



Tunnoch Farm  
MAYBOLE



Milestone  
LOVE WHERE YOU LIVE

A stunning development of three, four and five bedroom homes  
in the historic town of Maybole





# discover a better lifestyle...

Imagine spacious accommodation finished to the highest of standards, surrounded by nature but close to amenities. Our stunning new development of energy efficient homes at Tunnoch Farm, Maybole, delivers on every level. Connected to a thriving community and offering an excellent quality of life, this is an idyllic setting for you to call home.

## Family homes on the edge of the historic town of Maybole

Milestone  
LOVE WHERE YOU LIVE

Maybole, the ancient capital of Carrick





# perfectly placed to travel near, far and wide

Superbly located in the beautiful South Ayrshire countryside, Tunnoch Farm offers you all the advantages of country living, yet is just a few minutes' walk from Maybole town centre. It is also easily commutable to Glasgow in just 50 minutes for work or pleasure.

The region's main town of Ayr, offering an excellent shopping centre, is just eight miles away, while the magnificent Culzean Castle estate will become your local park. In under 15 minutes, you can be strolling the vast woodlands, swinging in the adventure playground or enjoying the delights of the cafes in this top visitor attraction.

Outdoor pursuits can become your way of life in South Ayrshire, with watersports, cycling and horseriding some of the many activities on your doorstep. For golfers, Ayrshire truly is a golfers paradise. There are excellent courses all the way down the coastline from Royal Troon to Trump Turnberry, just past the picturesque coastal village of Maidens. You'll also find Scotland's premier racecourse, a cinema, leisure centre and 10 pin bowling at nearby Ayr.



## amenities

Once the ancient capital of Carrick, Maybole is a small market town with a thriving community and striking architecture. With a swimming pool, 9-hole golf course, three primary schools and a secondary school renowned for its success in rugby, Maybole is truly family friendly. A brand new £46.5m super school has been approved for Maybole which will include an early years centre, 2 primary schools and a secondary school. The new facilities at the community campus will provide sporting amenities for pupils and the wider community such as new football and rugby pitches and a new swimming pool.

The town offers a selection of convenience stores, bars and restaurants, all due to benefit from a £7.8m regeneration project planned for the High Street. Construction of Maybole's new bypass is also well underway. Due to open in 2021, it's set to reduce car traffic in the town by half. All the main supermarkets and a retail park can be found in nearby Ayr, so everything you need is close at hand.

## transport

Maybole benefits from excellent connectivity by road, rail, sea and air. From the local train station, you can quickly reach Girvan, Ayr, Kilmarnock and Glasgow Central. Escape for a city break or to warmer climates from Glasgow Prestwick Airport, only 25 minutes away.

If you fancy a trip to the Emerald Isle, whether shopping in Belfast City for a day trip or Dublin for the weekend, Cairnryan ferry terminal is under an hour's drive.







Milestone  
LOVE WHERE YOU LIVE

# a home for life

Our development at Tunnoch Farm is cleverly designed to suit you whatever stage you're at in life. Starting out, planning to grow or downsizing for your retirement, you'll find your perfect property here in Maybole, with a superb selection of 3, 4 and 5 bedroom homes to choose from.

Using the very best construction techniques, our homes are built to last. And when it comes to interior finishes, we never compromise on quality. It's this approach that ensures your Milestone home will continue to exceed your expectations throughout the years.



# what drives us

As a family business, we build good quality, affordable homes, while creating sustainable communities in both rural and urban eco-surroundings.

With our trademark features including bright and generously proportioned living areas, superior finishes and excellent value for money, we've quickly established a strong reputation within the quality house building market.

Continually striving to innovate in design and construction techniques, our homes are built to look good together, mature well over time and fit perfectly within their surroundings.

We recognise that in today's market, home buyers are looking for top quality finishes and comfortable living in a pleasant environment at affordable prices. For that reason, we continually strive to innovate in design and construction techniques to ensure that every home we build meets its owner's expectations.

Well-planned and sympathetic landscaping is always carefully incorporated into each Milestone home, helping to create a sustainable and lasting legacy within the wider community.

Whatever you're seeking, be it a first time home, a larger home as your family grows or a delightful bungalow to retire to we would be delighted to assist you in acquiring your dream home.

LOVE WHERE YOU LIVE



Typical Cassillis property interior



Typical Duart property interior



Typical Duart property interior



# different ways to buy

**The First Home Fund** is run by the Scottish Government aims to help first time home buyers purchase a property. Up to £25,000 is available to all first time buyers towards the purchase of your new home.

A first time buyer is anyone who does not own, nor has previously owned, a property in Scotland or anywhere else in the world.

In order to take part in the scheme, you will be required to provide a minimum deposit of 5% of the purchase price (subject to individual lender requirements) and your mortgage must be at least 25% of the purchase price. Although the Scottish Government will have an equity share in the property, you will own the property outright. There are no monthly payments to be made towards the Scottish Government and no interest will be charged.

Please note that lenders will have their own individual requirements when providing a mortgage. Please consult a lender or a mortgage advisor who will be able to fully explain these requirements to you.

You will normally repay the Scottish Government's percentage equity share when you sell your home, however you can choose to pay this off earlier.



HOW IT WORKS	
Purchase price:	£230,000
Buyer's deposit and mortgage:	£205,000
Scottish Government contribution:	£25,000
Scottish Government equity share:	10.9%

## Help to Buy Scotland is designed to get you moving.

There is a misconception that Help to Buy is only for first time buyers, but this isn't true. This great scheme is open to existing homeowners and first time buyers alike making your next move easier. Help to Buy (Scotland) is made up of two schemes; you have an 'equity loan' where the government loans you up to 15% of the value of your new home and secondly a 'mortgage guarantee'. The mortgage guarantee is where lenders will be able to offer you competitive mortgage rates for those with a 5% deposit.

### What you need to know

Purchase Price Example £190,000

Only a 5% deposit required

Available on new build homes only

Interest free equity loan

Available to both first-time buyers and existing homeowners

The government will lend you up to 15% of the value of the new property



DEPOSIT  
**£9,500**



**£28,500**



MORTGAGE  
**£152,000**

MORTGAGE IS OVER 35 YEARS  
1.84% = **£492PM**

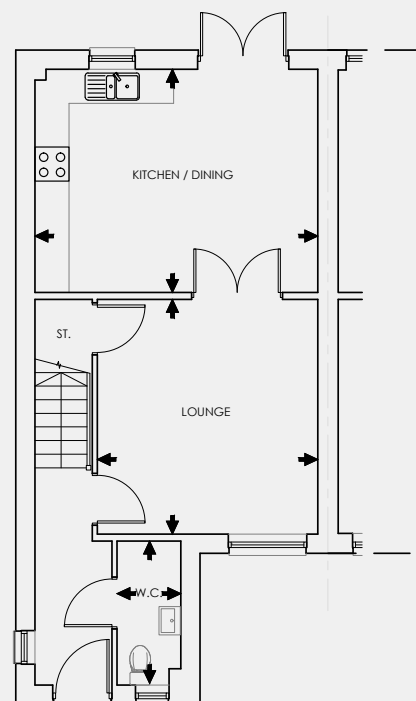
Disclaimer: Mortgage example is based upon repayment mortgage borrowing a total of £152,000 over 35 years at a variable rate of 1.84%, Subject to Status, Terms & Conditions apply. Correct at time of going to print July 2020. Your home may be at risk if you fail to keep up with mortgage repayments.



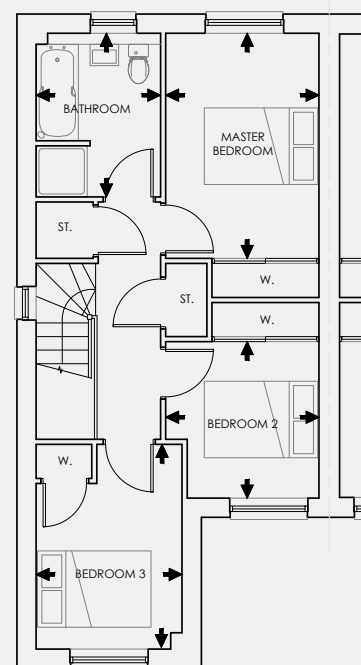


## The Blair

3 BED  
SEMI-DETACHED  
1025 SQ FT / 96 SQM



Ground Floor	m	ft
Kitchen/ Dining	3.95 x 4.96	13'0" x 16'3"
Lounge	4.15 x 3.85	13'6" x 12'6"
WC	2.33 x 1.13	7'8" x 3'7"

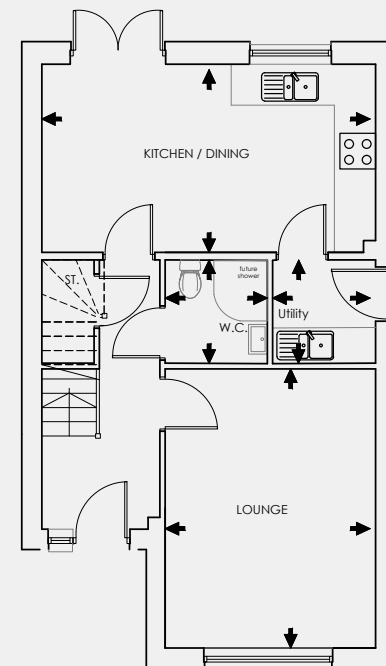


First Floor	m	ft
Master Bedroom	4.05 x 2.56	13'3" x 8'4"
Bedroom 2	2.67 x 2.56	8'8" x 8'4"
Bedroom 3	3.48 x 2.57	11'5" x 8'4"
Bathroom	2.92 x 2.20	9'6" x 7'2"

Floor Plans are not to scale and all dimensions are approximate 3D render is for illustrative purposes only and as such the finishes may vary on site

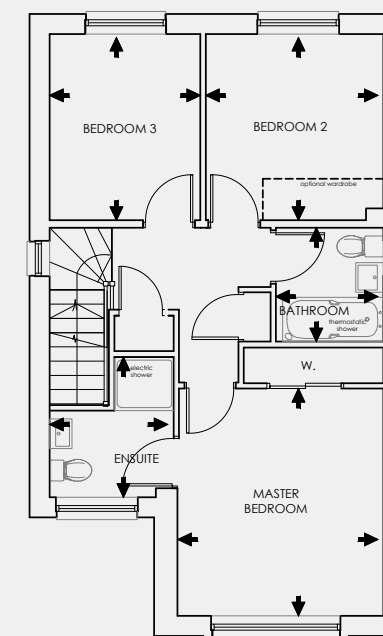
## The Carrick

3 BED  
DETACHED  
1087 SQ FT / 101 SQM



Ground Floor	m	ft
Kitchen/ Dining	3.09 x 5.53	10'1" x 18'1"
Lounge	4.69 x 3.45	15'4" x 11'3"
Utility	1.75 x 1.62	5'7" x 5'3"
WC	1.75 x 1.73	5'7" x 5'6"

Floor Plans are not to scale and all dimensions are approximate 3D render is for illustrative purposes only and as such the finishes may vary on site



First Floor	m	ft
Master Bedroom	3.78 x 3.42	12'4" x 11'2"
En suite	1.86 x 2.36	6'1" x 7'7"
Bedroom 2	3.07 x 2.90	10'1" x 9'5"
Bedroom 3	3.07 x 2.52	10'1" x 8'3"
Bathroom	1.92 x 1.72	6'3" x 5'6"

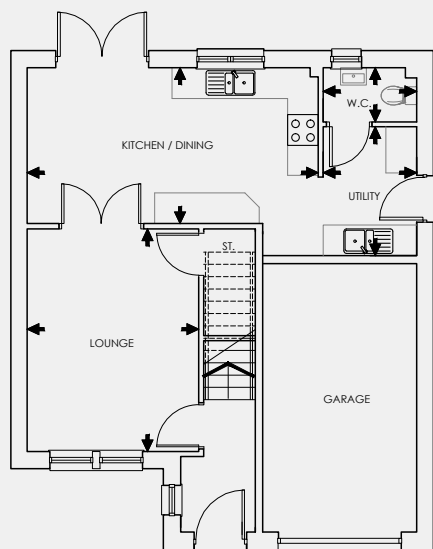


## The Cassillis

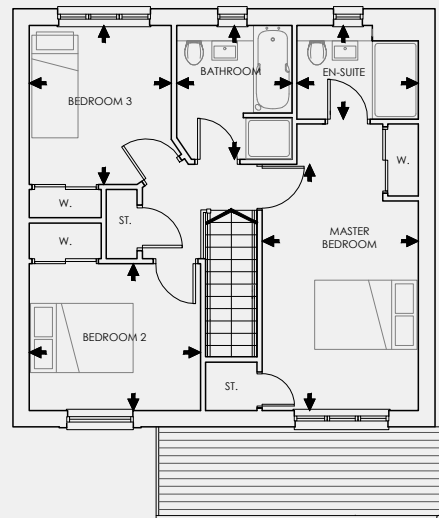
3 BED  
DETACHED  
1313 SQ FT  
122 SQM

## The Braemar

3 BED  
BUNGALOW  
1008 SQ FT  
94 SQM

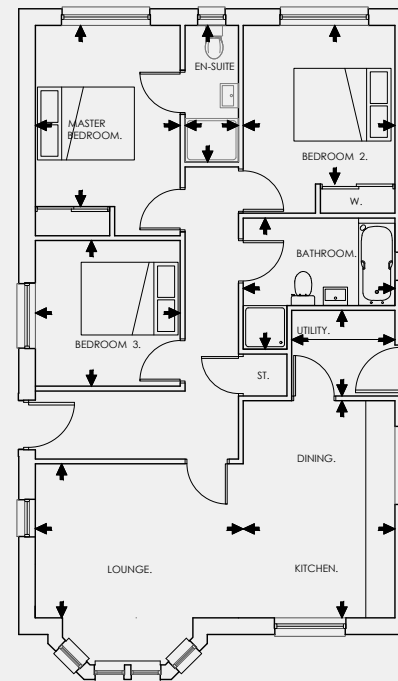


Ground Floor	m	ft
Kitchen/ Dining	3.09 x 5.65	10'1" x 18'5"
Lounge	4.33 x 3.32	14'2" x 10'9"
Utility	2.40 x 1.84	7'9" x 6'0"
WC	1.20 x 1.84	3'9" x 6'0"



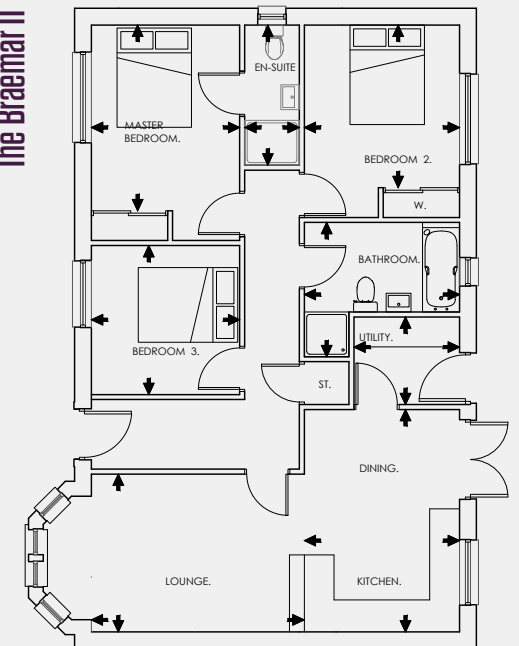
First Floor	m	ft
Master Bedroom	4.80 x 3.05	15'7" x 10'0"
En suite	1.85 x 2.37	6'1" x 7'8"
Bedroom 2	2.84 x 3.32	9'3" x 10'9"
Bedroom 3	3.13 x 2.76	10'3" x 9'0"
Bathroom	2.62 x 2.25	8'6" x 7'4"

### The Braemar



Ground Floor	m	ft
Kitchen/ Dining	4.44 x 3.09	14'5" x 10'1"
Lounge	3.15 x 4.32	10'3" x 14'2"
Utility	1.73 x 2.05	5'6" x 6'7"
Master Bedroom	3.60 x 2.95	11'8" x 9'7"
Bedroom 2	3.14 x 3.09	10'3" x 10'1"
Bedroom 3	2.95 x 2.95	9'7" x 9'7"
Bathroom	2.67 x 3.09	8'8" x 10'1"

### The Braemar II



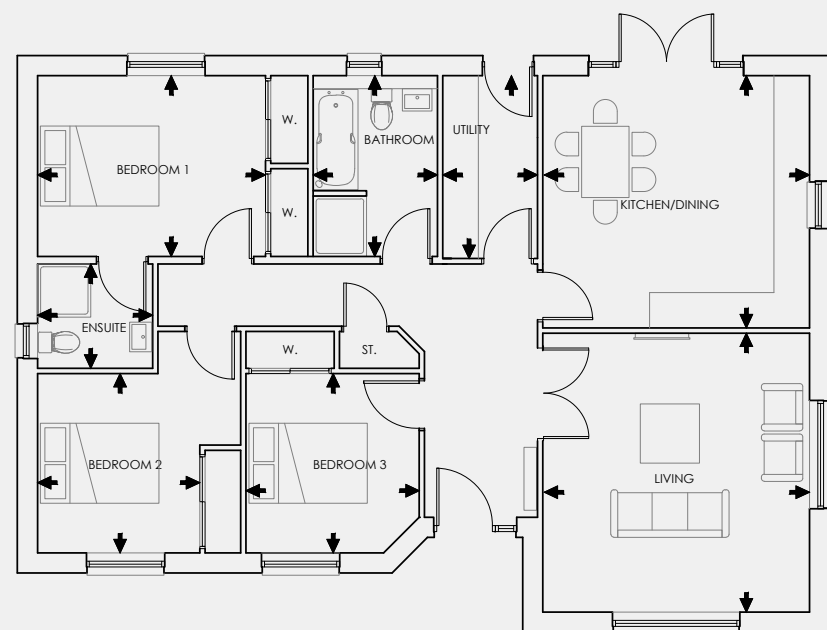
First Floor	m	ft
Kitchen/ Dining	4.46 x 3.10	14'6" x 10'2"
Lounge	3.15 x 4.32	10'3" x 14'2"
Utility	1.73 x 2.05	5'6" x 6'7"
Master Bedroom	3.60 x 2.95	11'8" x 9'7"
Bedroom 2	3.14 x 3.09	10'3" x 10'1"
Bedroom 3	2.95 x 2.95	9'7" x 9'7"
Bathroom	2.70 x 3.10	8'9" x 10'1"





## The Belvedere

3 BED  
BUNGALOW  
1176 SQ FT  
109 SQM

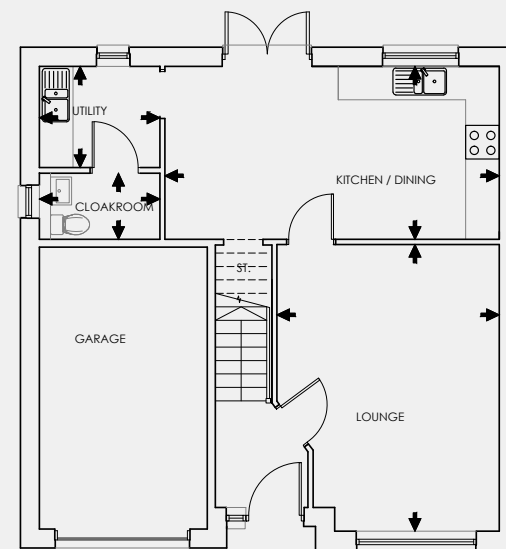


Ground Floor	m	ft
Kitchen/ Dining	4.23 x 4.50	13'10" x 14'9"
Lounge	4.68 x 4.50	15'4" x 14'9"
Utility	3.06 x 1.56	10'0" x 5'1"
Master Bedroom	3.06 x 3.79	10'0" x 12'5"
Bedroom 2	2.97 x 2.68	9'7" x 8'9"
Bedroom 3	3.02 x 2.57	9'10" x 8'5"
Bathroom	3.06 x 2.92	10'0" x 9'5"

Floor Plans are not to scale and all dimensions are approximate 3D render is for illustrative purposes only and as such the finishes may vary on site

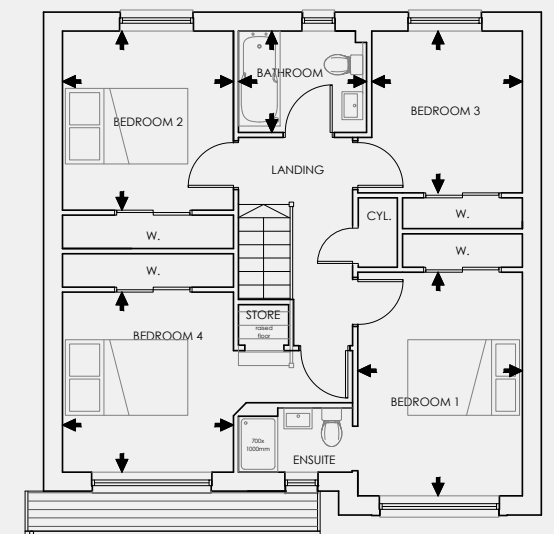
## The Duart

4 BED  
DETACHED  
1440 SQ FT  
134 SQM



Ground Floor	m	ft
Kitchen/ Dining	3.10 x 5.94	10'1" x 19'5"
Lounge	5.07 x 3.94	16'7" x 12'9"
Utility	1.78 x 2.17	5'8" x 7'1"
WC	1.19 x 2.17	3'9" x 7'1"

Floor Plans are not to scale and all dimensions are approximate 3D render is for illustrative purposes only and as such the finishes may vary on site



First Floor	m	ft
Master Bedroom	3.91 x 2.94	12'9" x 9'6"
En suite	1.15 x 1.99	3'8" x 6'5"
Bedroom 2	3.15 x 3.06	10'4" x 10'0"
Bedroom 3	2.84 x 2.64	9'3" x 8'6"
Bedroom 4	3.17 x 3.06	10'4" x 10'0"
Bathroom	2.00 x 2.30	6'5" x 7'6"



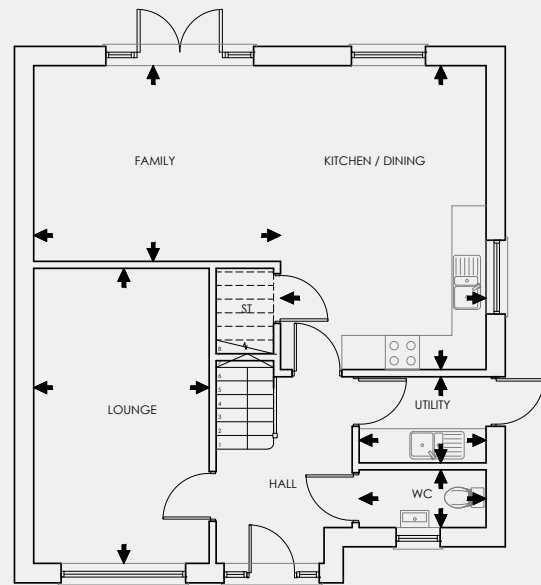


## The Balmoral

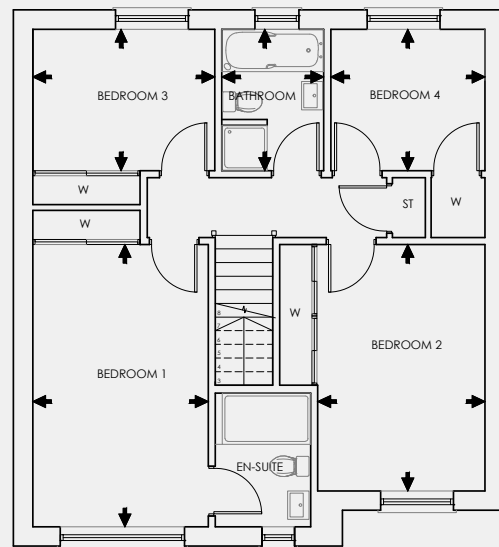
4 BED  
DETACHED  
1481 SQ FT  
138 SQM

## The Culzean

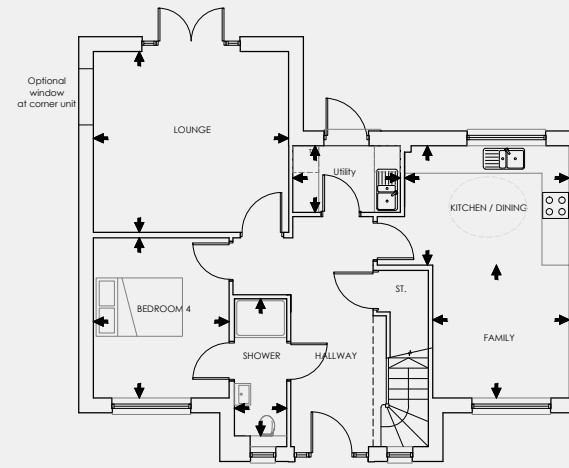
5 BED  
DETACHED  
1728 SQ FT  
161 SQM



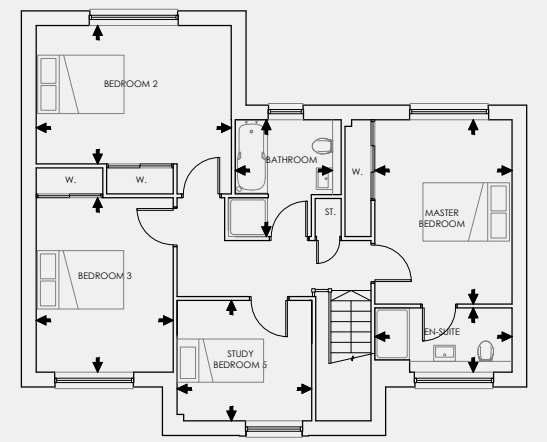
Ground Floor	m	ft
Kitchen/Dining	5.32 x 3.62	17'5" x 11'10"
Family	3.43 x 4.36	11'3" x 14'3"
Lounge	5.19 x 3.09	17'0" x 10'1"
Utility	1.53 x 2.23	5'0" x 7'3"
WC	1.00 x 2.23	3'3" x 7'3"



First Floor	m	ft
Master Bedroom	4.97 x 3.09	16'3" x 10'1"
En suite	2.38 x 1.68	7'9" x 5'6"
Bedroom 2	4.34 x 2.95	14'2" x 9'8"
Bedroom 3	2.51 x 3.20	8'3" x 10'6"
Bedroom 4	2.51 x 2.70	8'3" x 8'10"
Bathroom	2.51 x 1.80	8'3" x 5'10"



Ground Floor	m	ft
Kitchen/ Dining	2.77 x 3.78	9'1" x 12'5"
Family	3.06 x 3.13	10'0" x 10'3"
Lounge	4.17 x 4.51	13'8" x 14'10"
Utility	1.54 x 2.46	5'0" x 8'1"
Bedroom 4	3.70 x 3.14	12'1" x 10'3"
WC/En suite	3.50 x 1.22	11'6" x 4'0"



First Floor	m	ft
Master Bedroom	4.20 x 3.14	13'9" x 10'3"
En suite	1.50 x 3.14	4'11" x 10'3"
Bedroom 2	3.17 x 4.51	10'4" x 14'10"
Bedroom 3	4.02 x 3.14	13'2" x 10'3"
Bedroom 5	2.75 x 3.08	9'0" x 10'1"
Bathroom	2.73 x 2.42	8'11" x 7'11"



specifications

Key:   ✓ - Standard   C - Customer Choice (subject to build stage)   U - Upgrade Option

House Types	Blair	Carrick	Cassillis	Braemar I & II	Belvedere	Duart	Balmoral	Culzean
EXTERNAL SPECIFICATION								
Roughcast finish to external walls (colour white)*	✓	✓	✓	✓	✓	✓	✓	✓
Base course & feature walling (Reconstituted stone/ facing brick)*	✓	✓	✓	✓	✓	✓	✓	✓
Concrete interlocking roof tiles (colour grey/red)	✓	✓	✓	✓	✓	✓	✓	✓
UPVC fascias and soffits (colour white)	✓	✓	✓	✓	✓	✓	✓	✓
Rainwater goods (colour black)	✓	✓	✓	✓	✓	✓	✓	✓
UPVC double glazed Windows & French Doors ( colour white)	✓	✓	✓	✓	✓	✓	✓	✓
INTERNAL SPECIFICATION								
Decoration:								
2.4m high ceilings	✓	✓	✓	✓	✓	✓	✓	✓
Emulsion finish to walls (colour white mist)	✓	✓	✓	✓	✓	✓	✓	✓
Emulsion finish to smooth ceilings (colour white)	✓	✓	✓	✓	✓	✓	✓	✓
Gloss finish to all internal woodwork (colour white)	✓	✓	✓	✓	✓	✓	✓	✓
Internal Doors								
Panelled internal pass doors, wood grain finish (colour white)	✓	✓	✓	✓	✓	✓	✓	✓
Satin chrome ironmongery	✓	✓	✓	✓	✓	✓	✓	✓
Wardrobe Doors								
Master bedroom - Mirrored doors with internal shelf and hanging rail	✓	✓	✓	✓	✓	✓	✓	✓
Other bedrooms - Mirrored doors with internal shelf and hanging rail (where applicable)	U	U	U	U	U	U	U	U
Kitchen:								
Fitted kitchen units (as per house type design)	C	C	C	C	C	C	C	C
Integrated fridge freezer	U	U	U	U	✓	✓	✓	✓
Washing machine space with plumbing and electrical points	✓	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Integrated dishwasher	U	U	U	U	U	✓	✓	✓
Stainless steel 1 1/2 bowel sink with monobloc single lever mixer tap	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel fan assisted single oven	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel gas/electric hob with stainless steel splashback	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel chimney style cooker hood	✓	✓	✓	✓	✓	✓	✓	✓
Upstand above worktops to match worktops	C	C	C	C	C	C	C	C

House Types	Blair	Carrick	Cassillis	Braemar I & II	Belvedere	Duart	Balmoral	Culzean
Utility Room:								
Fitted kitchen units (as per house type design)	n/a	✓	✓	✓	✓	✓	✓	✓
Stainless steel single bowel sink with monobloc single lever mixer tap	n/a	✓	✓	✓	✓	✓	✓	✓
Washing machine space with plumbing and electrical points	n/a	✓	✓	✓	✓	✓	✓	✓
Upstand above worktops to match worktops	n/a	C	C	C	C	C	C	C
Bathroom:								
Sanitaryware as per layout (colour white)	✓	✓	✓	✓	✓	✓	✓	✓
Resin shower trap (colour white) with glazed enclosure (chrome frame)	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatic shower with multi-spray head	✓	✓	✓	✓	✓	✓	✓	✓
Monobloc mixer tap to wash hand basin	✓	✓	✓	✓	✓	✓	✓	✓
Chrome plated bath tap	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic wall tiling full height to shower enclosure	C	C	C	C	C	C	C	C
Ceramic wall tiling splash back above the wash hand basin and above the bath	C	C	C	C	C	C	C	C
Ceramic wall tiling to half wall height throughout	U	U	U	U	U	U	U	U
En Suite:								
Sanitaryware as per layout (colour white)	✓	✓	✓	✓	✓	✓	✓	✓
Resin shower trap (colour white) with glazed enclosure (chrome frame)	✓	✓	✓	✓	✓	✓	✓	✓
Electric shower with multi-spray head	✓	✓	✓	✓	✓	✓	✓	✓
Chrome plated monobloc mixer to wash hand basin	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic wall tiling full height to shower enclosure	C	C	C	C	C	C	C	C
Ceramic wall tiling splash back above the wash hand basin and above the bath	C	C	C	C	C	C	C	C
Ceramic wall tiling to half wall height throughout	U	U	U	U	U	U	U	U
WC:								
Sanitaryware as per layout (colour white)	✓	✓	✓	✓	✓	✓	✓	✓
Chrome plated monobloc mixer to wash hand basin	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic wall tiling splashback at basin	C	C	C	C	C	C	C	C
Ceramic wall tiling to half wall height throughout	U	U	U	U	U	U	U	U
Heating:								
Gas fired heating system with combination boiler and room stat	✓	✓	✓	✓	✓	✓	✓	✓
Radiators with thermostatic valves (as detailed on layout)	✓	✓	✓	✓	✓	✓	✓	✓
Electrical:								
Downlights to kitchen, bathroom, ensuite & wc ( as detailed on layout)	✓	✓	✓	✓	✓	✓	✓	✓
Twin Satellite to Lounge & Master bedroom with Junction box in loft	✓	✓	✓	✓	✓	✓	✓	✓
TV points to lounge and all bedrooms	✓	✓	✓	✓	✓	✓	✓	✓
BT point to lounge and master bedroom	✓	✓	✓	✓	✓	✓	✓	✓
Integrated Sound System with ceiling mounted speakers in lounge/kitchen (as detailed on layout)	U	U	U	U	U	U	U	U
5 amp ambience lighting circuit supply to lamps in Lounge	✓	✓	✓	✓	✓	✓	✓	✓





# finishing touches...



Milestone

## your home, your choice

Every Milestone home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different. Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additional choices are expertly fitted and finished by the time you move in.

### Choose from our range of Additional options covering:

#### KITCHENS:

- Granite or silestone worktops
- Integrated appliances
- Fridge/freezer
- Dishwasher
- Wine cooler\*
- Washing machine
- Under-unit lighting

#### FLOORING:

- Choose from carpets vinyl or ceramic

#### TILING:

- Porcelanosa Full and half-height tiling
- Comprehensive upgrade options

#### PLUMBING:

- Chrome towel warmers

#### SECURITY:

- Intruder alarms



#### ELECTRICAL:

Integrated Sound System with ceiling mounted speakers in lounge/kitchen\*

- Additional sockets
- Additional switches
- Chrome sockets
- Chrome switches
- Shaver socket
- Recessed lighting
- BT and TV points

#### MISCELLANEOUS:

- Landscaped Gardens
- Fencing to rear garden
- Fitted Wardrobes
- Glazed internal doors

All items subject to build stage.

\*Although we make every effort to ensure that as many Additional choices as possible are available to you, not every development or housetype offers all the range shown. Please be aware that orders can only be accepted up to certain stages of the construction process. Therefore, we recommend that you consult our Sales Executive.





**SATNAV:** Crosshill Road, Maybole,  
Ayrshire KA19 7BN

These particulars are for general information only. They do not form part of any contract. None of the statements contained in these particulars are to be relied upon as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

Milestone Developments reserve the right to amend or vary the layout or specification without prior notice. Please contact our Sales Advisor for further details. Computer generated images are shot from an imaginary viewpoint within an open space and are for reference only. Both computer generated images and internal photographs are for illustrative purposes only. The illustration shown is a typical Milestone home of this type, but there are however variances from site to site. External finishes and landscaping may vary throughout the development. Properties may also be built handed (mirror image). Please ask a Sales Advisor for further details. Floor plans show the typical layout of this house type. All dimensions are approximate and are not shown to scale. Purchasers should satisfy themselves as to the current specification at the time of booking. \*Consult Sales Advisor for plot specific material details.



**FIRST HOME FUND**

supported by Scottish Government

# Milestone

LOVE WHERE YOU LIVE

Feel free to contact our team

2a Boswell Park, Ayr, Ayrshire, Scotland KA7 1NP

01292 834040 [sales@milestonedevelopments.co.uk](mailto:sales@milestonedevelopments.co.uk)

[milestonedevelopments.co.uk](http://milestonedevelopments.co.uk)