



KIRKTOWN BRAE

STONEHAVEN

An exclusive development of luxury homes by G S Brown Construction

DISCOVER YOUR DREAM HOME WITH US



Start an extraordinary life shaped by coast and countryside

Discover a small enclave of 3, 4 and 5-bedroom detached and semi-detached homes which offer a luxurious lifestyle, enveloped by rolling hills and far-reaching countryside – just moments from Stonehaven and the town’s stunning beach.

Discover the exclusive development of Kirktown Brae.

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Coastal charm and everyday convenience

Once a thriving centre of the 19th-century herring trade, Stonehaven pairs rich history with striking scenery and everyday convenience. Its golden beach is perfect for family walks, while the lively town centre offers independent shops, cafes, supermarkets, and essential services — all minutes from Kirktown Brae. Stonehaven also shares a link to Scotland's renowned literary icon, Robert Louis Stevenson. His grandfather improved the twin-basin harbour in the 1820s and the landmark remains a defining feature of the town, as well as an anchor point for sailing yachts and fishing boats.



THINGS TO SEE AND DO IN STONEHAVEN

- Stonehaven Beach and Harbour
- Stonehaven Recreation Grounds (home to tennis courts and a bowling green)
- Stonehaven Heated Open Air Pool (the UK's only Olympic-sized art deco salt water pool)
- Stonehaven Tolbooth Museum (showcasing local history and maritime heritage)
- Hogmanay Ancient Fireballs Ceremony (a famous New Year's Eve tradition)
- Scenic countryside walks and cycle rides

Big city connections

★ **ABERDEEN HIGHLIGHTS**

- *Union Square and the Bon Accord Shopping Centres*
- *Seaton Park and Cruickshank Botanic Garden*
- *Duthie Park and David Welch Winter Gardens*
- *Aberdeen Art Gallery and the Maritime Museum*
- *His Majesty's Theatre and Music Hall*
- *Footdee historic fishing village*
- *Surfing and watersports at Aberdeen Beach*
- *Express rail services to Edinburgh and London*
- *Five world-class golf courses: Royal Aberdeen, Murcar Links, Cruden Bay, Trump International Old and New*

📖 **ADVENTURES IN WAIT**

- *Fowlsheugh Nature Reserve*
- *Dunnottar Woods*
- *Dunnottar Castle*
- *The Aberdeenshire Coastal Trail*
- *Cairngorms National Park*

Aberdeen, Scotland’s third largest city, is only 20 minutes away, bringing additional shopping, entertainment, and cultural facilities within easy reach. The city caters to every pace of life, offering an excellent choice of restaurants and trendy bars, as well as art galleries, museums, and theatres. It also has tranquil green spaces to explore, such as Seaton Park and the Cruickshank Botanic Garden.

For golf enthusiasts, the North East is home to some of Scotland’s finest links courses. Royal Aberdeen, Murcar Links and Cruden Bay are all highly ranked, while Trump International Golf Links at Menie Estate now offers two championship courses — the renowned original and a newly opened second course — both delivering world-class golfing experiences along the dramatic Aberdeenshire coast.

Furthermore, Aberdeen is a global business hub, particularly within the energy sector, and a thriving centre of opportunity. Mainline railway services offer express routes to Edinburgh and London, while the international airport connects you to destinations across the globe with ease.

Dundee city centre, with its vibrant waterfront and cultural scene, is also within commuting distance — only around 45 minutes by car — expanding your options for work, study, and weekend escapes. Whether you are heading in for a concert, a client meeting, or a day out with the family, big-city connections are always close to home at Kirktown Brae.

A gateway to greater adventures

Life at Kirktown Brae perfectly balances coastal calm and city convenience. In addition, it acts as a gateway to greater adventures, placing nature on your doorstep and the Highlands within reach. Explore the dramatic cliffs and coastline of Fowlsheugh Nature Reserve, which is home to thousands of nesting seabirds. Wander nearby Dunnottar Woods with two miles of peaceful trails winding through ancient trees. Capture the ruins of Dunnottar Castle, which stands proudly above the waves on a clifftop, forming one of Scotland’s most iconic landmarks. For wilderness escapes, the Cairngorms National Park is just a short drive away, opening up the wild beauty of the Highlands, and an exciting world of hiking, biking, and skiing.



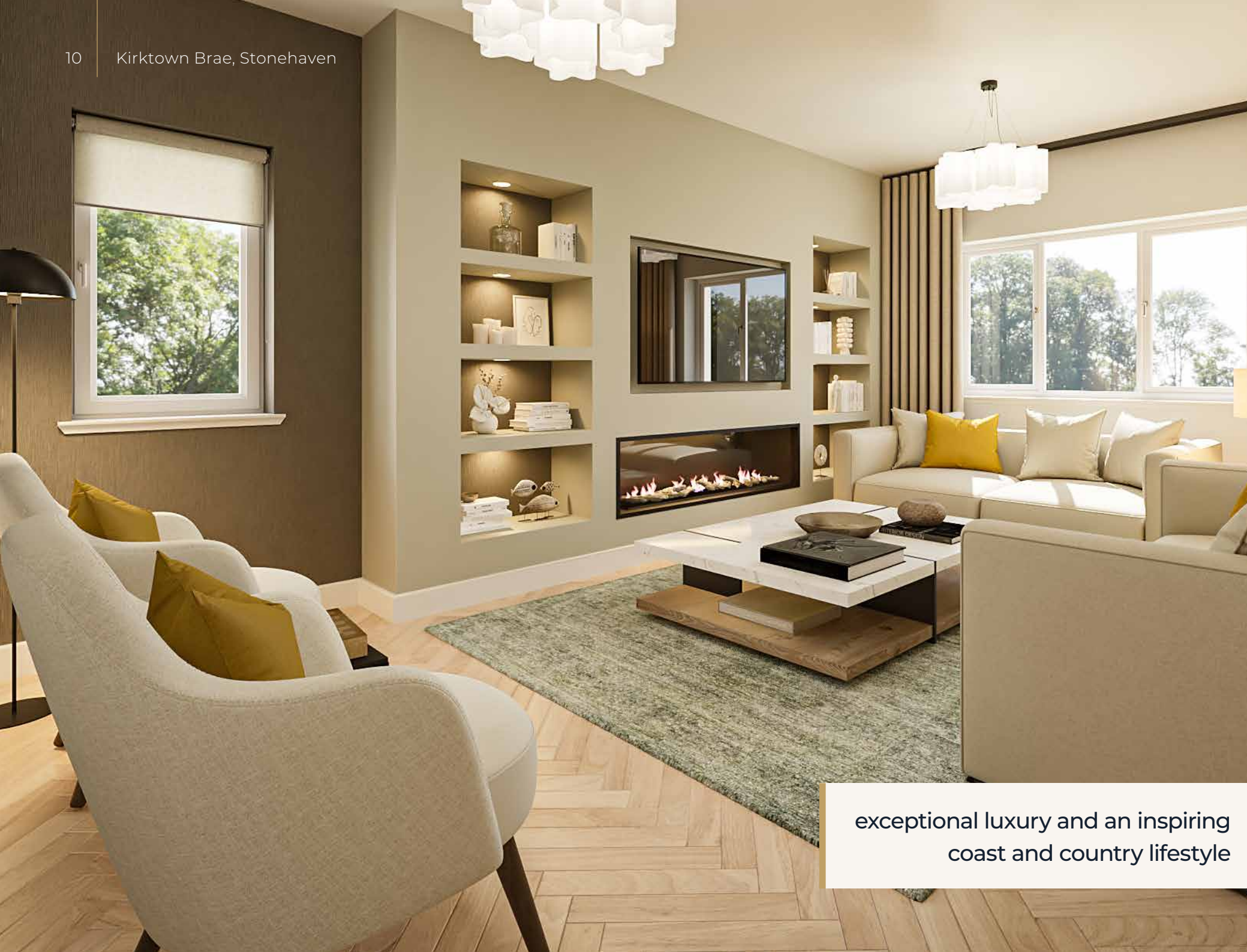
Kirktown Brae provides an unparalleled living experience where families can lead their best life. With the city close by, the countryside all around, and the beach just moments away, it is a place to flourish. Spacious homes, quiet streets, and easy access to nature, make it an ideal setting for children to grow and explore. Well-regarded schools are within a few minutes' drive and weekend adventures are never in short supply. Some of Scotland's finest university institutions are within easy commuting distance too – perfect for families with older children, career development, and academic professionals alike.

SCHOOLS

- **Primary education:**
Arduthie Primary, Dunnottar School, and Lathallan
- **Secondary education:**
Mackie Academy
- **Independent options:**
Robert Gordon's College, Albyn School, St Margaret's School for Girls, International School of Aberdeen, and Lathallan School
- **Universities and colleges:**
in Aberdeen and Dundee

Where families thrive





exceptional luxury and an inspiring
coast and country lifestyle



Luxurious homes for the 21st century

Thoughtfully designed, Kirktown Brae is an exclusive collection of 3, 4 and 5-bedroom detached and semi-detached homes, each crafted to deliver exceptional luxury and an inspiring coast and country lifestyle. Every energy-efficient home boasts expansive accommodation and contemporary styling, along with high levels of practicality and designer finishes. With a variety of layouts and house types to choose from, it is easy to find a dream property that perfectly fits your needs, your future, and your sense of belonging.

Experience interiors shaped for the 21st century, where every detail – from the lounge to the bathroom – is designed with care, crafted for comfort, and finished with style. These stunning spaces elevate every moment.

KITCHEN

The kitchen is a confident centrepiece, offered with a premium choice of cabinetry and worktops to suit your taste. Selected homes include Silestone® quartz worktops as standard, while others provide the option to upgrade. Integrated appliances keep everything streamlined, the induction hob makes cooking fast and precise (with 5-zone models on selected homes) and under-unit LED lighting brightens preparation areas. Bi-folding or French doors extend your entertaining space into the garden.

BEDROOMS

Peaceful and practical, the bedrooms feature thoughtful fitted storage to help keep life organised. Selected homes include a walk-in wardrobe to the master bedroom, while all benefit from well-considered layouts and natural light. Handy USB charging points in all bedrooms add everyday convenience as well.

BATHROOMS AND EN-SUITES

Crisp, contemporary bathrooms pair white sanitaryware with soft-close WCs and useful vanity storage. Showers are fitted with glass screens and low-profile trays, with precise thermostatic control for comfort. Full-height tiling in bathing and shower areas delivers a clean, durable finish, and a shaver socket to the En-suite keeps mornings simple. Wall-hung toilets feature on selected house types for an elegant, easy-to-clean look.



EXTERNAL FEATURES

First impressions matter, and these homes deliver with anthracite-grey composite doors and quality double-glazed windows for a confident, modern aesthetic. Rear gardens are enclosed for privacy and practicality, and a secure side gate makes everyday access easy and gives extra peace of mind. Finishing touches such as an external tap and outdoor double socket support effortless outdoor living.

ENERGY EFFICIENCY AND COMFORT

Underfloor heating runs across the entire ground floor, so it's wonderfully warm on your feet and delivers an even, consistent temperature throughout the space. Because it operates at lower water temperatures, it is more energy-efficient than traditional radiator heating — especially when paired with our air-source heat pump — helping to reduce running costs. The clean, radiator-free ground floor also gives you more uninterrupted wall space to arrange furniture exactly how you like it. Upstairs warmth is provided by radiators, and low-energy LED lighting features throughout.



CONNECTIVITY AND FUTURE-PROOFING

Every home arrives ready for modern life with ultrafast full-fibre broadband (FTTH) installed and ready to activate. A 7 kW EV car charger is included as standard on every home, and considered external lighting adds both convenience and reassurance at the front and rear doors.



Site plan



HOUSE TYPES

-  **LOW COST SHARED EQUITY HOME**
3-Bedroom Semi-Detached
-  **THE CRAIL**
3-Bedroom Semi-Detached
-  **THE LANARK**
3-Bedroom Semi-Detached
-  **THE LANARK**
3-Bedroom Terrace
-  **THE PANMURE**
4-Bedroom Detached
-  **THE PANMURE**
4-Bedroom Semi-Detached
-  **THE COMRIE**
4-Bedroom Detached with Integral Garage
-  **THE DORNOCH**
5-Bedroom Detached with Integral Garage
-  **THE GULLANE**
5-Bedroom Detached with Integral Garage
-  **THE KINGSBARNES**
5-Bedroom Detached with Integral Garage
-  **THE MUIRFIELD**
5-Bedroom Detached with Double Integral Garage

The floor and development site plans and the dimensions shown in this brochure depict layouts of these house types and are taken from architect's drawings generally based on longest dimensions of the room. The finished sizes may vary slightly. The illustrations are for information only and show a typical finish of the particular house type. External materials and landscaping may differ from the illustration, please contact our sales team for full details. These particulars do not form part of a contract or warranty.

The Crail

3-BEDROOM SEMI-DETACHED

The **Crail** is perfect for first-time buyers or downsizers, delivering easy, elegant living. The **bright lounge** leads to a **modern kitchen/dining area** with **French doors** to the garden. Upstairs, the **master bedroom** features an en-suite, with two additional bedrooms and a family bathroom completing this stylish home.



GROUND FLOOR



FIRST FLOOR



Gross Floor Area
80.56m² (867 ft²)

Kitchen / Dining
4.77m x 3.31m (15'8" x 10'10")

Lounge
3.66m x 3.78m (12'0" x 12'5")

WC
1.99m x 1.15m (6'6" x 3'9")

Master Bedroom
3.00m x 2.70m (9'10" x 8'10")

En-suite
1.69m x 2.70m (5'7" x 8'10")

Bedroom 2
2.47m x 3.32m (8'1" x 10'11")

Bedroom 3
2.26m x 2.40m (7'5" x 7'10")

Bathroom
1.70m x 2.20m (5'7" x 7'3")

The Lanark

- 3-BEDROOM SEMI-DETACHED
- 3-BEDROOM TERRACE

The **Lanark** offers beautifully proportioned living spaces designed for modern life. A **welcoming lounge** sits to the front, while the **kitchen/dining area** opens to the garden via **French doors**. Upstairs, the **master bedroom** enjoys an **en-suite**, with two further bedrooms and a family bathroom.

The **Lanark** is available as both semi-detached and terraced house types.



GROUND FLOOR



FIRST FLOOR



Gross Floor Area 90.78m ² (977 ft ²)	WC 1.45m x 1.71m (4'9" x 5'7")	Bedroom 3 2.53m x 2.95m (8'4" x 9'8")
Kitchen / Dining 5.42m x 2.90m (17'9" x 9'6")	Master Bedroom 3.67m x 2.99m (12'0" x 9'10")	Bathroom 1.70m x 2.17m (5'7" x 7'1")
Lounge 3.25m x 3.90m (10'8" x 12'10")	En-suite 1.79m x 1.58m (5'10" x 5'2")	
Utility Room 1.71m x 1.71m (5'7" x 5'7")	Bedroom 2 2.80m x 2.95m (9'2" x 9'8")	

The Panmure

- 4-BEDROOM DETACHED
- 4-BEDROOM SEMI-DETACHED

The **Panmure** is a contemporary family home offering a great balance of open-plan living and separate spaces to unwind. A generous **kitchen/dining area with sitting space** runs across the rear of the house, with **doors opening to the garden**, ideal for everyday life and entertaining. To the front, a **spacious lounge** provides a peaceful retreat, while a **utility room** and **downstairs WC** keep things practical. Upstairs, **four bedrooms** include a **master bedroom with en-suite**, alongside a family bathroom and useful storage on the landing.

The **Panmure** is available as a detached or semi-detached house.



GROUND FLOOR



FIRST FLOOR



Gross Floor Area
104.4m² (1123.8 ft²)

Kitchen / Dining / Sitting
5.95m x 3.32m (19'6" x 10'11")

Lounge
4.86m x 3.06m (15'11" x 10'0")

Utility Room
1.66m x 1.29m (5'5" x 4'3")

WC
2.31m x 1.34m (7'7" x 4'5")

Master Bedroom
2.93m x 2.89m (9'7" x 9'6")

En-suite
1.84m x 1.79m (6'0" x 5'10")

Bedroom 2
2.94m x 2.89m (9'8" x 9'6")

Bedroom 3
3.00m x 2.94m (9'10" x 9'8")

Bedroom 4
2.93m x 2.80m (9'7" x 9'2")

Bathroom
2.25m x 1.84m (7'5" x 6'0")

The Comrie

4-BEDROOM DETACHED
WITH INTEGRAL GARAGE

The **Comrie** is a beautifully balanced home featuring a **spacious lounge** and a **light-filled kitchen/dining area** opening onto the garden through **French doors**. Upstairs, the **master bedroom** includes an **en-suite** and **walk-in wardrobe**, while three further bedrooms and a modern bathroom complete the home.



GROUND FLOOR



FIRST FLOOR



Gross Floor Area
113.08m² (1217.2 ft²)

Kitchen / Dining
5.41m x 3.05m (17'9" x 10'0")

Lounge
3.44m x 5.09m (11'3" x 16'8")

Utility Room
2.20m x 1.81m (7'3" x 5'11")

WC
2.20m x 1.15m (7'3" x 3'9")

Master Bedroom
3.07m x 4.92m (10'1" x 16'2")

En-suite
1.86m x 1.89m (6'1" x 6'2")

Walk-in Wardrobe
1.90m x 2.00m (6'3" x 6'7")

Bedroom 2
3.44m x 3.41m (11'3" x 11'2")

Bedroom 3
2.66m x 4.08m (8'9" x 13'5")

Bedroom 4
2.70m x 3.85m (8'10" x 12'8")

Bathroom
2.16m x 2.32m (7'1" x 7'7")

The Gullane

5-BEDROOM DETACHED
WITH INTEGRAL GARAGE

The **Gullane** delivers modern family living with a bright **open-plan kitchen/dining area**, **French doors** to the garden, and a **separate lounge** for relaxed evenings. A **utility room** and **integral garage** provide practicality, while upstairs the **master bedroom** includes an **en-suite**, joined by four additional bedrooms and a family bathroom.



GROUND FLOOR



FIRST FLOOR



Gross Floor Area
137.20m² (1477 ft²)

Kitchen / Dining / Sitting
6.41m x 3.76m (21'0" x 12'4")

Lounge
3.30m x 4.76m (10'10" x 15'7")

Utility Room
2.20m x 2.58m (7'3" x 8'6")

WC
2.20m x 1.08m (7'3" x 3'7")

Master Bedroom
3.05m x 4.64m (10'0" x 15'3")

En-suite
2.25m x 1.91m (7'5" x 6'3")

Bedroom 2
3.54m x 3.88m (11'7" x 12'9")

Bedroom 3
3.05m x 3.94m (10'0" x 12'11")

Bedroom 4
3.05m x 2.80m (10'0" x 9'2")

Bedroom 5 / Office
2.42m x 2.80m (7'11" x 9'2")

Bathroom
2.49m x 1.93m (8'2" x 6'4")

The Dornoch

5-BEDROOM DETACHED
WITH INTEGRAL GARAGE

The **Dornoch** offers flexible living for larger families. A bright **kitchen/dining/living area** opens to the garden via **French doors**, while a **separate sitting room** adds versatility for quiet time or entertaining. Upstairs, there are **two en-suite bedrooms**, including the **master**, plus three further bedrooms and a stylish family bathroom.



GROUND FLOOR



FIRST FLOOR



Gross Floor Area
143.20m² (1541 ft²)

Kitchen / Dining / Sitting
6.71m x 4.40m (22'0" x 14'5")

Living Room
3.33m x 4.50m (10'11" x 14'9")

Utility Room
2.03m x 1.83m (6'8" x 6'0")

WC
2.01m x 1.80m (6'7" x 5'11")

Master Bedroom
3.52m x 5.91m (11'7" x 19'5")

En-suite
1.95m x 1.80m (6'5" x 5'11")

Walk-in Wardrobe
1.93m x 1.60m (6'4" x 5'3")

Bedroom 2
4.00m x 2.99m (13'1" x 9'10")

En-suite
1.90m x 1.80m (6'3" x 5'11")

Bedroom 3
2.99m x 2.88m (9'10" x 9'5")

Bedroom 4
3.07m x 2.88m (10'1" x 9'5")

Bedroom 5
2.40m x 2.88m (7'10" x 9'5")

Bathroom
2.29m x 1.70m (7'6" x 5'7")

The Kingsbarns

5-BEDROOM DETACHED
WITH INTEGRAL GARAGE

The **Kingsbarns** combines elegance with everyday practicality. Its **open kitchen/ dining/sitting area** forms the heart of the home, complemented by a **separate utility room** and a **spacious lounge** to the front. Upstairs, the **master bedroom** and a second double bedroom both feature **en-suites and walk-in wardrobes**. Large **bi-folding doors** open the living space to the garden to create an inviting atmosphere for entertaining and family life.



GROUND FLOOR



FIRST FLOOR



Gross Floor Area
174.57m² (1879 ft²)

Kitchen / Dining / Living
9.37m x 3.63m (30'9" x 11'11")

Lounge
3.49m x 4.89m (11'5" x 16'1")

Utility Room
3.60m x 1.70m (11'10" x 5'7")

WC
1.99m x 1.18m (6'6" x 3'10")

Master Bedroom
3.61m x 5.58m (11'10" x 18'4")

En-suite
1.95m x 2.36m (6'5" x 7'9")

Walk-in Wardrobe
2.42m x 2.06m (7'11" x 6'9")

Bedroom 2
3.60m x 3.60m (11'10" x 11'10")

Bedroom 3
3.63m x 4.12m (11'11" x 13'6")

Bedroom 4
3.01m x 3.60m (9'11" x 11'10")

Bedroom 5
2.58m x 3.60m (8'6" x 11'10")

En-suite
2.42m x 1.65m (7'11" x 5'5")

Bathroom
3.21m x 1.83m (10'6" x 6'0")

The Muirfield

5-BEDROOM DETACHED
WITH DOUBLE INTEGRAL GARAGE

The **Muirfield** is a showpiece family home designed for modern living. It offers a **spacious open-plan kitchen, dining and sitting area** opening to the garden through **bi-fold doors**, while the adjoining **sunroom** features **French doors** for even more natural light and access. (Also available in a non-sunroom layout.) A **separate lounge** provides space to unwind, and upstairs you'll find **three en-suites** (including a **Jack-and-Jill**), a luxurious **master bedroom with separate dressing room**, and a **family bathroom**. With its **double integral garage** and excellent storage, this home truly has it all.



GROUND FLOOR



FIRST FLOOR



Gross Floor Area

266.0m² (2863.3 ft²)

Kitchen / Dining / Sitting

12.74m x 4.53m (41'10" x 14'10")

Lounge

4.60m x 5.64m (15'1" x 18'6")

Sunroom

3.97m x 3.58m (13'0" x 11'9")

Utility Room

3.90m x 1.82m (12'10" x 6'0")

WC

1.76m x 1.85m (5'9" x 6'1")

Master Bedroom

3.66m x 6.68m (12'0" x 21'11")

En-suite

2.00m x 4.13m (6'7" x 13'7")

Dressing Room

4.16m x 2.47m (13'8" x 8'1")

Bedroom 2

3.93m x 3.42m (12'11" x 11'3")

En-suite

2.81m x 1.89m (9'3" x 6'2")

Bedroom 3

3.38m x 3.43m (11'1" x 11'3")

Bedroom 4

3.38m x 3.43m (11'1" x 11'3")

Jack & Jill En-suite

2.75m x 1.79m (9'0" x 5'10")

Bedroom 5

3.63m x 4.77m (11'11" x 15'8")

Bathroom

3.08m x 1.93m (10'1" x 6'4")

Specification

KITCHEN / UTILITY

- Choice of high-quality kitchen and/or utility cabinetry * +
- Choice of laminate worktops *
- Choice of Silestone® quartz worktop * ♦
- Integrated fridge/freezer
- Integrated dishwasher (where a utility is provided) +
- Integrated washing machine (where no utility is provided) +
- Single oven
- Single oven + combination oven ♦
- Induction hob
- 5-zone induction hob ♦
- Composite sink in kitchen; stainless-steel sink in utility
- Under-unit LED lighting to kitchen cabinetry
- French doors to garden
- Bi-fold doors to garden ♦

BATHROOM & EN-SUITE(S)

- Contemporary white sanitaryware with soft-close toilet seats
- Wall-hung toilets ♦
- Under-sink vanity units
- Heated towel rail to en-suites

- Glass shower screens and low-profile shower trays
- Thermostatic mixer shower and kit to showers
- Bath (size as per plan) with over-bath glass screen
- Full-height tiling to bath and shower areas; half-height tiling to remaining walls
- Shaver socket to master en-suite

WC / CLOAKROOM

- Close-coupled WC with soft-close seat
- Full pedestal WHB with mixer tap
- Tile above WHB
- Wall-hung toilets ♦
- Wall hung WHB ♦

INTERNAL

- White emulsion to walls and ceilings
- Contemporary internal doors with chrome ironmongery
- White facings, skirtings and window cills with satinwood finish
- Sliding mirrored wardrobe doors
- Walk-in wardrobe to master bedroom ♦
- Shelf and hanging rail to wardrobes

ELECTRICAL & CONNECTIVITY

- White downlights to kitchen, bathroom(s) and en-suite(s); low-energy LED lighting throughout
- White fittings with brushed-chrome faceplates to kitchen sockets and switches above worktops
- USB sockets: one in each bedroom, the kitchen and lounge; two in the master bedroom
- Satellite TV wiring to lounge (aerial not fitted)
- 7 kW EV charger point
- Sensor light at front door; external light at rear door
- Mains-powered smoke and heat detectors where required
- Carbon-dioxide monitor to master bedroom
- Ultrafast full-fibre broadband (FTTH) installed and available for activation

HEATING & ENERGY

- Time- and zone-controlled heating system
- Energy-efficient air-source heat pump
- Underfloor heating to the ground floor

PROPERTY EXTERNAL FINISH

- White dry-dash render
- Reconstituted stone basecourse and reconstituted stone to front elevation
- Charcoal-coloured roof tiles
- uPVC double-glazed windows and French doors - Anthracite Grey
- Aluminium bi-fold doors - Anthracite Grey ♦
- Composite front and rear doors - Anthracite Grey
- Up-and-over garage door - Anthracite Grey +
- uPVC fascias and soffits - Anthracite Grey
- uPVC rainwater goods - Black
- Precast window and door cills
- Private parking
- External tap and external double socket
- Top-soiled and rotavated rear gardens; turfed front gardens

* DEPENDS ON BUILD STAGE | ♦ ON SELECTED PLOTS | + WHERE APPLICABLE (e.g., where that space/feature is provided)

Specifications vary by house type. Choices and selected features are subject to build stage and plot availability. Please speak with our sales advisor for full details.



Step into your tomorrow



At GS Brown, our 50+ years of experience goes into each and every home we create. We carry a legacy of exceptional craftsmanship that we build upon to create the luxurious, contemporary home you deserve. Superior specifications come as standard, along with elegant interiors, thoughtful design, and an unrivalled finish with a careful attention to detail. At every stage of the build and long after completion, we are committed to crafting luxury homes that exceed expectations, allowing you to safely step into your tomorrow.

Bringing people together

As a family-run business with over 50 years of experience, we firmly believe a home should offer more than bricks and mortar. It should provide belonging and connection. That is why every GS Brown development is designed with community at its heart.

Kirktown Brae embodies our vision: it is a place where neighbours become friends, green spaces invite connection, and everyday life feels shared. Whether you are starting out or settling down, this development is built for togetherness. We cannot wait for you to join us, so we can welcome you home.



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STONEHAVEN

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