
Silver Birches

ALFORD

A premium development of 3, 4 and 5 bedroom homes
surrounded by the hills of Bennachie and Coreen.

SILVER BIRCHES, ALFORD

The perfect place for you to call home.

Skirted by the picturesque River Don and surrounded by the hills of Bennachie and Coreen, the special new neighbourhood of Silver Birches sits on the outskirts of the country town of Alford, Aberdeenshire.

Inspired by the existing and distinctive natural landscape, uninterrupted views and woodland belt of Silver Birch trees, this community enjoys many carefully considered new and existing environmental features creating a distinct character and identity.

At the heart of the neighbourhood is a green belt of natural parkland featuring a stream and a variety of open spaces to relax and play. There is a network of tree-lined pathways and courtyards created from dry stone dykes making it easy to get around and providing easy access to local shops and facilities.

Silver Birches is further enhanced by its proximity to the state-of-the-art Alford Community Campus which is home to the local primary school, academy, a swimming pool, library and wealth of sports and activities.

Silver Birches is the perfect place to call home in one of the most picturesque spots in Aberdeenshire.



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 Silver Birches in the welcoming community of Alford.





Alford: Your new neighbourhood.

Alford is a small country town, happily nestled in the Vale of Alford. Surprisingly, given the peace and tranquillity of the town, Aberdeen is just 25 miles away.

The location of Silver Birches is close to all the historic town’s attractions whilst respectively offering a variety of outdoor pursuits.

Silver Birches is conveniently positioned to make travelling for business or pleasure easy. There are excellent links to the main road networks from Aberdeen, and the area is served by regular bus links to and from the city.

Whatever your interests, you will be sure to find something here to keep you occupied. There’s hillwalking in the Cairngorms or fishing on the River Don. If you have an interest in history, the Alford Heritage Centre, Haughton Country Park and Grampian Transport Museum offer a fantastic insight into the local heritage of this area.

For ancient history enthusiasts, there are many stone circles and Pictish symbol stones in the area. If you’re feeling energetic, follow the Gordon Way or take a shorter ramble along the peaks of Bennachie.

Alford also boasts a dry ski slope, skate park, swimming pool and plenty of parks.

The town has many claims to fame. The poet, Charles Murray, was born in Alford in 1864 and, during a bloody Civil War battle in 1645, Royalists and the convening army met. On a lighter note, the world famous Aberdeen Angus cattle breed originated from this area in the 19th century, and no-one can fail to spot the life-sized bronze statue of Jeremy-Eric, a champion Aberdeen Angus bull, at the entrance to the town.

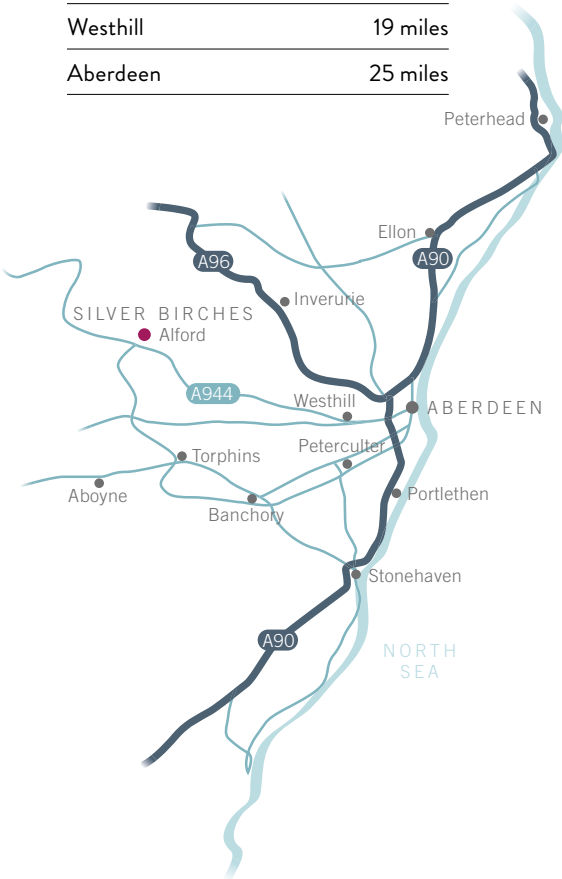
Alford is a market town that has a selection of local shops and businesses, including a dry cleaners, supermarket, cafe, chemist, butcher, hairdresser and furniture store.

The neighbouring towns of Inverurie and Westhill have a wide range of shops and supermarkets as well as fantastic restaurants, delis and coffee shops, perfect for whiling away lazy Sunday afternoons or for meeting up with friends.

The area is well served by established schools, whilst Aberdeen University and the Robert Gordon University in nearby Aberdeen rank highly and attract students from home and abroad.

Nearby towns and cities:

Inverurie	17 miles
Westhill	19 miles
Aberdeen	25 miles



Silver Birches: A new home for a new era.

Within Silver Birches 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 Silver Birches comprise a choice of 3 bedroom terraced and 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. All homes also include a utility room with garden access, ideal for muddy boots after a long country walk.

The grand master bedrooms are all en suite, while showers are standard in all family bathrooms. And with the need for versatility in mind, now and in the future, all 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 of Silver Birches picturesque setting.



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 a 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, to maximise space, we have created a practical Laundry Zone in many of the homes, complete with plumbing and wiring for a washing machine and dryer while larger new homes have a separate utility room with access to the garden.

**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...

Silver Birches range of homes has 3, 4 or 5 bedrooms, ranging from luxurious 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!





Silver Birches: The choice is yours...

You will find a host of great features in your new home, most are included as standard with some additional options you may like to select. The specification matrix below shows all the features available in each home. Just ask us if you have any questions.

HOUSE TYPES	KITCHEN																		UTILITIES		BATHROOM								BEDROOMS										HEATING/ PV*				
	Choice of Kitchen Unit Door Finish	Choice of Worktop Finishes	Choice of Upstands	Choice of Kitchen Unit Door Handles	Breakfast Bar	Stainless Steel 4 Burner Hob 60cm	Stainless Steel 5 Burner Hob 75cm	Stainless Steel 5 Burner Hob 90cm	Stainless Steel Canopy Hood	Stainless Steel (multi-function) Single Oven	Stainless Steel Multi-function Oven (incl. steam bake function)	Built-in Stainless Steel Microwave/Grill	Built-in Combination Microwave	Integrated Fridge/Freezer	Integrated Dishwasher	1½ Stainless Steel Sink and Chrome Mixer Tap	300mm Wine Cooler	Utility Room	Laundry	Vanity Furniture	Choice of Unit Finishes	Choice of Porcelanosa Tiles	Slider Rail and Shower Head Kit Over Bath	Hand-held Shower Spray at Bath	Shower Cubicle	Shower Slide Rail Kit	Rain Shower Head and Hand Held Shower (to bath/shower cubicle)	Chrome Towel Rail	Master Bedroom								Guest Bedroom (Bedroom 2)				Bedroom 3 Built-in Wardrobe	Bedroom 4 Built-in Wardrobe	Gas Boiler (& PV Solar Panels*)
																													En-Suite	Vanity Furniture to En-suite	Chrome Towel Rail	Rain Shower and Hand Rinse	Shower Slide Rail Kit	Hand-held Shower Spray at bath	Built-in Wardrobe	Walk-in Wardrobe	En-Suite	Vanity Furniture	Chrome Towel Rail	Built-in Wardrobe			
The Kendal	●	●	●	●	-	●	○	-	●	●	-	●	-	●	●	●	○	●	-	○	○	●	-	○	●	●	○	○	●	●	●	○	●	-	-	-	○	○	○	●			
The Harris	●	●	●	●	-	●	○	-	●	●	-	●	-	●	●	●	○	●	-	○	○	●	-	○	●	●	○	○	●	●	●	○	○	-	-	-	○	○	-	●			
The Gainford	●	●	●	●	-	●	○	-	●	●	-	-	-	●	○	●	○	●	-	○	○	●	○	○	-	-	○	○	●	○	○	○	○	-	-	-	○	○	-	●			
The Dewsbury (SD)	●	●	●	●	-	●	○	-	●	●	-	●	-	●	●	●	○	●	-	○	○	●	●	○	-	-	○	○	●	○	○	○	-	●	-	-	-	○	-	-	●		
The Corringham	●	●	●	●	○	●	○	-	●	●	-	-	-	●	○	●	○	●	-	○	○	●	○	○	-	-	○	○	●	○	○	○	-	●	-	-	-	○	-	-	●		
The Burford	●	●	●	●	-	●	○	-	●	●	-	-	-	●	○	●	○	-	●	○	○	●	○	○	-	-	○	○	●	○	○	○	-	●	-	-	-	○	-	-	●		
The Berwick (ET)	●	●	●	●	○	●	○	-	●	●	-	-	-	●	○	●	-	-	-	○	○	●	○	○	-	-	○	○	●	○	-	●	-	-	-	-	○	-	-	●			
The Aviemore	●	●	●	●	-	●	○	-	●	●	-	-	-	●	○	●	-	-	-	○	○	●	●	○	-	-	○	○	-	-	-	-	-	-	-	-	-	-	-	●			

SD = Semi-Detached ET = End-Terraced

● Denotes fitted as standard ○ Denotes optional - Denotes not available
●¹ Wall mounted vanity *PV Solar Panels are plot specific



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.

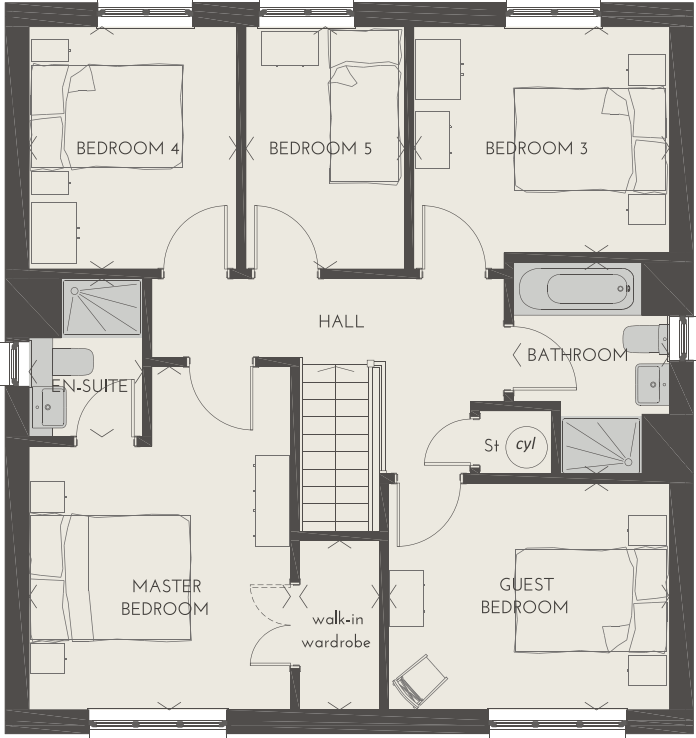
The Kendall is an impressive five bedroom detached home. Once inside, the designers have ensured that the rear kitchen, dining and family space is well proportioned to accommodate the more social activities of the larger family. To the front of the house, the formal living room is flooded with light 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
f/f - 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

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	3.410m 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
f/f - 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 GAINFORD A CHARMING THREE BEDROOM HOME

This double-fronted, one-and-a-half storey, three bedroom cottage provides a unique, welcoming home that is designed for comfort.

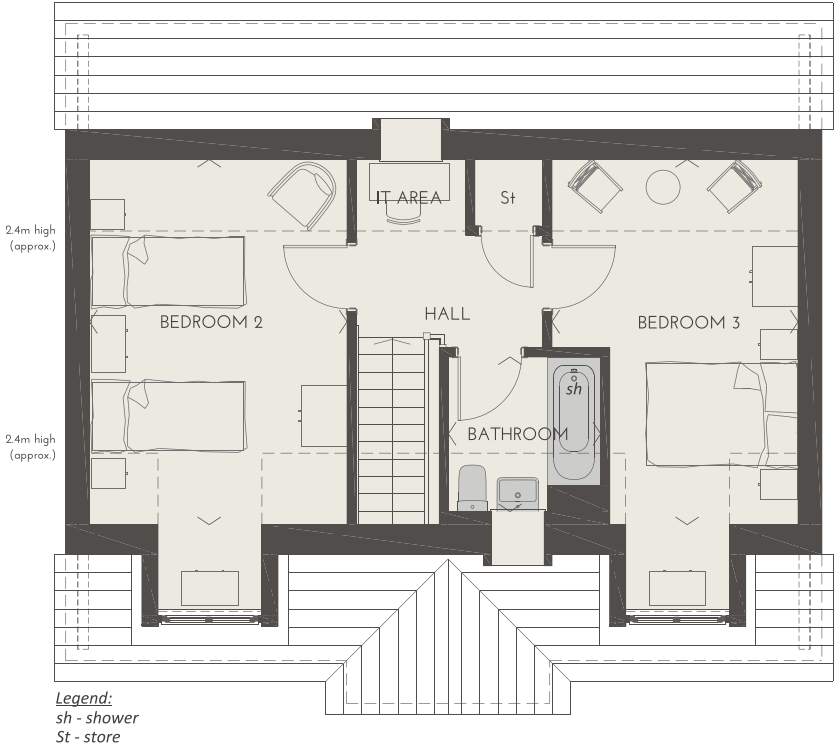
The delightful Gainford presents all the principal accommodation on the ground floor including a spacious, welcoming living room, superb open-plan kitchen/dining and the master bedroom. The stylish kitchen/dining area includes French doors leading to the garden for alfresco dining. It comes complete with a range of premium appliances including stainless steel gas hob, multi-function oven, cooker hood and fully integrated fridge/freezer. Off the kitchen there is a convenient utility room with direct access to the garden, and a handy ground floor cloakroom adjacent to this rear door.

The impressive and light master double bedroom on the ground floor is complete with a large walk-in wardrobe and stylish en-suite shower room with a walk-in shower and fitted mirror. Upstairs, there are two more spacious double bedrooms which share a well-appointed bathroom. The upstairs landing also features a bright and convenient IT area.

KEY FEATURES

- Three bedroom detached home
- Well appointed open plan kitchen/dining
- Premium-brand appliances
- French doors to garden
- Utility room and cloakroom
- Spacious living room
- Three double bedrooms
- En-suite shower room to the master bedroom
- Walk-in wardrobe to the master bedroom
- Bathroom on upper level
- Detached single garage with light and power
- Good storage throughout

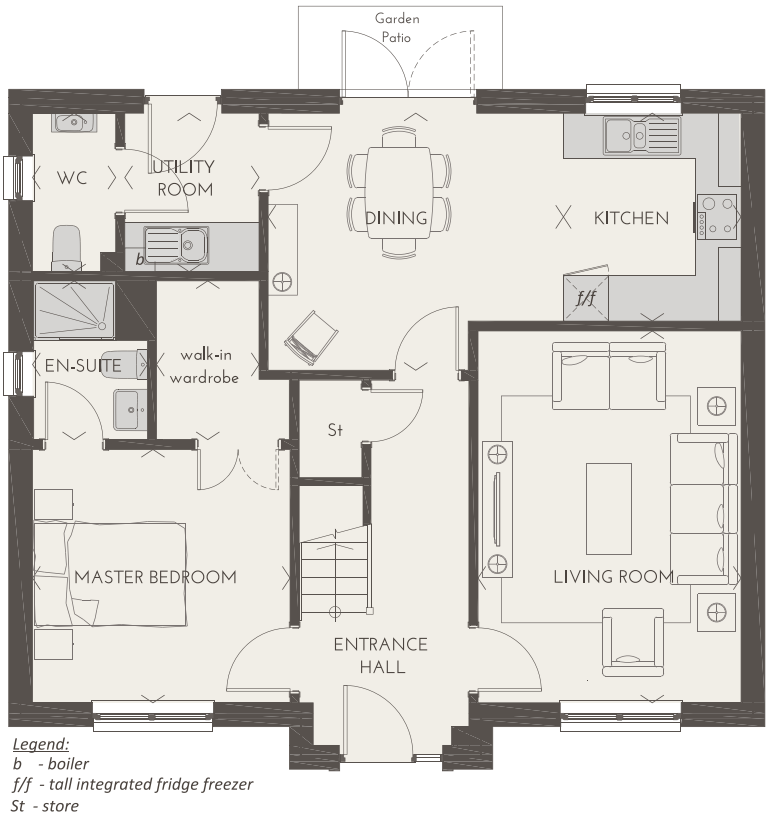
Please note: the position of the detached single garage varies per plot; please see architectural site layout plan for details.



FIRST FLOOR

Bedroom 2*	3.407m x 4.829m 11' 2" x 15' 10"
Bedroom 3*	3.256m x 4.829m 10' 8" x 15' 10"
Bathroom	2.015m x 2.045m 6' 7" x 6' 9"

*Maximum dimension taken to wall which is 1400mm coomb height.



GROUND FLOOR

Living Room	3.480m x 4.917m 11' 5" x 16' 2"
Kitchen	2.350m x 2.750m 7' 9" x 9' 0"
Dining Area	3.906m x 3.400m 12' 10" x 11' 2"
Utility	1.776m x 2.098m 5' 10" x 6' 11"
WC	1.100m x 2.098m 3' 7" x 6' 11"
Master Bedroom	3.407m x 3.350m 11' 2" x 11' 0"
En-suite	1.505m x 2.100m 4' 11" x 6' 11"
Walk-in Wardrobe	1.356m x 2.100m 4' 5" x 6' 11"

FLOOR AREA 122.26m² (1316ft²)

Floor area does not include any garages.



THE DEWSBURY A SINGULAR FOUR BEDROOM HOME

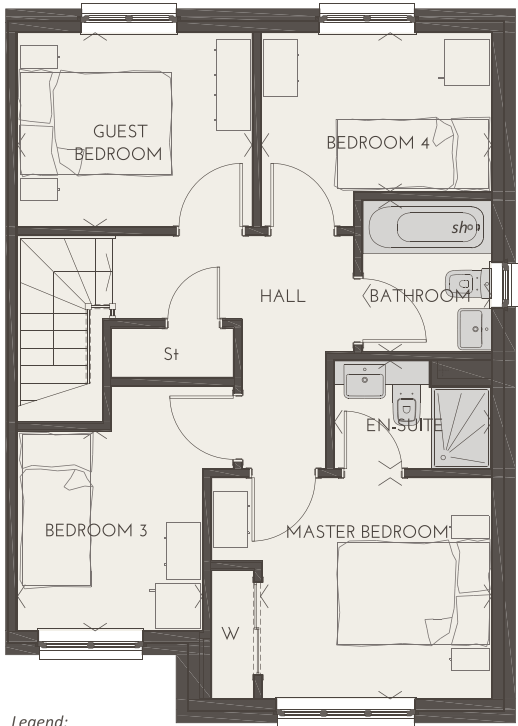
This stylish and appealing four bedroom family home provides flexible accommodation options with its own contemporary spin.

The Dewsbury is a four bedroom home that boasts a light and airy living room and an expansive open-plan kitchen/dining room with French doors leading out to the private garden. The stylish kitchen has a range of premium appliances fitted as standard including fully integrated dishwasher, fridge/freezer, stainless steel gas hob, multi-function oven, microwave/grill and cooker hood. A handy utility room has its own external access to garden and is fully plumbed and wired for a washing machine and tumble drier, while the accommodation on the ground floor also includes a guest cloakroom.

Upstairs, there are four good-sized bedrooms and a well-appointed family bathroom plus more than ample storage. The master bedroom comes complete with a built-in wardrobe and en-suite shower room. The latter has a range of stylish vanity furniture fitted throughout, a chrome heated towel rail for extra comfort and a mounted wall mirror that helps to add extra light to the room.

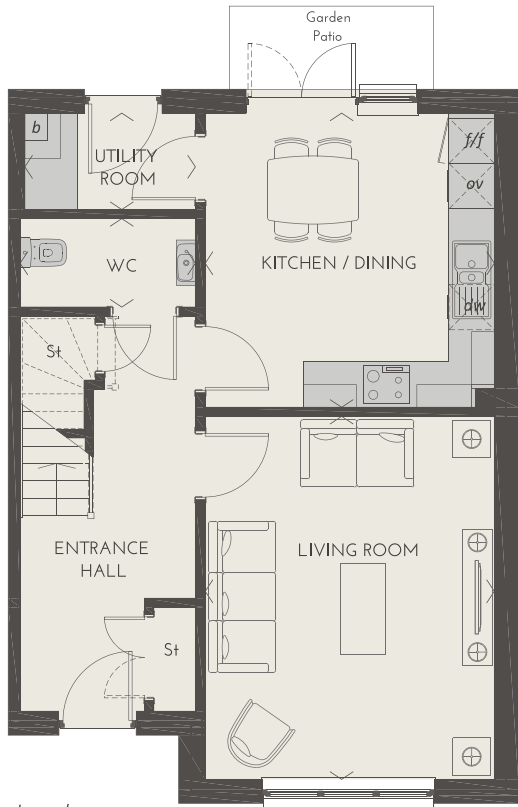
- KEY FEATURES
- Four bedroom family home
 - Contemporary open-plan kitchen/dining room
 - Premium integrated appliances
 - French doors to private garden
 - Utility room and cloakroom on ground floor
 - En-suite shower room to master bedroom
 - Built-in wardrobe to master bedroom
 - Excellent storage

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
sh - shower & screen over bath as standard
St - store
W - built-in wardrobe

FIRST FLOOR	
Master Bedroom	3.033m x 2.924m 9' 11" x 9' 7"
En-suite	2.080m x 1.425m 6' 10" x 4' 8"
Guest Bedroom	3.122m x 2.565m 10' 3" x 8' 5"
Bedroom 3	2.469m x 2.643m 8' 1" x 8' 8"
Bedroom 4	3.050m x 2.100m 10' 0" x 6' 11"
Bathroom	1.705m x 2.000m 5' 7" x 6' 7"



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

GROUND FLOOR	
Living Room	3.825m x 4.800m 12' 7" x 15' 9"
Kitchen/Dining Area	3.825m x 3.890m 12' 7" x 12' 9"
WC	2.337m x 1.170m 7' 8" x 3' 10"
Utility room	2.337m x 1.275m 7' 8" x 4' 2"

FLOOR AREA	106.02m ² (1141ft ²)
Floor area does not include any garages.	



THE CORRINGHAM AN IMPRESSIVE THREE BEDROOM HOME

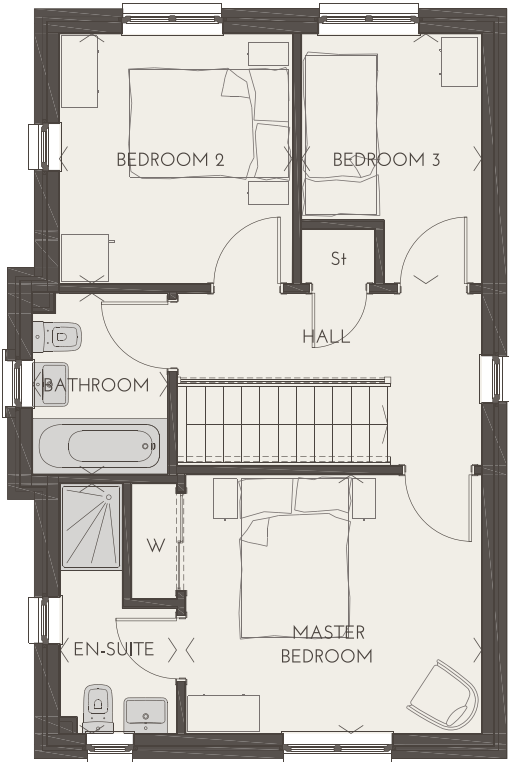
This well appointed three bedroom detached home has impressive dual frontage and provides good family accommodation.

The Corringham has a most welcoming entrance hall that opens to the right into a spacious, light and airy living room with dual-aspect windows. Left off the hall, the eat-in kitchen comes fully fitted with premium, integrated appliances including an fridge/freezer, stainless steel gas hob, multi-function oven and cooker hood. From the large kitchen/dining area, French doors open onto the garden for alfresco dining and a handy utility room provides space for washing machine, tumble dryer and storage. There is also a downstairs cloakroom.

Upstairs, the spacious master bedroom has a built-in wardrobe and an en-suite shower room with 1100mm shower and feature mirror. Another good-sized double bedroom and a single bedroom are also on this floor, and the family bathroom has stylish and contemporary free-standing sanitary ware. There is additional storage upstairs too.

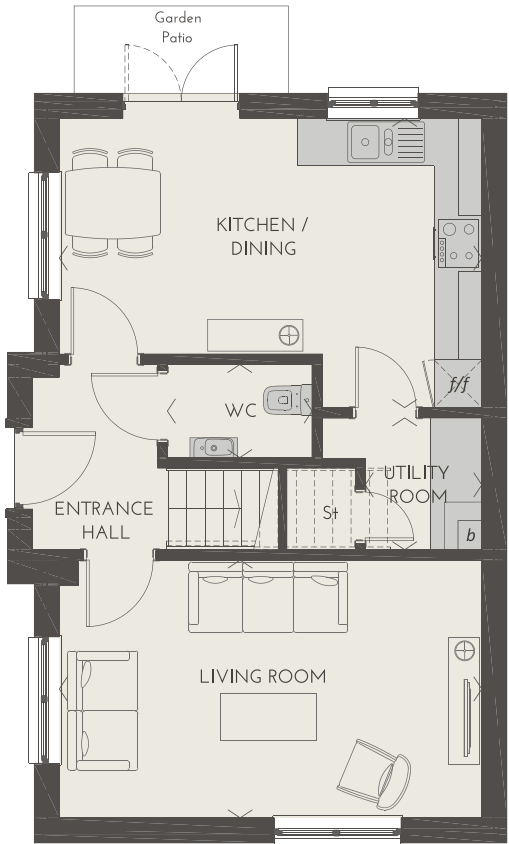
KEY FEATURES

- Three bedroom detached home
- Spacious living room with dual aspect windows
- Contemporary open-plan kitchen/dining room
- Integrated premium appliances
- French doors to garden
- Utility room and cloakroom on ground floor
- En-suite shower room to master bedroom
- Built-in wardrobe to master bedroom
- Excellent storage



FIRST FLOOR

Master Bedroom	3.727m x 3.257m 12' 3" x 10' 8"
En-suite	1.477m x 3.145m 4' 10" x 10' 4"
Bedroom 2	2.933m x 3.145m 9' 7" x 10' 4"
Bedroom 3	2.269m x 3.145m 7' 5" x 10' 4"
Bathroom	1.702m x 2.282m 5' 7" x 7' 6"



GROUND FLOOR

Living Room	5.322m x 3.247m 17' 6" x 10' 8"
Kitchen/Dining	5.322m x 3.643m 17' 6" x 11' 11"
Utility	1.517m x 1.660m 5' 0" x 5' 5"
WC	1.724m x 1.172m 5' 8" x 3' 10"

FLOOR AREA 95.32m² (1026ft²)

Floor area does not include any garages.

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.



THE BURFORD AN ATTRACTIVE THREE BEDROOM HOME

An appealing three bedroom home that brings together superb accommodation and a range of features in a comfortable whole.

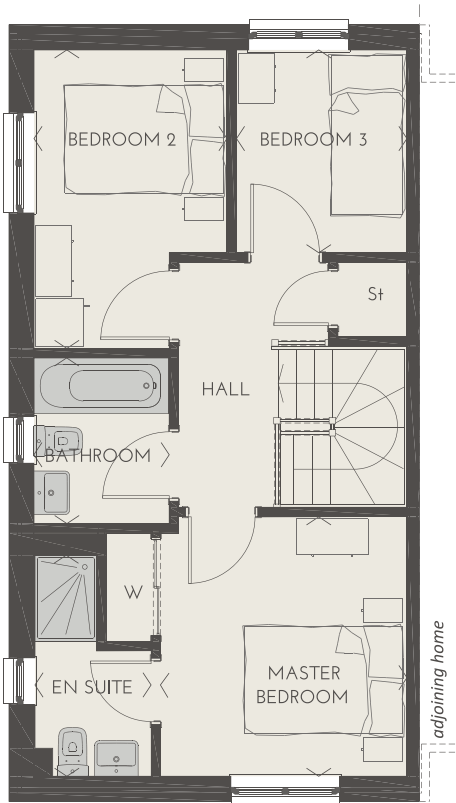
The Burford is an inviting three bedroom semi-detached or end-terrace home that offers excellent accommodation. Dual aspect windows in the welcoming living room ensure lots of light, while a stylish kitchen incorporates a large dining area with French doors opening into the garden. The kitchen is fitted with a range of premium appliances that include a multi-function oven, gas hob, cooker hood and integrated fridge/freezer. There is a range of kitchen finishes to choose from and an enclosed alcove houses a hidden laundry zone, which is all plumbed, wired and ready to use. Off the entrance hall, there is a cloakroom as well as spacious storage tucked away under the stairs.

Climb the stairs and you'll find one single and two double bedrooms, plus additional storage and the family bathroom. The master bedroom has a fitted wardrobe and attractive en-suite shower room complete with generous shower enclosure for extra appeal. The second and third bedrooms provide bright and ample accommodation to the rear of this fine family home.

KEY FEATURES

- Three bedroom family home
- Spacious living room with dual aspects
- Contemporary open-plan kitchen/dining room
- Integrated premium kitchen appliances
- French doors open to garden
- Concealed laundry zone
- Downstairs cloakroom and good storage
- En-suite shower room in master bedroom
- Built-in wardrobe in master bedroom
- Ample storage

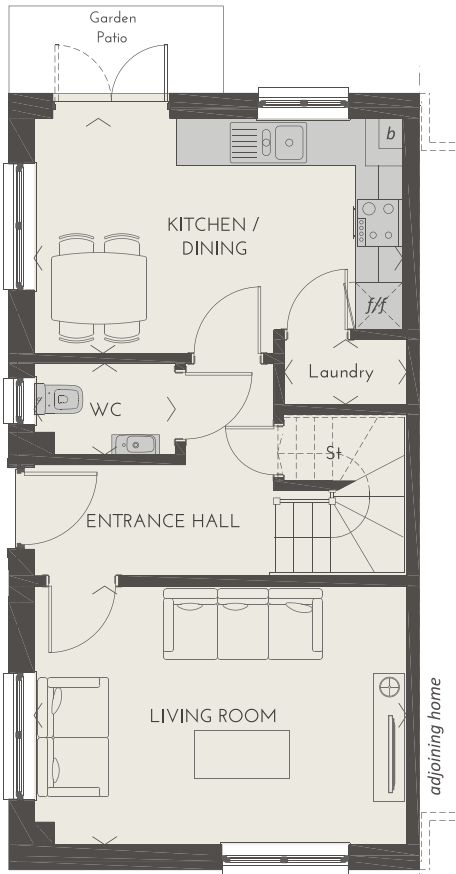
External finishes may vary from shown. Some of our homes are built as a mirror-image (handed) of those shown here. Please do ask your sales consultant for full details.



Legend:
W - built-in wardrobe
St - store

FIRST FLOOR

Master Bedroom	3.103m x 3.267m 12' 4" x 10' 9"
En-suite	1.462m x 2.784m 4' 10" x 9' 2"
Bedroom 2	2.431m x 3.759m 8' 0" x 12' 4"
Bedroom 3	2.147m x 2.554m 7' 1" x 8' 5"
Bathroom	1.703m x 2.086m 5' 7" x 6' 10"



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

GROUND FLOOR

Living Room	4.696m x 3.257m 15' 5" x 10' 8"
Kitchen/Dining	4.646m x 2.960m 15' 3" x 9' 9"
Laundry	1.545m x 0.817m 5' 1" x 2' 8"
WC	1.778m x 1.145m 5' 10" x 3' 9"

FLOOR AREA 85.96m² (925ft²)

Floor area does not include any garages.



THE BERWICK A WELCOMING THREE BEDROOM HOME

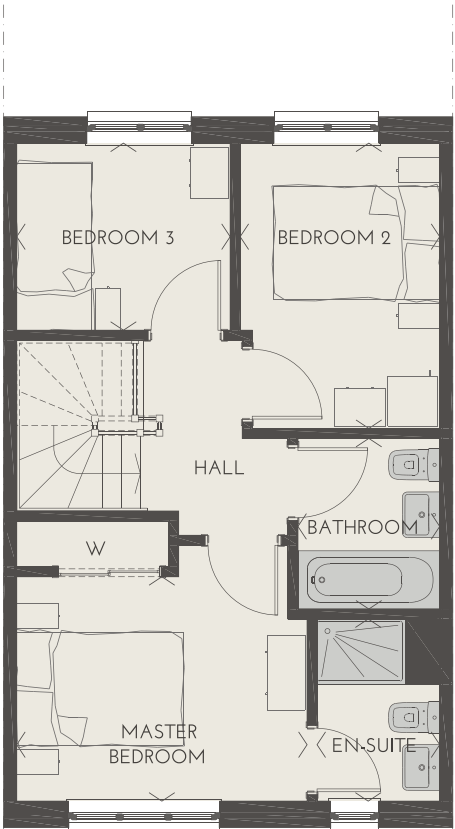
A fine three bedroom home combining a practical layout with attractive features to create a very amenable living space.

On the ground floor of this highly functional three bedroom mid/end terrace/semi detached home, there is a spacious living room to the front with convenient storage enclosed beneath a winding staircase. To the rear, a stylish kitchen/dining room incorporates French doors that lead out to the garden. The kitchen is complete with integrated, high specification appliances including a stainless steel multi-function oven, gas hob, cooker hood and fully integrated fridge/freezer – with a range of finishes and details to choose from. Off the front entrance hall, a cloakroom offers a useful addition for guests and family alike.

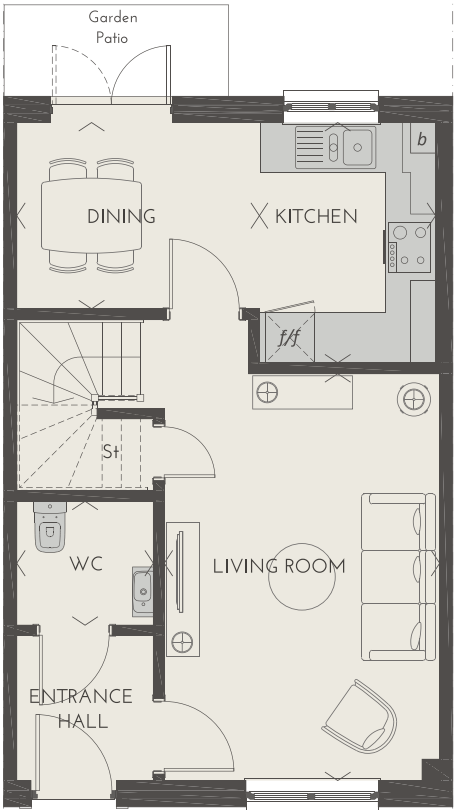
Upstairs, the front-facing master bedroom has a built-in wardrobe and en-suite shower room with a contemporary shower enclosure. The second and third bedrooms are both of a decent size and share the family bathroom, which includes an attractive, wide mirror to add extra light to the room.

- KEY FEATURES
- Three bedroom mid/end terrace/semi detached home
 - Contemporary open-plan kitchen/dining room
 - High specification integrated kitchen appliances
 - French doors opening to the garden
 - Downstairs cloakroom and storage
 - En-suite shower room in master bedroom
 - Built-in wardrobe in master bedroom
 - Bright family bathroom
 - 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:
W - built-in wardrobe



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

FIRST FLOOR

Master Bedroom	3.511m x 2.697m 11' 6" x 8' 10"
En-suite	1.475m x 2.189m 4' 10" x 7' 2"
Bedroom 2	2.400m x 3.430m 7' 10" x 11' 3"
Bedroom 3	2.586m x 2.249m 8' 6" x 7' 5"
Bathroom	1.705m x 2.050m 5' 7" x 6' 9"

GROUND FLOOR

Living Room	3.313m x 4.891m 10' 10" x 16' 1"
Kitchen	2.118m x 2.889m 6' 11" x 9' 6"
Dining Area	2.937m x 2.239m 9' 8" x 7' 4"
WC	1.642m x 1.490m 5' 5" x 4' 11"

FLOOR AREA 80.77m² (869ft²)

Floor area does not include any garages.



THE AVIEMORE A COMFORTABLE THREE BEDROOM HOME

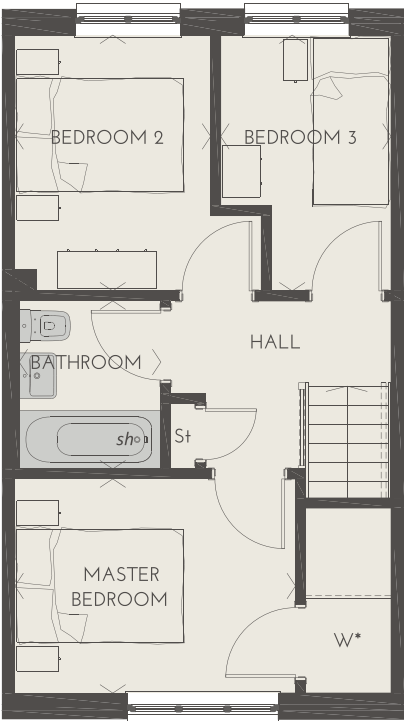
This is a highly functional, attractive three bedroom home that provides modern accommodation in a unique setting.

The Aviemore boasts a large entrance hall on the ground floor, which leads through to a living room/dining area located to the rear of the house. This fine room features double French doors that open out onto the private patio. Also located off the downstairs hallway is a convenient guest cloakroom and the contemporary kitchen which is fully fitted with a range of high specification appliances including a stainless steel multi-function oven, gas hob, cooker hood and integrated fridge/freezer.

Upstairs, there are three bedrooms, a storage cupboard and a family bathroom complete with contemporary sanitary ware and an over-bath shower with shower screen. The master bedroom, which extends right across the front of the house, has its own built-in wardrobe.

KEY FEATURES

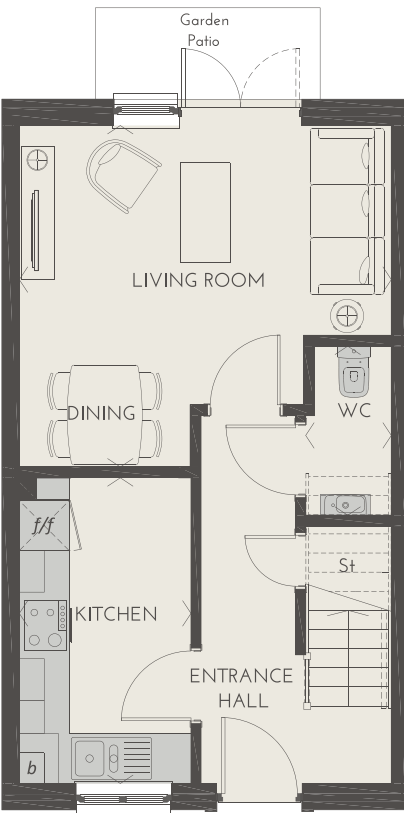
- Three bedroom mid-terraced home
- Living/dining area with French doors to garden
- Contemporary kitchen
- High specification integrated appliances
- Downstairs cloakroom
- Built-in wardrobe to master bedroom
- Ample storage



Legend:
sh - shower & screen over bath as standard
W* - built-in wardrobe (with raised floor)
St - store

FIRST FLOOR

Master Bedroom	3.374m x 2.574m 11' 1" x 8' 5"
Bedroom 2	2.354m x 3.075m 7' 9" x 10' 1"
Bedroom 3	2.050m x 3.075m 6' 9" x 10' 1"
Bathroom	1.705m x 2.020m 5' 7" x 6' 8"



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

GROUND FLOOR

Living Room/Dining	4.474m x 4.105m 14' 8" x 13' 6"
Kitchen	2.065m x 3.675m 6' 9" x 12' 1"
WC	1.030m x 2.032m 3' 5" x 6' 8"

FLOOR AREA 71.57m² (770ft²)

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.

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 Silver Birches

Our marketing suite and showhomes are open weekly from Thursday through to Sunday 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 075 8284 and we'll be happy to arrange an appointment to suit you.

2. Reserve your home first

Silver Birches 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 Silver Birches 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.

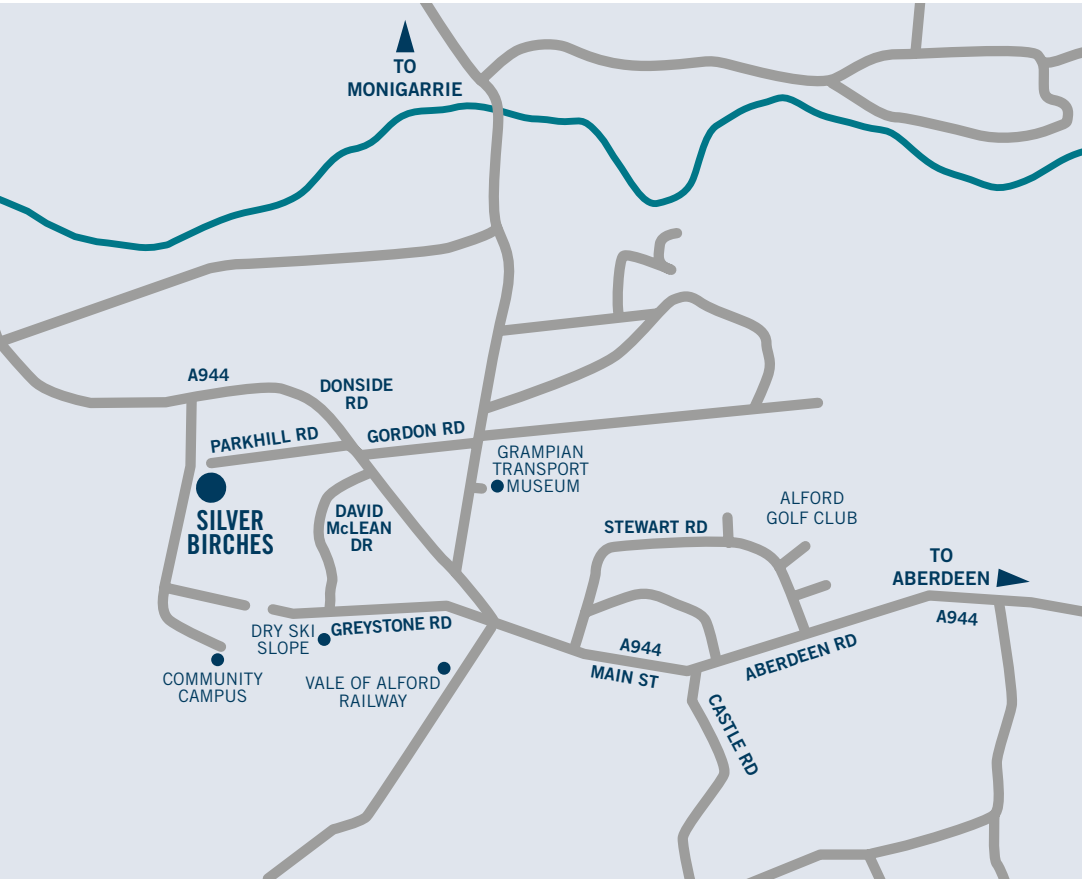


Silver Birches: Here’s how to find us...

Sat Nav reference: AB33 8TY

Travel directions from the south (A90) and from Aberdeen

Follow signs for Anderson Drive/A90. From Anderson Drive follow signs for Alford/Hazlehead/A944. Exit the roundabout onto Queen’s Road/B9119 heading to Alford/Hazlehead/A944. Continue to follow the B9119 until it merges with the A944. Follow the A944 through Westhill and follow signs for Alford. Continue for 19 miles until you reach Alford. Continue on the A944 right through Alford and out the other side following signs for the Community Campus. Turn left onto Covenanter Way and you will see the Silver Birches sales centre on your left.



Silver Birches: Visit or call us today...

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

Telephone: 0845 075 8284

Email: silverbirches@stewartmilne.com

www.stewartmilnehomes.com



Specifications

All homes designed and built as part of Silver Birches, Alford 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: April 2021

Silver Birches

ALFORD

A premium development of 3, 4 and 5 bedroom homes
surrounded by the hills of Bennachie and Coreen.

Silver Birches: Pick your ideal spot...

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.

- NA

 Nairn
- LY

 Lytham
- KD

 Kendal
- HR

 Harris
- GC

 Glencoe
- GF

 Gainford
- FH

 Farnham
- EL

 Elland
- DY

 Dewsbury
- CM

 Corringham
- CD

 Castleford
- BU

 Burford
- BK

 Berwick
- AE

 Aviemore
- Showhome

 Showhome



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Email: silverbirches@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: April 2021