrobe to master bedroom
- Family bathroom with separate shower
- Integral garage with access to kitchen
- Excellent storage

External finishes may vary from shown. Some of our homes are built as a mirror-image (handed) of those shown here. Please do ask your sales consultant for full details.



Legend:
cyl - hot water storage cylinder
St - store

FIRST FLOOR

Master Bedroom	3.439m x 3.400m 11' 3" x 11' 2"
En-suite	1.505m x 2.100m 4' 11" x 6' 11"
Walk-in Wardrobe	2.255m x 1.149m 7' 5" x 3' 9"
Guest Bedroom	2.485m x 4.199m 8' 2" x 13' 9"
Bedroom 3	2.484m x 3.571m 8' 2" x 11' 9"
Bedroom 4	2.751m x 3.151m 9' 0" x 10' 4"
Bathroom	2.250m x 2.360m 7' 5" x 7' 9"



Legend:
b - boiler
f/f - tall integrated fridge freezer
ov - tall integrated oven and microwave
dw - integrated dishwasher
St - store

GROUND FLOOR

Living Room	3.439m x 5.088m 11' 3" x 16' 8"
Kitchen	2.343m x 3.142m 7' 8" x 10' 4"
Dining Area	3.282m x 3.360m 10' 9" x 11' 0"
WC	1.715m x 1.414m 5' 8" x 4' 8"
Utility	1.715m x 1.826m 5' 8" x 6' 0"
Garage	2.721m x 4.850m 8' 11" x 15' 11"

FLOOR AREA 110.37m² (1188ft²)

Floor area does not include any garages.



THE CAIRNHILL AN ELEGANT THREE BEDROOM HOME

This is a highly functional semi-detached/end terrace home that offers ample space for family living and/or entertaining friends.

The Cairnhill is an attractive and welcoming modern family home. To the front, the entrance hall leads directly to a spacious living room, which continues through to an impressive kitchen/dining room that stretches across the full width of the house at the rear. The kitchen comes with superb range of cabinets and worktops to choose from, and is fully fitted with premium appliances including a multifunction oven, gas hob, cooker hood and integrated fridge/freezer. The dining area has French doors that lead directly into the garden and bring the light back in. The ground floor also includes a handy cloakroom, understairs storage, and a laundry zone that is tucked away off the kitchen/dining area and is all plumbed, wired and ready for use.

Upstairs, there are three comfortable bedrooms and a shared family bathroom plus additional storage space. The master bedroom comes complete with an en-suite shower room, with a particularly wide and luxurious shower, and its own large walk-in wardrobe.

KEY FEATURES

- Three bedroom family home
- Spacious living room
- Contemporary open-plan kitchen/dining room
- Integrated premium kitchen appliances
- French doors to garden
- Enclosed laundry zone
- Cloakroom on ground floor
- En-suite shower room in master bedroom
- Walk-in wardrobe in master bedroom
- Ample storage

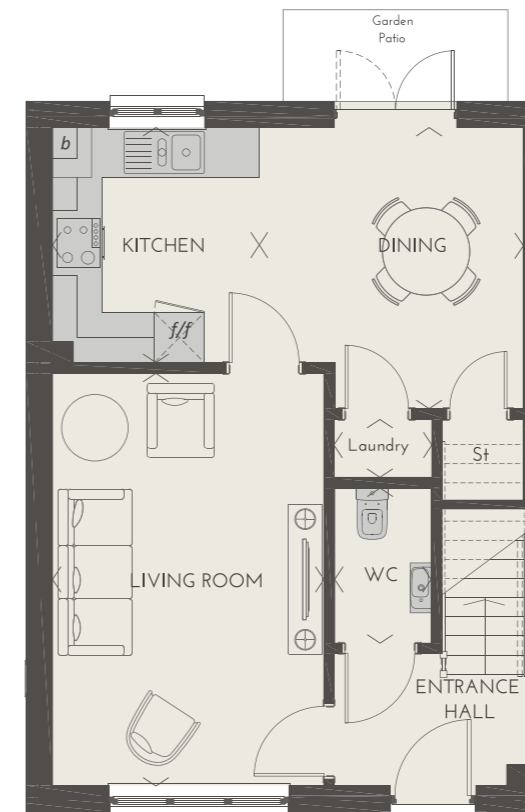
External finishes may vary from shown. Some of our homes are built as a mirror-image (handed) of those shown here. Please do ask your sales consultant for full details.



Legend:
St - store

FIRST FLOOR

Master Bedroom	3.447m x 3.096m 11' 4" x 10' 2"
En-suite	2.128m x 1.500m 7' 0" x 4' 11"
Walk-in Wardrobe	1.406m x 1.659m 4' 7" x 5' 5"
Bedroom 2	3.322m x 2.528m 10' 11" x 8' 4"
Bedroom 3	2.268m x 2.528m 7' 5" x 8' 4"
Bathroom	1.705m x 2.045m 5' 7" x 6' 9"



Legend:
f/f - tall integrated fridge freezer
b - boiler
st - store

GROUND FLOOR

Living Room	3.262m x 4.955m 10' 8" x 16' 3"
Kitchen	2.485m x 2.825m 8' 2" x 9' 3"
Dining Area	3.173m x 3.379m 10' 5" x 11' 1"
Laundry	1.178m x 0.695m 3' 10" x 2' 3"
WC	1.159m x 1.864m 3' 10" x 6' 1"

FLOOR AREA 90.34m² (972ft²)

Floor area does not include any garages.

Stewart Milne Homes: A little bit about us...

As an award-winning homebuilder with a sector-leading reputation for quality, we highly value our customers, and always aim to provide the level of service and commitment that they expect from us.

We know how important customer service is, and whether you are a first time buyer or a seasoned buyer, you'll find our team is always on hand to advise and support you. Indeed, meeting the needs of our

customers is our highest priority. We have invested significantly in researching the market to ensure that we fully understand all the needs and aspirations of our customers, whether they are first-time buyers, families moving up the market or couples and singles downsizing. We then use this information to design and build new homes that are exactly what our customers are looking for.



Stewart Milne Homes: Our promise to you...

Our commitment to you is set out in our Customer Charter. We promise to provide you with a high quality home to be proud of. We'll make the process as easy as possible and will always be polite, professional, punctual, pro-active and presentable.



Our mission

Our aim is to get it right, first time, every time. We seek to continually improve our standards and all aspects of the service we provide to you. We adopt the principles and good practice of the Consumer Code for Home Builders Scheme.

We will keep you informed at all times

We will ensure you have one point of contact throughout to offer you advice and provide as much information as possible about each stage of the buying process. We will ensure information is accurate and up to date to help you make informed choices. We will always do our utmost to ensure that all our advertising materials reflect our product in a clear and honest manner. We will aim to provide you with the most up-to-date information on floor plans, specifications, a written reservation agreement, our Home Warranty cover, and any fees that may apply.

We will adhere to 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. However, 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 will communicate directly with your solicitors to provide all the information required to complete your purchase and we will provide them with a written contract giving the full terms and conditions of sale including termination clauses. Should there be any delays due to inclement weather or the late delivery of materials, we will keep you and your solicitors informed.

Your health and safety is important to us, so when you visit the development we will inform you of any precautions you need to take to remain safe. When you reserve a home, we will provide you with a reservation agreement detailing the terms of your reservation, including the reservation fee, property details, selling price, and the term that the price is valid for. We will detail any monthly management costs, and the terms and conditions that apply in the event of any reservation being cancelled.

We will respect you and your new home

We will ensure that your new home is clean and ready for you when you move in. If you should have any queries, we will 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 you with identification. We will respect your privacy and carry out works in accordance with approved risk assessments and method statements for your safety, security and peace of mind. We will respect your home and clean up all work areas before leaving.

We will continue to improve our service

Stewart Milne Homes listens to and learns from the people who matter – our customers – which is why we use an independent market research company called In-house UK to conduct telephone surveys with all new homeowners between three and seven weeks after entry.

The prestigious 'Gold Award' awarded by In-house UK recognises companies who achieve over 90% satisfaction ratings from customers. We are proud to report that Stewart Milne Homes has achieved the 'Gold Award' in every year since we began these surveys.



Stewart Milne Homes: Let us help you...

It's a big step. It's a great feeling. It's a chance to start afresh in a brand new home that you can make your own. But the experience of buying a new home can also be time-consuming. 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.



We aim to ensure that the whole experience of buying your new home is as easy and simple as possible. We've laid out the key steps below, but please ask for any help or guidance you need. So let's get started...

1. Visit Monarch's Rise

Our marketing suite and showhomes are open weekly from Thursday to Monday inclusive, from 11am to 5.30pm. Please call ahead to confirm a suitable appointment time so that your assigned Sales Consultant can give you their undivided attention. If you wish to visit outwith these hours, please call 0845 026 7847 and we'll be happy to arrange an appointment to suit you.

2. Reserve your home first

Monarch's Rise is very desirable, so you do have the chance to reserve your new home now. When you get in touch, you will be assigned a 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 also provide you with our Guide to Buying Your New Home to help you plan your move.

3. Helping you with your move

Our aim is to make the whole process of moving home as easy as possible for you – our 40 years of experience have proved how vital that is to all our customers. To ensure your move to Monarch's Rise is as smooth as possible, we can help you with:

- Solicitors
- Mortgages
- Interior designers
- Removal companies
- Advice on marketing and selling your existing house

4. Keeping you right on day one

The best thing about buying a new Stewart Milne home is that you'll have nothing to worry about on the day you move in – as your very own customer service co-ordinator will be at the end of a telephone should you need any help while settling in. You will also receive a comprehensive Guide to Your New Home and a detailed Home Owner's Pack.

5. Taking care of any little issues

Our comprehensive warranties cover any potential issues. 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. In addition, all kitchen appliances are covered by a two-year manufacturer's warranty.

6. Your long term peace of mind

The National House Building Council 10-year warranty covers all new Stewart Milne homes. For the first two years, we will take care of any agreed defects as quickly as possible. For the remaining eight years, in the unlikely event of a structural defect, this would be dealt with directly by the highly respected NHBC – the benchmark for quality in British building standards.



Monarch's Rise: Here's how to find us...

Sat Nav reference: DD11 5JU

Travel directions from the North

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

Travel directions from the South

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



Monarch's Rise: Visit or call us today...

Our showhomes and marketing suite will be open from Thursday to Monday inclusive from 11am to 5.30pm. Please call ahead of your visit to book an appointment.

Telephone: 0845 026 7847

Email: monarchsrise@stewartmilne.com

www.stewartmilnehomes.com

STEWART
Milne
HOMES

Specifications

All homes designed and built as part of Monarch's Rise, Arbroath form part of our Woodlands and Villages collections, which are subject to design and specification amendments at any point. As such, please ask your sales consultant for the full specification details of your chosen home.

Floor Plans

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 Group.

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. Note: The house type images 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.

Showhomes

All showhomes are decorated and furnished to reflect a possible lifestyle. Certain items of 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 your sales consultant.

Issue date: May 2021

Monarch's Rise

ARBROATH

A distinctive collection of 2, 3, 4 & 5 bedroom family homes.

Monarch's Rise: Pick your ideal spot...

PHASE 5

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 development plan illustration will help you to see how your home fits into its surroundings and how your new community will grow around you.

In the complementary brochure, 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 you can select your ideal home with ease.

LEGEND

The colours below represent the different house styles available and will help you to find their location on the development plan.

- LY Lytham
- LE Leven
- KD Kendal
- HN Hatton
- HR Harris
- GC Glencoe
- FH Farnham
- EL Elland
- DY Dewsbury
- CM Corringham
- CL Cairnhill
- BU Burford
- BK Berwick
- BA Balgowan
- AL Alnwick
- Showhome



Monarch's Rise: Visit or call us today...

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Email: monarchsrise@stewartmilne.com

www.stewartmilnehomes.com

STEWART
Milne
HOMES

Development Plan

The 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.

Issue date: May 2021