

**Welcome to  
next-level living at  
Highstonehall.**

**AVANT**  
homes



# YOUR BEST LIFE STARTS HERE. READY?



Highstonehall offers a range of 3 and 4 bedroom new homes for sale in Hamilton, South Lanarkshire. Each features bi-fold doors, exclusive kitchen designs, integrated appliances and much more included in the price. Simply, more home to begin with.

The picturesque town of Hamilton sits, just 12 miles south of Glasgow, on the south bank of the River Clyde. The town centre has been regenerated with new indoor shopping centres, Hamilton has several primary schools, three comprehensive high schools and is home to The University of the West of Scotland.

Transport links are also excellent. Hamilton has three train stations. Services from Central station to Glasgow take only 22 minutes. The town is to the west of the M74, the main link to England which joins the M6 just north of Carlisle.

# OUR PROMISE TO YOU

We are committed to delivering a first class customer service. This means we care about what happens before and after you get the keys, ensuring your new home journey is rewarding and enjoyable too.

We are on the New Homes Quality Boards register of registered developers. We fully adhere to the New Homes Quality Code and the New Homes Ombudsman Service.





# Standing out from the crowd in Hamilton

Just south of Hamilton town centre and on the doorstep of beautiful Lanarkshire, Highstonehall offers the best of country and city living.

Located a stone's throw from the historic town of Hamilton, Highstonehall offers easy access to a variety of amenities and excellent transport links.



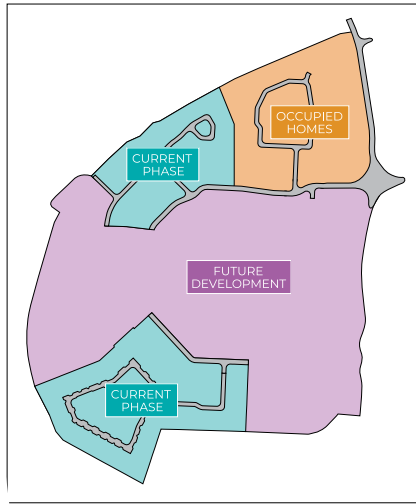
Hamilton has a unique location, situated within touching distance of Glasgow, Motherwell and the tranquillity of the Lanarkshire countryside.

With popular shopping destinations from Regent Shopping Centre and Palace Grounds Retail Park to shops, bars and restaurants on Cadzow Street, there's something to suit everyone's tastes.

Highstonehall is in close proximity to several excellent local schools, such as St. Mark's Primary School, Neilsland Primary School and Hamilton Grammar School.

Sport lovers will find lots to love with nearby Hamilton Racecourse, Hamilton Lawn Tennis Club and two golf centres, in Hamilton and Strathclyde. For adventurous families, the popular M&D's Theme Park boasts white-knuckle rides and Scotland's only indoor tropical rainforest.

Finally, the majestic Strathclyde Country Park, with its beautiful loch and nature trails, and Chatelherault Country Park, which houses the ruins of Cadzow Castle, are both only four miles away.



# Highstonehall



**THE HAMILTON**  
3 bedroom home

**THE IMPSTONE**  
3 bedroom home

**THE IVYSTONE**  
3 bedroom home

**THE NEWTON**  
3 bedroom home

**THE ASHBURY**  
4 bedroom home

**THE DANBURY**  
4 bedroom home

**THE NARSBROOK**  
4 bedroom home

**THE NORBURY**  
4 bedroom home

**THE PALMBROOK**  
4 bedroom home

**THE PENDLEBURY**  
4 bedroom home

**THE ROSEBURY**  
4 bedroom home

**THE SKYBROOK**  
4 bedroom home

**THE SWANBROOK**  
4 bedroom home

**THE TAMBROOK**  
4 bedroom home

**THE TETBURY**  
4 bedroom home

**THE TREWBROOK**  
4 bedroom home

**THE WESTBURY**  
4 bedroom home

■ Bin Collection Point

Plan not to scale.

For plot & public open space planting see detailed landscaping plan.



# The Impstone

3 bedroom home



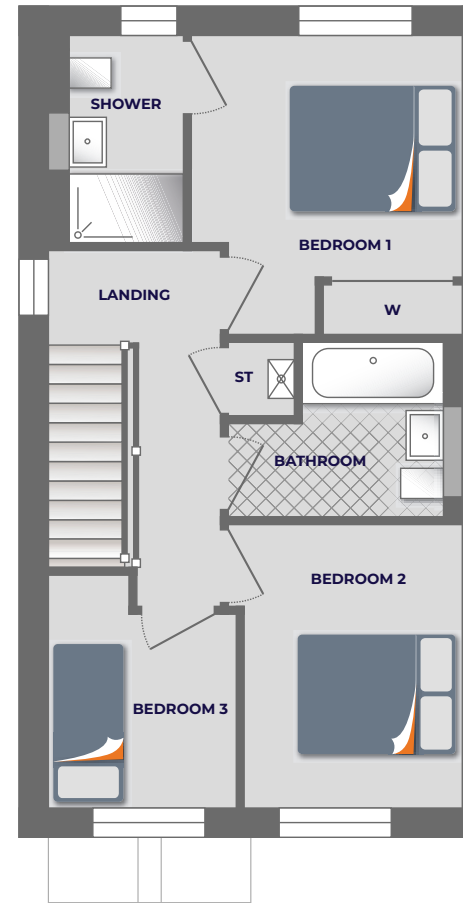




### Ground Floor

Live/Eat	2.77m** x 4.12m**	9'1"*** x 13'6"***
Relax	4.98m x 3.3m	16'4" x 10'10"
Laundry	1.04m x 1.93m	3'5" x 6'4"
WC	1.7m x 1.65m	5'7" x 5'5"

Maximum dimensions



### First Floor

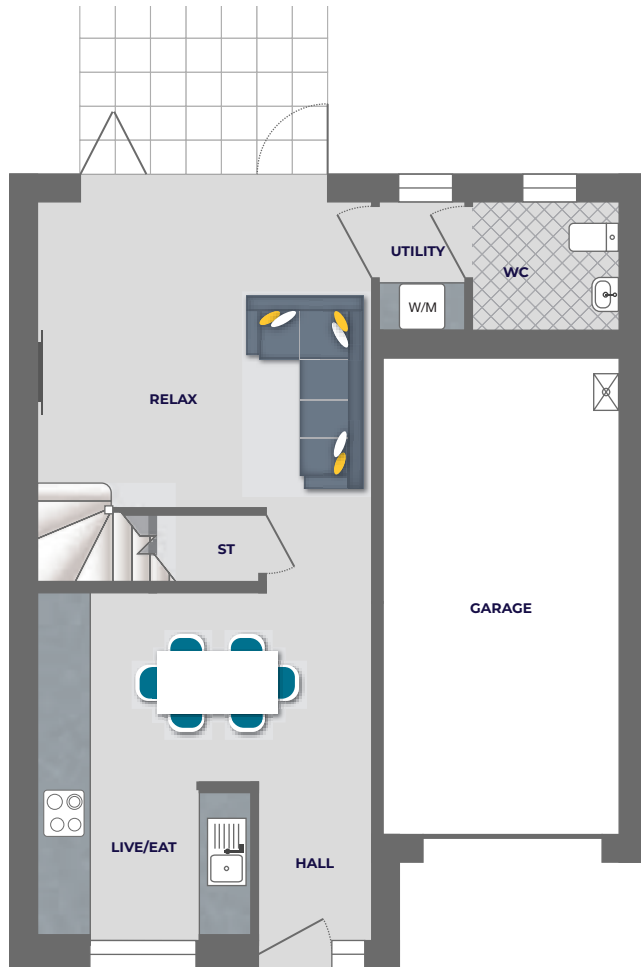
Bedroom 1	3.25m* x 3.56m*	10'8" x 11'8"
Shower	1.43m x 2.48m	4'8" x 8'2"
Bedroom 2	2.64m** x 3.39m	8'8"*** x 11'1"
Bedroom 3	2.25m x 2.76m*	7'4" x 9'0"*
Bathroom	2.57m* x 2.12m*	8'5" x 6'11"*

\* Maximum dimensions

# The Ivystone

3 bedroom home

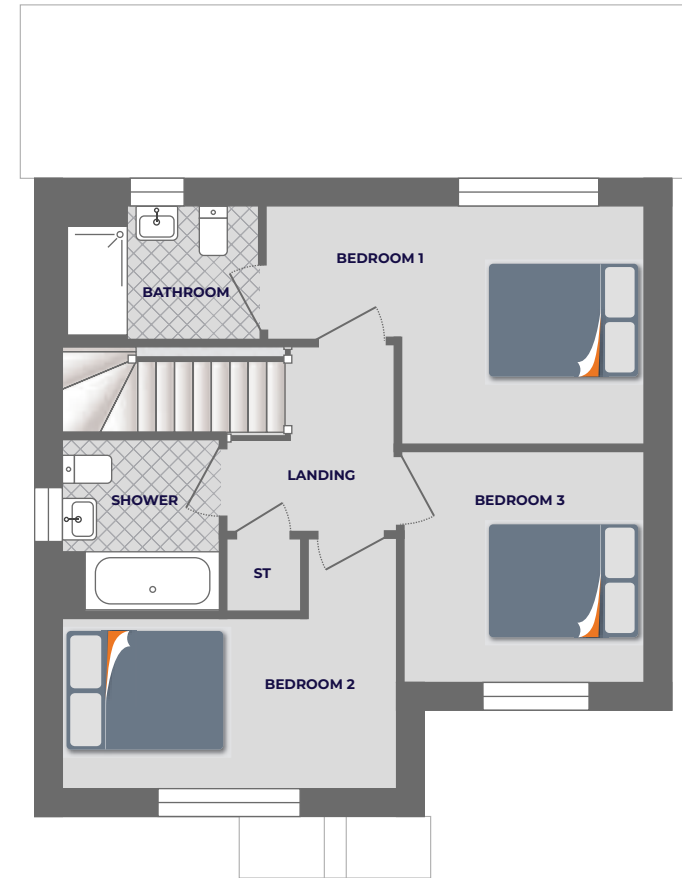




### Ground Floor

Live/Eat	4.24m* x 4.42m*	13'11"*** x 14'4"***
Relax	4.24m x 3.91m	13'11" x 12'8"
Utility	1.04m x 1.65m	3'4" x 5'5"
WC	1.92m x 1.65m	6'2" x 5'5"

\* Maximum dimensions



### First Floor

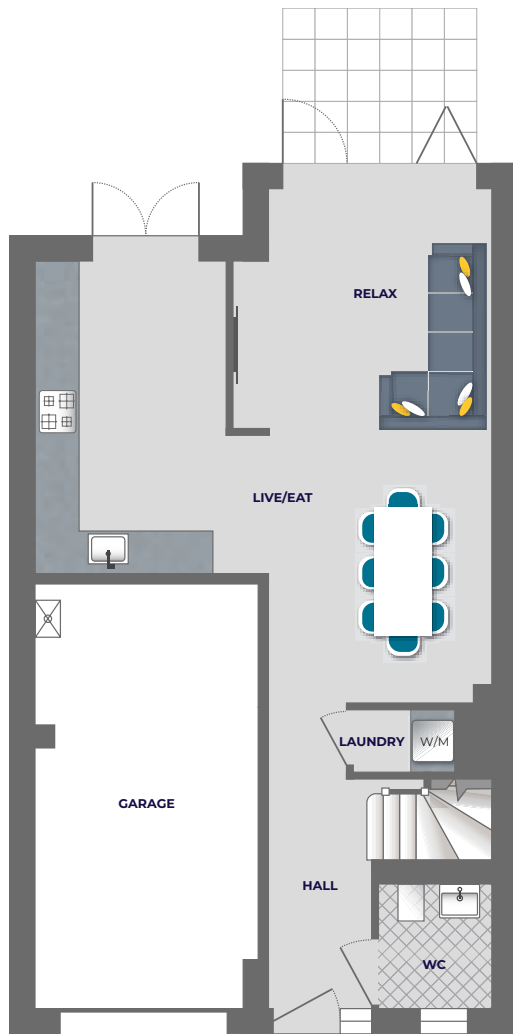
Bedroom 1	4.78m x 3.00m	15'6" x 9'8"
Shower	2.51m x 1.63m	8'2" x 5'3"
Bedroom 2	4.23m* x 2.14m*	13'8"*** x 7'0"***
Bedroom 3	3.05m x 2.94m*	10'0" x 9'6"***
Bathroom	2.01m x 2.22m	6'5" x 7'2"

\* Maximum dimensions

# The Narsbrook

4 bedroom home

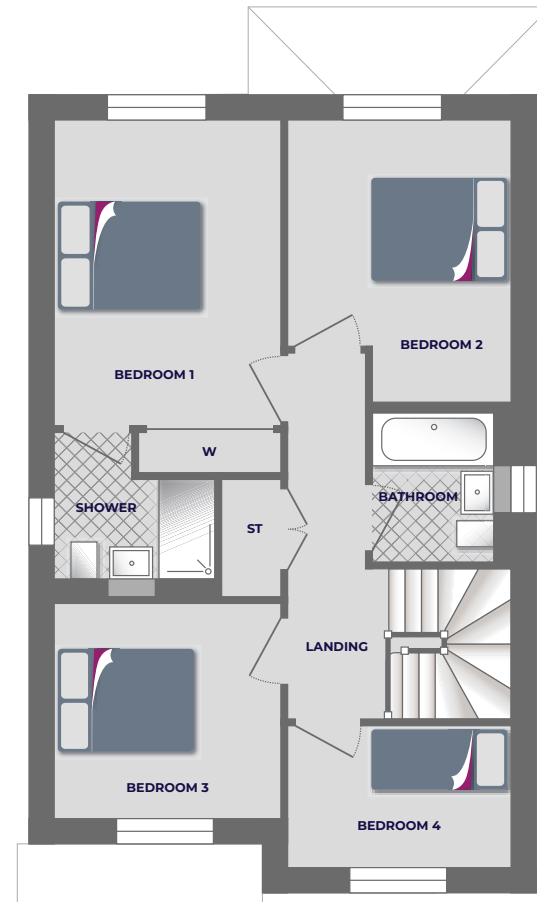




### Ground Floor

Live/Eat	4.34m* x 6.37m*	14'3"*** x 20'11"***
Relax	3.43m* x 3.61m*	11'3"*** x 11'10"***
Laundry	1.42m x 0.84m	4'8" x 2'9"
WC	1.56m x 1.75m	5'2" x 5'9"

\* Maximum dimensions



### First Floor

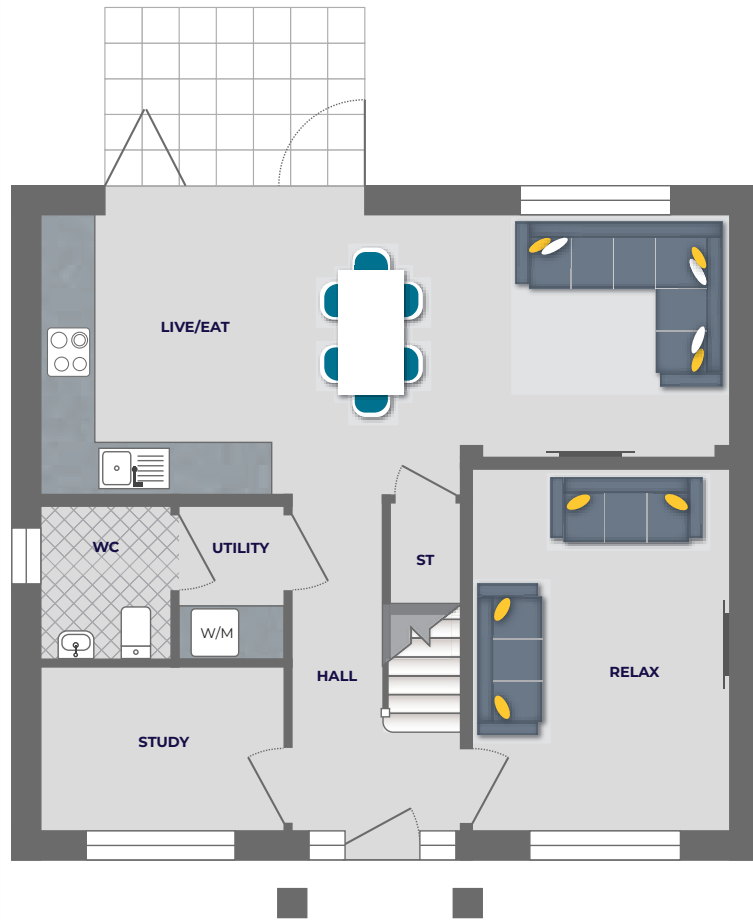
Bedroom 1	3.17m x 4.91m*	10'5" x 16'1"***
Shower	2.25m x 2.05m	7'5" x 6'9"
Bedroom 2	3.11m x 3.95m*	10'2" x 12'11"***
Bedroom 3	3.17m x 2.98m	10'5" x 9'9"
Bedroom 4	3.11m x 2.00m	10'2" x 6'7"
Bathroom	1.69m x 2.10m	5'7" x 6'11"

\* Maximum dimensions

# The Palmbrook

4 bedroom home

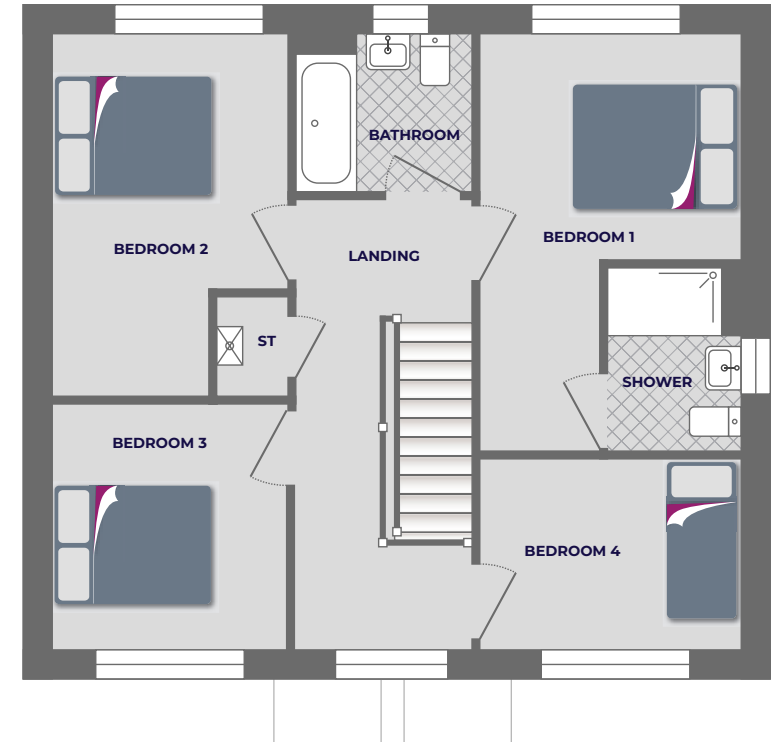




### Ground Floor

Live/Eat	8.40m x 3.39m*	27'7" x 11'1"***
Relax	3.15m x 4.37m	10'4" x 14'4"
Study	2.96m x 1.91m	9'9" x 6'2"
Utility	1.27m x 1.95m	4'2" x 6'3"
WC	1.60m x 1.95m	5'3" x 6'3"

\* Maximum dimensions



### First Floor

Bedroom 1	3.21m x 2.74m**	10'6" x 9'0"***
Shower 1	1.62m x 2.32m	5'3" x 7'6"
Bedroom 2	2.87m* x 4.45m*	9'5" x 14'5"***
Bedroom 3	2.87m* x 2.94m*	9'5" x 9'6"***
Bedroom 4	3.21m x 2.31m	10'6" x 7'7"
Bathroom	2.14m x 1.92m	7'0" x 6'2"

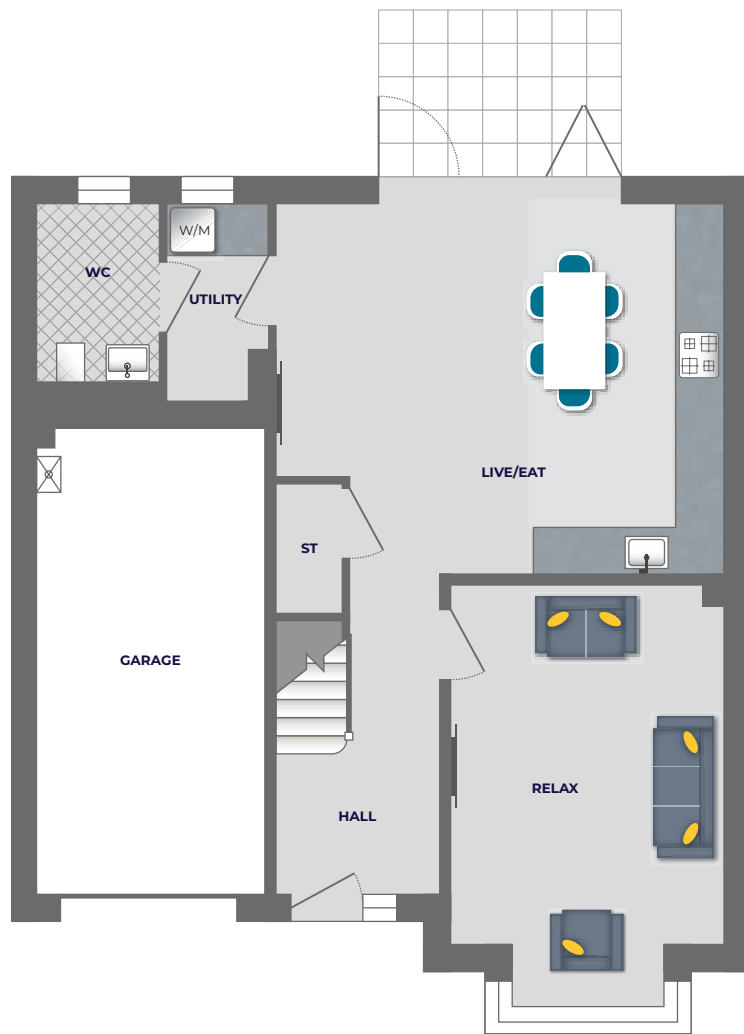
\* Maximum dimensions

# The Skybrook

4 bedroom home



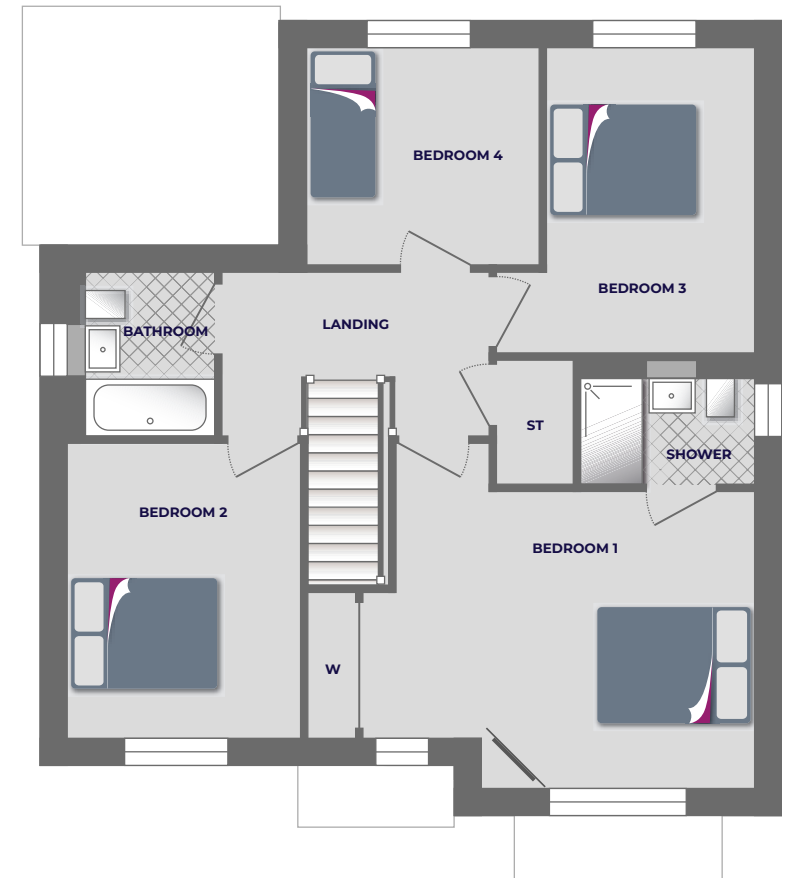




### Ground Floor

Live/Eat	5.81m x 4.82m	19'1" x 15'10"
Relax	3.56m x 5.44m*	11'8" x 17'10"*
Utility	1.36m x 2.55m	4'6" x 8'4"
WC	1.60m x 2.32m	5'3" x 7'7"
Garage	3.01m x 6.08m	9'11" x 19'11"

\* Maximum dimensions



### First Floor

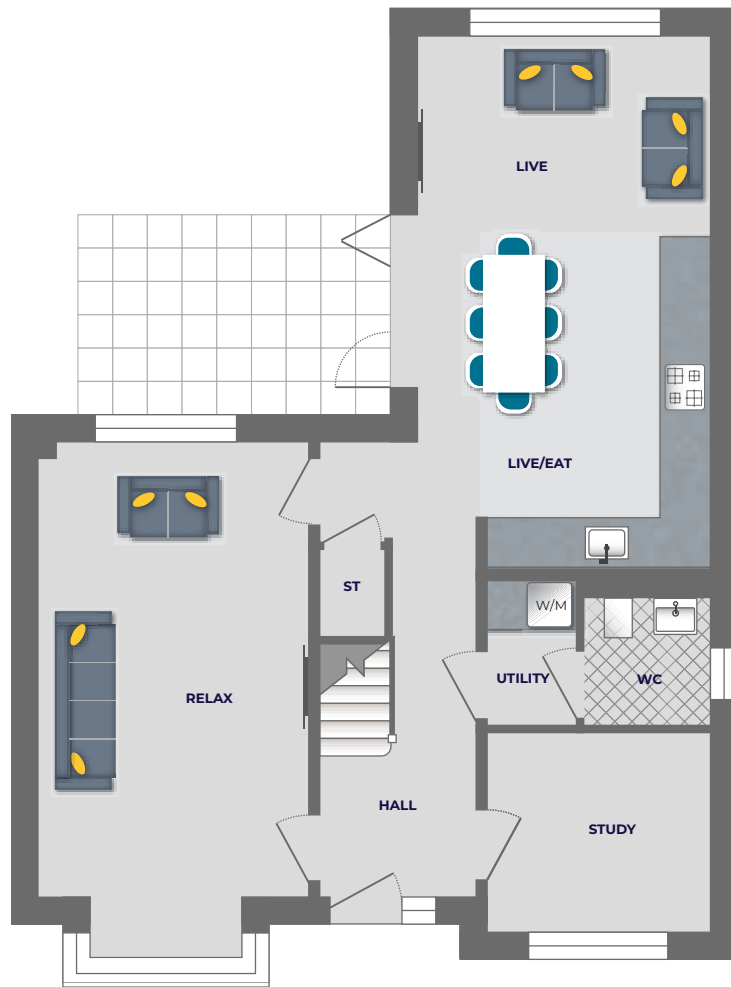
Bedroom 1	5.81m* x 3.86m*	19'1"* x 12'8"*
Shower 1	2.26m x 1.39m	7'5" x 4'7"
Bedroom 2	3.05m x 3.83m	10'0" x 12'7"
Bedroom 3	2.71m x 3.92m	8'11" x 12'11"
Bedroom 4	3.00m x 2.79m	9'10" x 9'2"
Bathroom	1.70m x 2.11m	5'7" x 6'11"

\* Maximum dimensions

# The Swanbrook

4 bedroom home

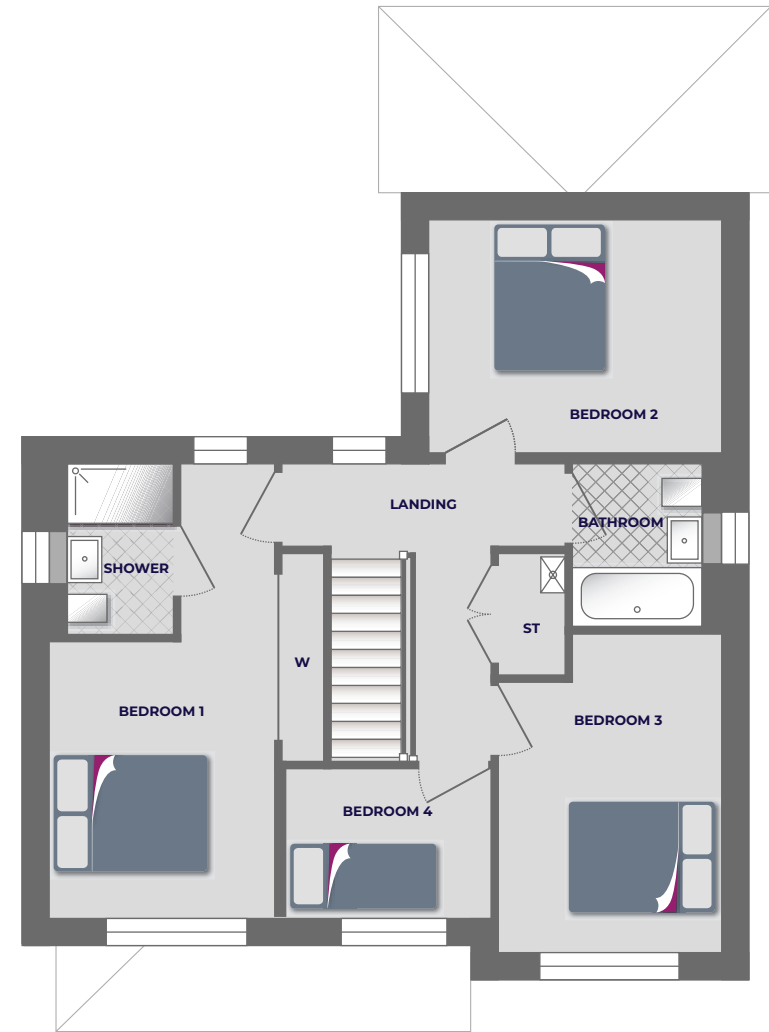




### Ground Floor

Live/Eat	3.79m* x 6.79m	12'5"* x 22'10"
Relax	3.54m* x 6.71m	11'7"* x 22'0"
Utility	1.16m x 1.9m	3'10" x 6'3"
WC	1.65m x 1.65m	5'5" x 5'5"
Study	2.9m x 2.61m	9'6" x 8'7"

\* Maximum dimensions  
 \*\* Minimum dimensions



### First Floor

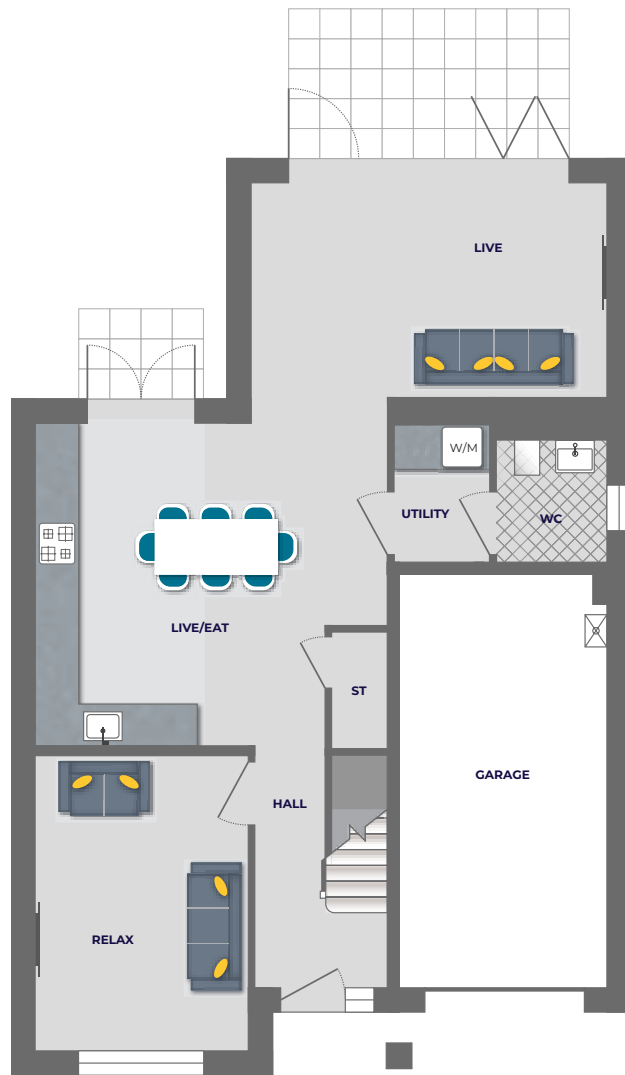
Bedroom 1	3.61m* x 3.57m**	11'10"* x 11'9"***
Shower	1.4m x 2.28m	4'7" x 7'6"
Bedroom 2	3.79m x 3.02m	12'5" x 9'11"
Bedroom 3	2.89m x 3.5m	9'6" x 11'6"
Bedroom 4	2.7m x 1.92m	8'10" x 6'3"
Bathroom	1.7m x 2.13m	5'7" x 7'0"

\* Maximum dimensions  
 \*\* Minimum dimensions

# The Tambrook

4 bedroom home





### Ground Floor

Live/Eat	5.17m* x 4.68m	17'0"* x 15'4"
Live	5.13m x 3.11m	16' 10" x 10'2"
Relax	3.11m x 4.27m	10' 3" x 14'0"
Utility	1.36m x 2.11m	4'6" x 6'11"
WC	1.59m x 1.86m	5'3" x 6'1"
Garage	3m x 6m	9'10" x 19'8"

\* Maximum dimensions



### First Floor

Bedroom 1	4.02m* x 3.72m*	13'2" x 12'3"*
Shower 1	1.40m x 2.36m	4'7" x 7'9"
Bedroom 2	4.41m x 2.77m	14'6" x 9'1"
Bedroom 3	3.04m* x 3.42m*	10'0"* x 11'3"*
Bedroom 4	3.78m x 2.77m*	12'5" x 9'1"*
Bathroom	1.70m x 2.11m	5'7" x 6'11"

\* Maximum dimensions

# The Trewbrook

4 bedroom home

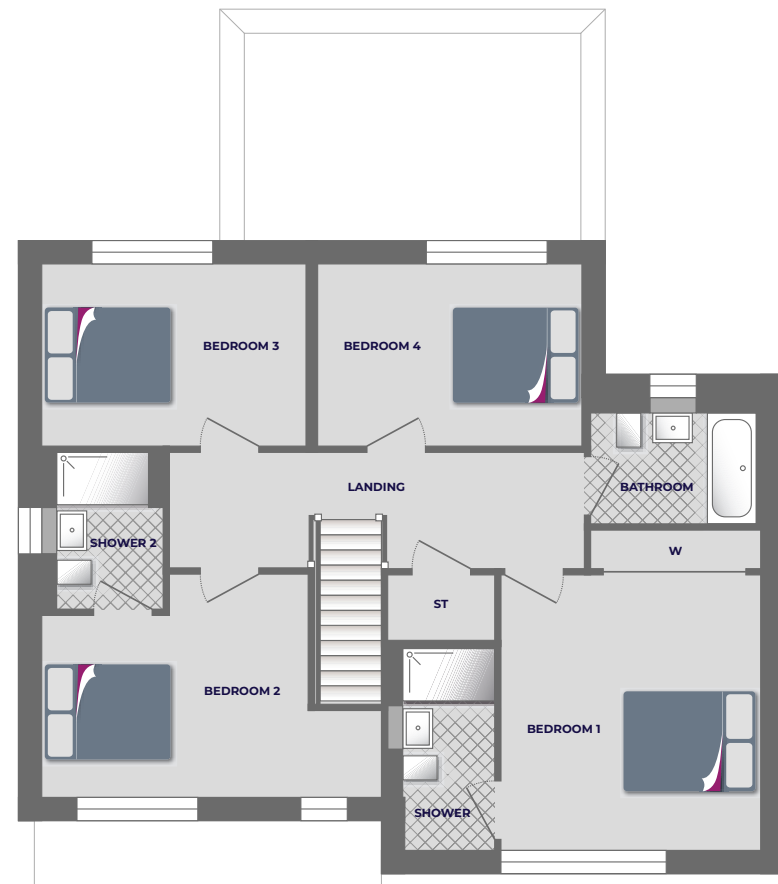




### Ground Floor

Live/Eat	5.13m x 3.94m*	16'10" x 12'11"
Live	5.13m x 3.11m	16'10" x 10'3"
Relax	3.05m x 4.78m*	10'0" x 15'8"
Utility	1.20m x 1.83m	4'0" x 6'0"
Store	0.82m x 1.57m	2'9" x 5'2"
WC	1.65m x 1.62m	5'5" x 5'4"
Garage	5.60m* x 6.87m	18'4"* x 22'7"

\* Maximum dimensions  
 \*\* Minimum dimensions



### First Floor

Bedroom 1	3.92m x 4.83m*	12'11" x 15'10"
Shower 1	1.40m x 3.02m	4'7" x 9'11"
Bedroom 2	5.13m* x 2.73m**	16'10"* x 8'11"***
Shower 2	1.59m x 2.35m	5'3" x 7'9"
Bedroom 3	4.02m x 2.74m	13'2" x 9'0"
Bedroom 4	4.02m x 2.74m	13'2" x 9'0"
Bathroom	2.52m x 1.70m	8'3" x 5'7"

\* Maximum dimensions  
 \*\* Minimum dimensions

# MAKE YOUR HOUSE YOUR HOME

This is the fun part. Choose colour and styling options from our standard range of specifications and add extras to make it your own. Speak to your sales advisor about the full range of options and extras available in your property.





## INTERNAL FEATURES

- Stylish white internal doors with chrome-finished door handles
- Ceilings & walls finished in white emulsion throughout
- Heat, smoke, and Carbon Monoxide detectors
- Gas central heating radiators throughout and grade A energy efficient boiler
- Power sockets and energy efficient lighting as per electrical layout drawings
- Modern profile skirting and architrave

## OPTIONAL EXTRAS

- Carpet, entrance matting, vinyl and laminate flooring to various rooms
- Chrome switches and socket plates
- Data points and media option points
- Sky Q Media option
- Chrome low voltage downlighters in ceiling





## EXTERNAL FEATURES

- UPVC french door/Bi-fold door\*\* to access rear garden area
- Low maintenance black UPVC fascia
- White UPVC double glazed windows with locking system
- Front composite GRP door with sidelight\*\* and multi-point locking system
- Driveway\*\*
- Garage\* including power and light^
- Allocated parking\*\*
- Front entrance light
- Rotavated rear gardens
- Turf to front gardens where applicable

## OPTIONAL EXTRAS

- Outside tap
- Integral garage floor paint
- Rear garden fencing
- External socket
- Wireless security alarm
- Doorbell
- Door number plaque
- Turf to rear gardens where applicable

\*\*Sidelight, Allocated Parking , Garage, Bi-fold door and Driveway for these housetypes is Plot Specific.  
^Dependent on location of garage. Speak to your Sales Advisor for more details.



## BATHROOM FEATURES

- White contemporary sanitaryware
- Bath with mixer tap
- Full height tiling option to 3 sides of bath and half height tiling behind sink and WC
- Quality designer taps and fittings

## SHOWER ROOM FEATURES

- White contemporary sanitaryware
- High quality shower enclosure with white shower tray and glass door with chrome trim
- Range of full height tiling options to shower and half height tiling behind sink and WC
- Quality designer taps and fittings
- Electric shower to second en-Suite in selected housetypes

## WC FEATURES

- Ground floor WC with stylish white sanitaryware
- Single tile splash course above the sink
- Quality designer taps and fittings

## OPTIONAL EXTRAS

- Range of contemporary upgraded tiling selections in a selection of colours
- Chrome heated towel rail
- Chrome low voltage downlights in ceiling
- A range of vinyl flooring options
- Shaver socket
- Shower head on slide rail over bath and glass shower screen
- Dual shower head to en-suite shower

## OPTIONAL EXTRAS

- Range of contemporary upgraded tiling selections in a selection of colours
- Chrome heated towel rail
- Chrome low voltage downlights
- A range of vinyl flooring options

## MAIN BEDROOM FEATURES

- En-suite shower room\*

\*Available on selected housetypes only.

## OPTIONAL EXTRAS

- 'Classic' or 'Shaker' style sliding door wardrobe system in a choice of colour and glass combinations
- Extra shelving options to wardrobes



## KITCHEN FEATURES

- Fully fitted designer kitchen in a range of colours and styles
- Stainless steel fan oven
- Ceramic hob
- Stainless steel Chimney extractor hood
- Integrated fridge/freezer or undercounter fridge with icebox\*
- Stainless steel splashback behind hob
- Single stainless steel bowl and drainer
- Designer chrome mixer taps
- White finish sockets above worktops

\*Dependent on housetype

## OPTIONAL EXTRAS

- Fully fitted designer kitchen in a range of colours and styles
- Solid worktop, under mounted sink and monoblock mixer tap
- Cooking appliances - Pyro oven, induction hob, extractor hood, microwave\*
- Integrated cleaning appliances - dishwasher, washing machine and washer/dryer
- Food storage – Frost free fridge/freezer, under counter freezer\*
- Chrome switches and socket plates
- LED lighting strips to underneath of wall units

\*Available on selected housetypes only.



# INDEPENDENT FINANCIAL ADVISORS



We're proud to work with a carefully selected panel of advisors that work separately from any bank or lender. These firms are available to provide free independent financial advice and will help you find a mortgage product that suits your circumstances.

Specialising in mortgages for new homes, these companies fully understand the processes and details of buying a new build, ensuring you're getting experienced and knowledgeable support. For more information, please contact one of our recommended advisors below.

## JAMES LEIGHTON FINANCIAL SERVICES

Phone: 0115 8709520 | Email: [enquiries@jlfs.co.uk](mailto:enquiries@jlfs.co.uk)  
Website: [www.jlfs.co.uk](http://www.jlfs.co.uk)

## SAFEGUARD FINANCIAL SERVICES LTD

Phone: 0191 500 8740 | Email: [advice@safegfs.co.uk](mailto:advice@safegfs.co.uk)  
Website: [www.safeguardfinancialservices.co.uk](http://www.safeguardfinancialservices.co.uk)

# SOLICITOR PANEL

We have a carefully selected panel of recommended independent firms that can help you on your journey. These Solicitors are specialists in new build conveyancing and fully understand the nuances of financial and legal matters, giving you confidence in their ability to help you with your purchase. For more information please contact one of the firms below.

## **BURNESS PAULL**

Phone: 0131 473 6000 | Email: [info@burnesspaull.com](mailto:info@burnesspaull.com)  
Website: [www.burnesspaull.com](http://www.burnesspaull.com)

## **GILLESPIE MACANDREW**

Phone: 0141 473 5555 | Email: [@gillespiemacandrew.co.uk](mailto:@gillespiemacandrew.co.uk)  
Website: [www.gillespiemacandrew.co.uk](http://www.gillespiemacandrew.co.uk)

## **BRODIES**

Phone: 0131 228 3777 | Email: [mailbox@brodies.com](mailto:mailbox@brodies.com)  
Website: [www.brodies.com](http://www.brodies.com)



PLEASE NOTE: Avant Homes can not offer legal or financial advice. Our Panel professionals are entirely independent – Avant Homes receives no incentive for recommending them. There is no obligation to select from our Panel, but you are advised to seek financial and legal guidance when buying a new home.

# ELECTRICAL PROVISION

All electrical installations including sockets are provided in accordance with relevant building regulations to a minimum requirement shown below. Speak to your Sales Advisor for more details.

Room	Socket Outlets (dual outlets count as 2)	Notes
Kitchen/utility	8	Where homes have separate areas, the kitchen will have a minimum of four outlets and the utility room four. Where appliances are provided, a minimum of three outlets are free for general use
Living/family room	8	A minimum of two outlets are provided near the TV aerial outlet
Bedrooms	6 (4)	A minimum of six outlets for the main bedroom and a minimum of four outlets for other bedrooms.
Dining room	4	-
Landing	2	-
Hall	2	-



# AVANT homes

We're here to help you every step of the way, so please don't hesitate to contact us for more information.

**Highstonehall  
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[www.avanthomes.co.uk/highstonehall](http://www.avanthomes.co.uk/highstonehall)**



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The information contained herein is for general guidance only. Photographs portray a reasonable impression of the properties we build and sell, but some images and show homes may include upgrades or options that have since been discontinued or do not form part of a standard specification. Changes in circumstances or availability of materials may force us to make changes to finishes or elevations from those illustrated. Floor plans demonstrate the general layout of the property and room dimensions are duplicated from working drawings but these are not precise measurements to be relied upon as slight variances will occur on construction of individual properties. Site plans show the intended layout of the development, but we reserve the right to alter layouts subject to appropriate planning consents. Avant Homes cannot offer you financial or legal advice. Please speak to an independent IFA or Solicitor for financial and legal guidance when buying a new home