



- THE -  
GRANGE

**Muir**

HOMES

## LUXURY LIVING IN LAURENCEKIRK

Welcome to The Grange, a beautiful collection of new homes in the attractive town of Laurencekirk, just 30 minutes from Aberdeen.

This range of two-bedroom bungalows and three, four and five-bedroom villas is conveniently situated close to the local schools, shops and train station yet only 15 minutes from the rugged east coast.

Explore the lush green Aberdeenshire surroundings on a leisurely walk or invigorating bike ride and discover how The Grange is the perfect blend of convenient, luxury living in a picturesque setting.



## DESIGNED WITH YOUR LIFESTYLE IN MIND

Experience the exceptional standard of living at The Grange from the moment you step through the front door into the welcoming hallway and collection of spacious rooms beyond.

Open plan living ensures natural light floods the property and provides ample space for family life and entertaining guests. Some homes at The Grange boast patio doors from the kitchen and family room with access to the garden towards the rear.

Sustainable building materials and a commitment to energy-efficient technology reduce your impact on the environment, as well as the cost of running your new home.

Choose from a range of housetypes from Muir Homes, each one carefully designed with your modern lifestyle in mind and a 10-year NHBC Warranty for complete peace of mind and reassurance.



Typical Muir Homes interior

## QUALITY INSIDE AND OUT

Designer kitchens with integrated appliances, bathrooms with high quality tiling and bedrooms with built in glass/mirrored wardrobes ensure your property is both luxurious and practical.

Externally, your front garden is turfed with the rear garden rotavated and de-stoned and enclosed by timber fencing. The property also has a contemporary block paved driveway, which offers convenience and ease of maintenance.

Our experienced team can discuss the optional upgrades available at certain build stages of your new home.



Please ask our Sales Advisor for more information on the full range of optional upgrades available to personalise your new home.



### SPECIFICATION

Energy efficient gas central heating.

Windows and external doors are maintenance free, acoustically and thermally efficient, double glazed uPVC, with chrome/steel door furniture.

Quality finishes include oak style internal doors with contemporary chrome handles, all walls and ceilings have emulsion finish.

Fully-fitted contemporary kitchen\* with stainless steel chimney hood, oven, gas hob, integrated dishwasher\* and fridge/freezer\* to suit your lifestyle.

White switches and sockets throughout with BT, TV and Sky+ outlets.

Elegant white bathrooms, en suites and cloakrooms with stylish ceramic wall tiling, heated towel rails\* and monobloc taps, providing a contemporary and sleek finish.

Block paviors to driveway, paved slabs to footpaths, front gardens turfed, rotary dryer and timber fencing to rear gardens.

\*Dependent on housetype specification – please speak to our Sales Advisor for further information.



Typical Muir Homes interior

A WELCOMING COMMUNITY,  
IN BEAUTIFUL SURROUNDINGS

The Grange is nestled within some of Aberdeenshire's most beautiful countryside, but remains just 30 minutes from Aberdeen for swift commuting, designer shopping and lively entertainment.

Take a stroll around the town centre of Laurencekirk and discover the welcoming shops, coffee shops, restaurants, medical centre and the renowned Lournie Chipper fish and chip shop, which has been serving the local community for more than 70 years.

Spend some time sampling the delicious fayre in the traditional pubs on your doorstep, or venture a little further to the Balmakewan House farm shop and mansion house for a delicious Sunday roast, tempting local produce or delectable afternoon tea.

During the week, children can attend Laurencekirk Primary School and the new Mearns Academy, which are both within easy walking distance of your new home.



## EXCELLENT CONNECTIONS

The Grange is situated just 30 minutes away from Aberdeen and 45 minutes from Dundee, which places it in the ideal position for commuting or simply enjoying the bright lights of either city.

Laurencekirk has its own train station with regular services connecting with Montrose in just 10 minutes, Aberdeen in 30 minutes and Dundee in only 40 minutes.

International and domestic air travel is a breeze from Aberdeen Airport, located 37 miles away, or one hour along the coast by car.

Residents can also enjoy an abundance of spectacular scenery with St Cyrus National Nature Reserve and the delightful fishing village of Stonehaven both within 15 minutes of The Grange.

### TRAIN JOURNEY TIMES

ABERDEEN  
30 minutes

LAURENCEKIRK  
MONTROSE  
10 minutes

DUNDEE  
40 minutes





**THE CRESCENT BY LANGBANK**  
Four and five bedroom villas.

**MUIR HOMES**

*Building dream homes across Scotland for over 40 years*

Muir Homes is a family-run, private housebuilder committed to delivering high quality properties and exceptional customer service to delight you at every opportunity.

We are currently building beautiful new homes in a number of carefully-chosen locations across Scotland. Our extensive range of high quality new homes is not only affordable, but includes a variety of house types so you receive total peace of mind and reassurance that you will find your dream home within the perfect community.

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

**SILVERDYKES**  
Anstruther

Two bedroom apartments, two and three bedroom bungalows, three, four and five bedroom villas.

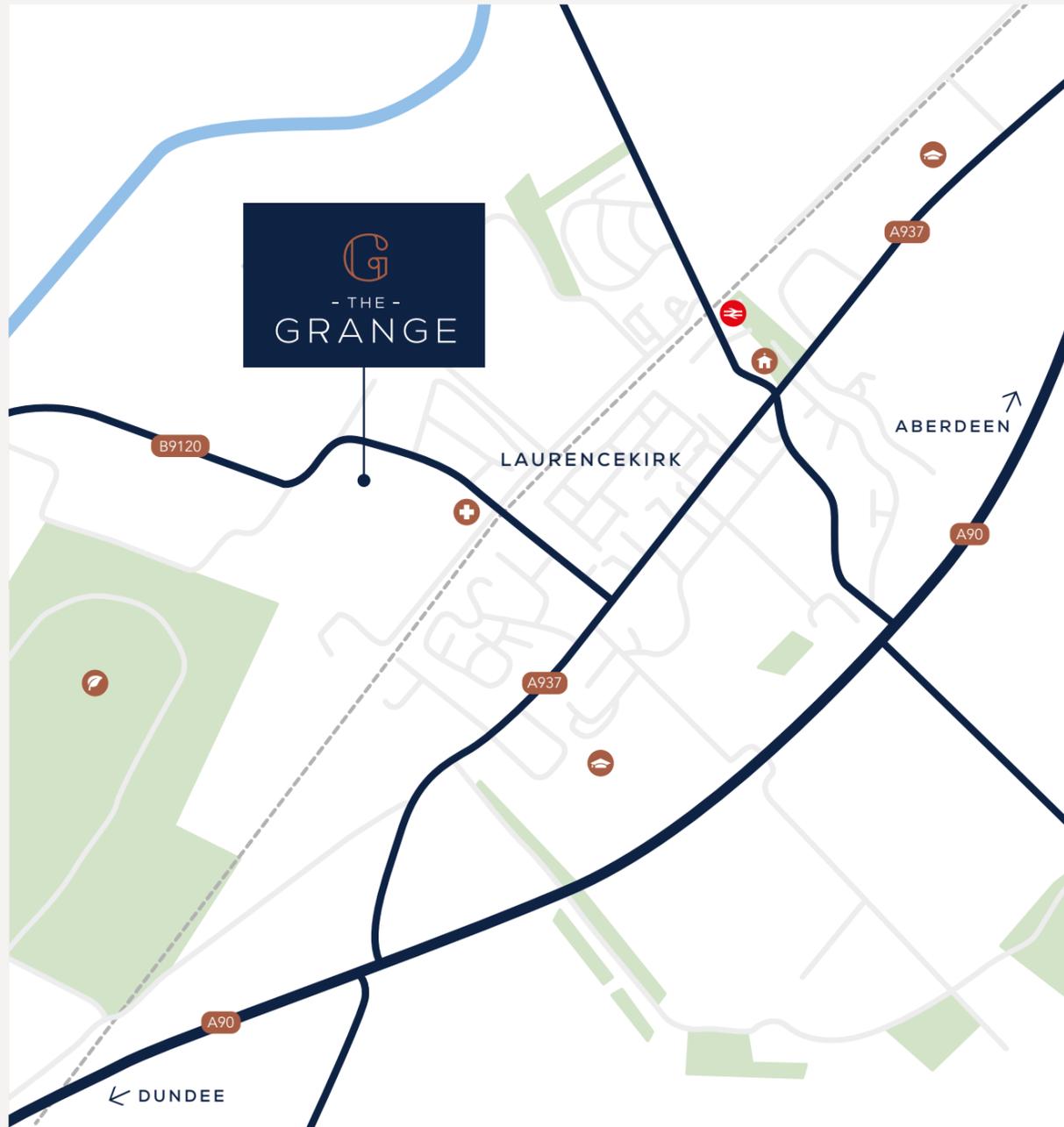


**BLAIRS ROYAL DEESIDE**  
Aberdeen

A prestigious collection of three, four, five and six bedroom villas.



## LOCATION MAP



MAP KEY
WOODLAND
MEDICAL CENTRE
CHURCH
SCHOOL
TRAIN STATION

  
- THE -  
GRANGE



• LUXURY LIVING JUST 30 MINUTES FROM ABERDEEN •

FOR MORE INFORMATION CALL [07747 615501](tel:07747615501)

FOR MORE INFORMATION ON ALL MUIR HOMES  
DEVELOPMENTS CALL OUR SALES HOTLINE  
[0800 783 3574](tel:08007833574) OR VISIT [WWW.MUIRHOMES.CO.UK](http://WWW.MUIRHOMES.CO.UK)

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HOMES

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