



ROBERTLAND GARDENS  
STEWARTON

AN EXCLUSIVE DEVELOPMENT OF ONLY FOUR 3 BEDROOM SEMI-DETACHED AND TWO 4 BEDROOM DETACHED ENVIRONMENTALLY FRIENDLY FAMILY HOMES

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



CGI illustration of Lainshaw - Detached House Style



# The very best of everything here at Robertland Gardens



ROBERTLAND GARDENS  
STEWARTON

## YOUR DREAM HOME IS HERE...

A new home in harmony with its surroundings. Welcome to your new life at Robertland Gardens, an exclusive development of only four 3 bedroom semi-detached and two 4 bedroom detached homes in the heart of historic Stewarton. Combining the unique advantages of sips construction with modern finishes and designed for your every comfort and convenience, while the use of Marley weatherboarding ensures that your new home maximises solar gain and sits in perfect harmony within its semi-rural setting.

With highly energy efficient construction, considered design and exceptional materials and finishes, every home at Robertland Gardens demonstrates outstanding attention to detail and quality workmanship. Large windows flood spacious rooms with natural light, allowing you and your family to live, laugh and grow in freedom.



## We create homes that inspire...

We believe that a better lifestyle starts with a better home. Which is why we consider every detail to build you a better home. All sips homes have high energy efficiency making your running costs lower than average properties. Our specialised teams of architects, builders and craftsmen combine a lifetime of knowledge and expertise to create your dream home.

Our innovative build method and approach places the homeowner and their well-being at the centre of all design and production. We aim to provide a higher quality of life, building new homes that incorporate a higher purity of indoor air and improved thermal properties. Your new home will be cooler in summer and warmer and cosier in winter with lower energy bills. What's not to love about that?

## Where the past meets the present...

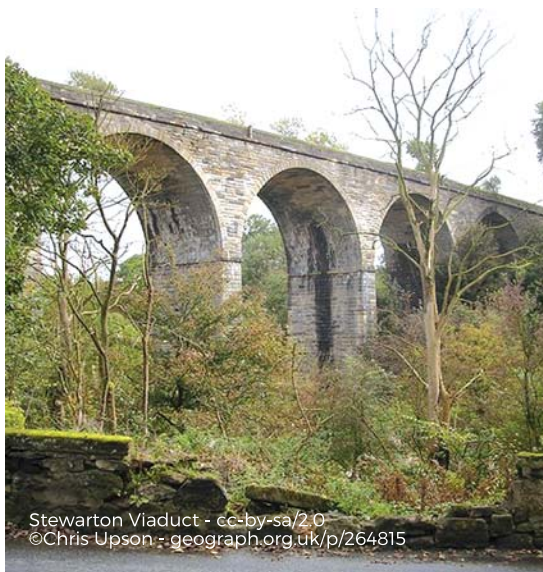
The historic town of Stewarton enjoys a rich history. Stewarton is known as the Bonnet Toun and as early as the 1400s it was engaged in the production of this traditional Scottish headwear. Situated on the Annick Water it is one of Ayrshire's hidden gems. Perfectly positioned to enjoy the stunning countryside, recent years have seen a gradual growth in the population as families move to the area to enjoy a different way of life. Now with this beautiful development, you too have the chance to spread your roots in the stunning surroundings of Robertland Gardens.



CGI illustration of Annick - Semi-Detached House Style



High Street, Stewarton - cc-by-sa/2.0  
©Leslie Barrie - geograph.org.uk/p/3902056



Stewarton Viaduct - cc-by-sa/2.0  
©Chris Upson - geograph.org.uk/p/264815

## CONNECTED

Robertland Gardens enjoys a central location. The town of Stewarton has a bustling centre and, despite its relatively small size, is well served with shops, a supermarket, professional services and a fuel station. There is a train station with regular services to Glasgow Central Station (20 mile journey). There are two primary schools and a well-respected secondary school within the town.

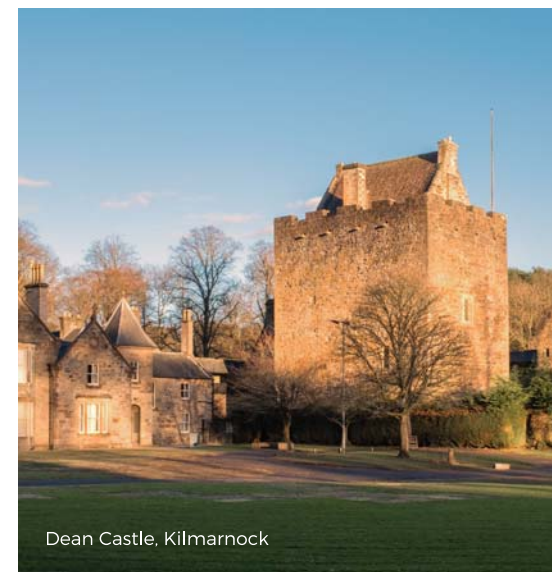
Private schooling is available at Wellington School in Ayr or the numerous respected private schools in the south of Glasgow, including Hutchesons' Grammar School, Craigholme and Belmont House.

Ayr provides excellent shopping and professional services. Ayr Racecourse is host to regular race meetings including the Scottish Grand National. The Ayrshire coast is famous worldwide for golf with championship courses at Royal Troon, Prestwick and Turnberry, all of which have hosted the Open Championship.

There is excellent sailing in the Firth of Clyde with yachting marinas at Troon and further up the coast at Largs and Inverkip. While if it's retail rather than water therapy you need, then Silverburn Shopping Centre, home to over 100 high street stores and restaurants, is only a 16 mile drive away.



Countryside Near Stewarton - cc-by-sa/2.0  
©wfmillar - geograph.org.uk/p/2102140



Dean Castle, Kilmarnock



Enriching the experience  
of everyday living...

CGI image shown for illustration purposes only, please contact your sales negotiator for details of actual fixtures and fittings.



interiors inspired



by innovation

Images shown are for illustration purposes only, please contact your sales negotiator for details of actual fixtures and fittings.



# Luxurious specification...

The moment you step inside, you will see that sips homes have created innovative living spaces. At Robertland Gardens, quality and attention to detail are evident throughout your new home. Contemporary styling and luxury finishes provide every comfort and modern convenience. We understand that when it comes to making a house feel like a home, it is all the little details that make the big difference. Your designer kitchen with stylish fully integrated appliances will form the heart of your home while indulgent and stylish bathrooms and en suites provide an oasis of calm and add a touch of glamour to everyday life. Vibrant and exciting these are spaces that will reflect your own individual style and are created for the way you want to live your life today. Imagination married with our tradition of building excellence combined with the locale ensure a warm and inviting retreat away from the hustle and bustle of busy urban life. At Robertland Gardens we are offering luxury family homes that combine rural traditions with a distinctive contemporary twist, incorporating environmental technologies and standards

## BUILDING EXTERIOR

- Sips built high energy efficient homes
- Marley light grey interlocking roof tiles
- Grey Marley composite fascias and soffits, black downpipes and gutters
- White smooth textured Sto high performance render system
- Alu-clad timber double glazed security locking windows and doors – anthracite colour to exterior, white to interior
- Grey contrasting base course.
- 10 Year Structural Warranty from Build Zone

## GARDENS AND DRIVEWAY

- Landscaped gardens to front and rear
- Block paviors to driveway
- Paved slabs to pathways
- Timber decked area in rear garden
- Post, rail and slatted perimeter boundary fencing.

## BATHROOMS

- Designer Swiss Company Laufen Sanitary Ware
- Wall Hung Pan With Concealed Cistern
- Basin With Semi-Ped And Tap By Hansgrohe
- Double Size Shower By Merlyn And Shower By Hansgrohe
- Large Size Bath By Carron With Hansgrohe Thermostatic Filler.

## INTERIOR SPECIFICATION

- High Level Storage
- 7 panel white doors and matching fitted wardrobe and cupboard doors
- Chrome/Brushed stainless steel handles and hinges
- White walls, ceilings and woodwork
- White sockets and switches
- Bathrooms, en suites and cloakroom floors are tiled, with wall tiling as specified
- Downstairs in all rooms Karndean flooring from Knight Tile Range
- Saloni Tiles (Various Colours)
- Stairs and upper hall and bedroom carpeted from a selected range
- Recessed low voltage lighting throughout
- Mains powered alarm systems and smoke detectors
- Gas Central Heating – Worcester Combi Boiler (Or similar) with thermostatically controlled radiators
- Vaulted ceilings in bedrooms.

## EN - SUITE

- Designer Swiss Company Laufen Sanitary Ware
- Wall Hung Pan With Concealed Cistern
- Basin With Semi-Ped And Tap By Hansgrohe
- Large Walk-In Shower With Merlyn Screen & Hansgrohe Shower.

## KITCHENS

- Brigitte German Kitchen
- Brigitte 25mm Slimline Laminate Worktops
- LED Under Lighting
- Soft Close Hinges (Blumotion)
- Soft Close Drawers (Hettich)
- Rigid Built Carcases
- Colour Matched Carcase Front Edge
- Bosch Built In Single Oven
- Bosch Built In Microwave
- Bosch Induction Hob
- Bosch Telescopic Extractor
- Bosch Int Fridge Freezer
- Bosch Int 60cm Dishwasher
- Bosch Washer Dryer
- Teka Sinks & Taps.

## CLOAKROOMS

- Designer Swiss Company Laufen Sanitary Ware
- Wall Hung Pan With Concealed Cistern
- Basin With Semi-Ped And Tap By Hansgrohe.

### DISTANCE FROM ROBERTLAND GARDENS

- Kilmarnock ~ 4 miles
- Newton Mearns ~ 10 miles
- Eaglesham ~ 12 miles
- Troon ~ 18 miles
- East Kilbride ~ 19 miles
- Glasgow ~ 21 miles



GLASGOW

NEWTON MEARN'S

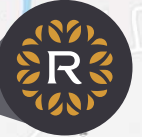
EAST KILBRIDE

EAGLESHAM

STEWARTON

KILMARNOCK

TROON



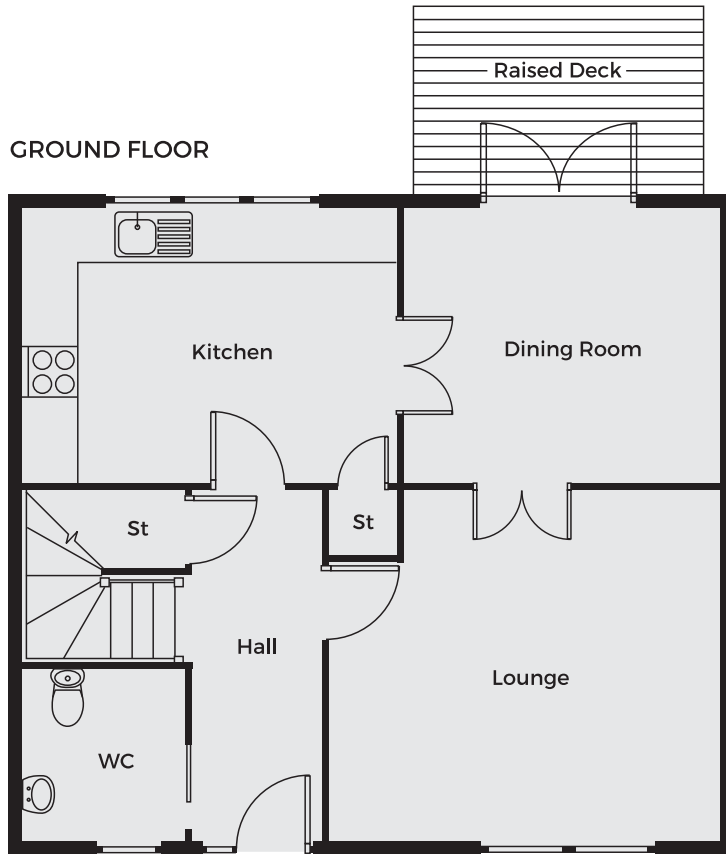
TRAIN STATION

SAT NAV POSTCODE: KA3 5EB

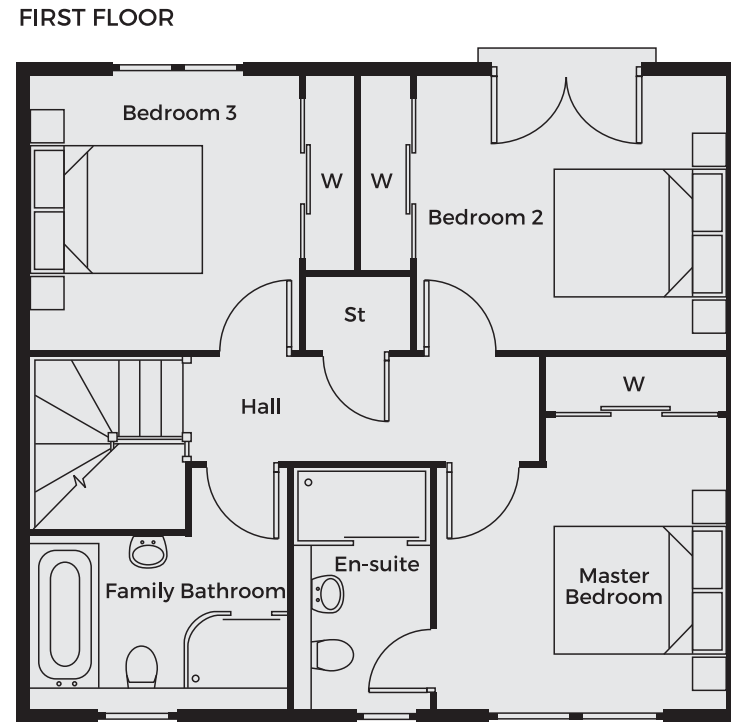


# ROBERTLAND GARDENS





59.7sqm (642sqft)



55.6sqm (598sqft)

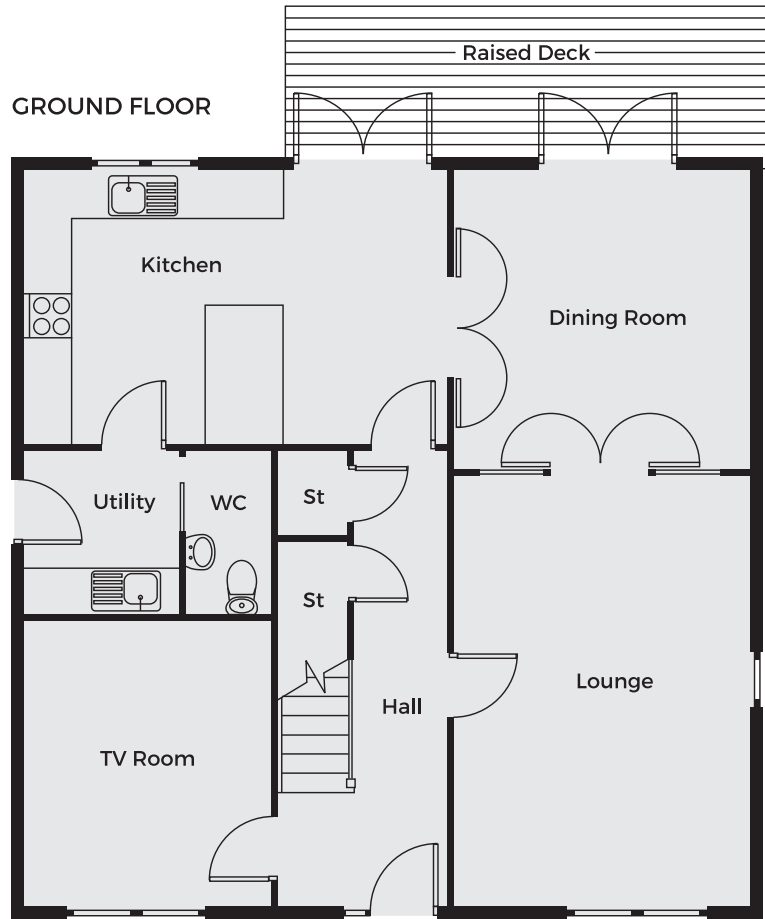


CGI illustration of Annick - Semi-Detached House Style

**ANNICK HOUSE STYLE  
PLOTS 01 & 03 (PLOTS 02 & 04 HANDED)  
THREE BEDROOM SEMI-DETACHED VILLAS**

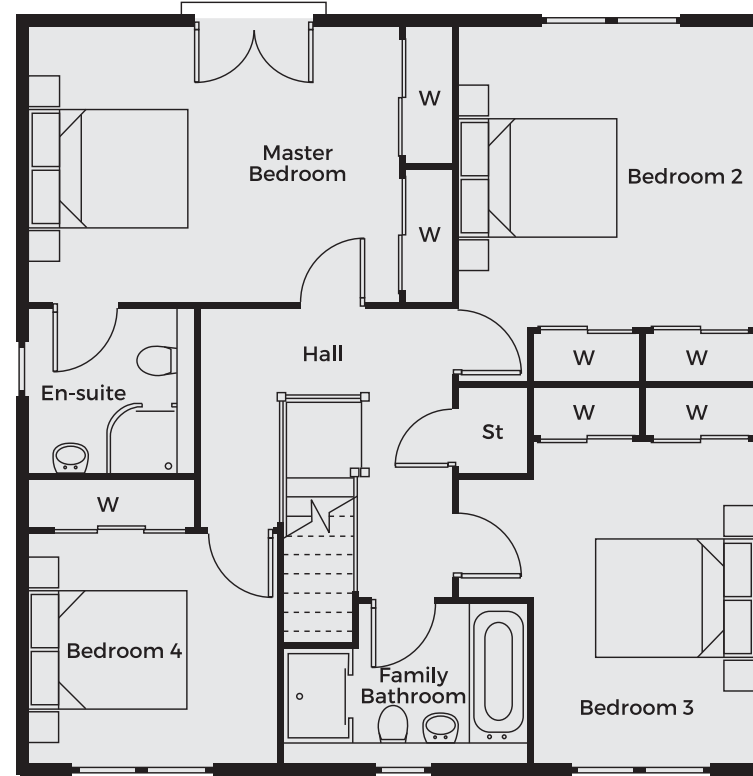
Lounge	4.55m x 4.08m	Master Bedroom	3.37m x 3.38m
Dining Room	3.67m x 3.18m	En-suite	1.62m x 2.78m
Kitchen	4.35m x 3.18m	Bedroom 2	3.60m x 3.18m
WC	1.75m x 1.98m	Bedroom 3	3.11m x 3.18m
		Family Bathroom	2.97m x 2.78m

Sizes are based on maximum measurements and are for indication only. Any intending purchaser should satisfy themselves by inspection or otherwise as to their accuracy. Please speak to your sales advisor. Floorplans have been increased in size for legibility and are not to scale to all other plans within this brochure.



89.2sqm (960sqft)

FIRST FLOOR



86sqm (925sqft)



CCI illustration of Lainshaw - Detached House Style

**LAINSHAW HOUSE STYLE**  
**PLOTS 05 & 06**  
**FOUR BEDROOM DETACHED VILLAS**

Lounge	3.84m x 5.55m	Master Bedroom	4.77m x 3.53m
Dining Room	3.81m x 3.85m	En-suite	2.10m x 2.12m
Kitchen	5.37m x 3.53m	Bedroom 2	3.81m x 3.85m
TV Room	3.20m x 3.65m	Bedroom 3	2.83m x 4.15m
Utility	1.98m x 2.12m	Bedroom 4	3.20m x 2.95m
WC	1.22m x 2.12m	Family Bathroom	3.16m x 1.92m

Sizes are based on maximum measurements and are for indication only. Any intending purchaser should satisfy themselves by inspection or otherwise as to their accuracy. Please speak to your sales advisor. Floorplans have been increased in size for legibility and are not to scale to all other plans within this brochure.



## BUILT TO EXCEED YOUR EXPECTATIONS

Your new home here at Robertland Gardens has been built using SIPs. SIPs buildings are generally more energy efficient, stronger, quieter and more airtight than those built with older more traditional technologies. Less air leakage means less drafts, fewer noise penetrations and lower energy bills, thus a reduction in CO2 emissions. All of which basically mean your new home will be warmer and your energy bills will be lower.

The growth of the green, energy-efficient homes market has led to an increased demand for high-performance building envelope products such as structural insulated panels (SIPs)

Structural insulated panels (SIPs) are a high performance building system for residential and commercial construction. The factory controlled construction standards allow for a fast track, cost effective and highly efficient building solution for every dream home.

SIPs, through their strength and ease of connection helps us to build homes that are extremely strong, energy efficient and cost effective.

sips Industries was established in 2000 with the aim of providing a complete sips manufacture and installation service to the building industry. We are now the longest established specialist SIPs company in the UK.

You can read more about us here...

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



A happier life starts with a sips home...



CGI illustration of Lainshaw - Detached House Style



ROBERTLAND GARDENS  
STEWARTON

FOR FURTHER INFORMATION OR TO REGISTER YOUR INTEREST PLEASE CONTACT:

Slater Hogg & Howison

31-33 John Finnie Street  
Kilmarnock KA1 1BL

t: 01563 760 172

e: [kilmarnock@slaterhogg.co.uk](mailto:kilmarnock@slaterhogg.co.uk)

[www.slaterhogg.co.uk](http://www.slaterhogg.co.uk)

DESIGNING SPACES TO ENHANCE YOUR LIFE...



ISO 9001:2008 CATG SIPMARK

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

These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of an offer or contract. Any description or information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. Neither Sips Homes, Slater Hogg & Howison or Countrywide accept responsibility for any error these particulars may contain however caused. Any intending purchaser must therefore satisfy themselves by inspection or otherwise as to their correctness. All photographs shown are indicative of the quality and style of the Development and location, and do not necessarily represent the actual fittings and furnishings at this Development. All interested parties should consult the Sales Executive for the most up-to-date information. All plan dimensions shown are based on maximum measurements.