



**South Gilmerton Brae
Gilmerton**

millershomes

the place to be®

A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with the right people. So, once you've chosen a Miller home, we'll do everything we can to make the rest of the process easy, even enjoyable. From the moment you make your decision until you've settled happily in, we'll be there to help.



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Plot Information

- Darwin
- Munro
- Scott
- Blair
- Wallace
- Shaw
- Glenmuir
- Douglas
- Mitford
- Dale
- Yeats
- Kennaway
- Buttermere
- Affordable Housing and Commercial Premises



Future Development
 Layout and access points still to be confirmed, area to include potential new school

The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that the site plan is not drawn to scale.

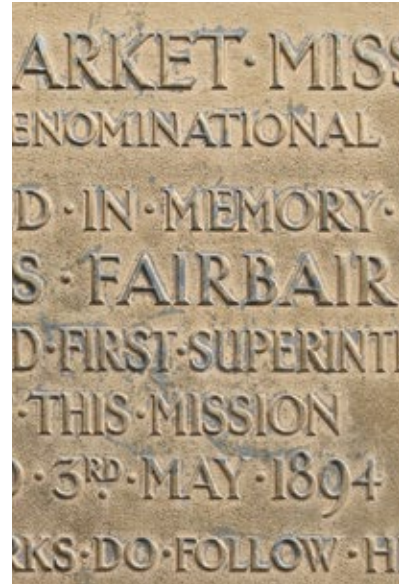
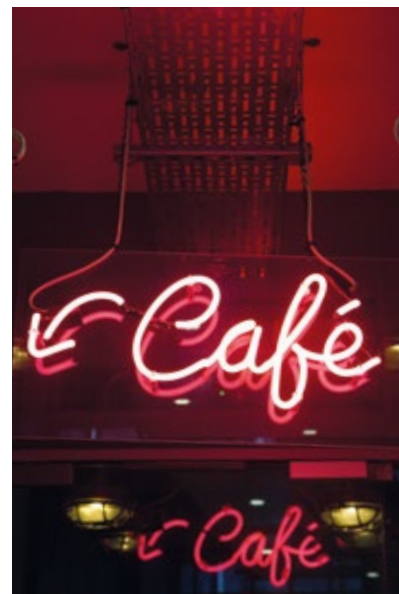
Please note: Suds are indicative only

Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and your family, as well as being a pleasant place to live. So here's some useful information about the area around South Gilmerton Brae.



Gilmerton has good public transport connections with easy access to the wealth of historic and cultural attractions that Edinburgh offers. Buses on routes 11 and 31 stop a few minutes walk from the development, providing direct access to Morningside, Leith, Newington and Corstorphine as well as the city centre, and both have night services. In addition, the development is just five minutes drive from the City Bypass, providing fast transit to the airport, Fife and the whole of the central belt. The new Royal Infirmary and the University campuses at King's Buildings and Little France are all in easy reach.

The area's local attractions range from the intriguing Gilmerton Cove, a man-made underground complex almost 300 years old, to the delightful Butterfly and Insect World and, in complete contrast, the Edinburgh Combat Challenge laser adventure game. Midlothian Snowsports Centre and the Pentland Hills are nearby, and there are several green spaces within a few minutes walk such as Drum Park with its children's playground, and the Burdiehouse Burn Valley Local Nature Reserve where herons, dippers and woodpeckers can often be seen.



With the traditional centre of old Gilmerton a few minutes walk away, this small, peaceful development combines easy access to central Edinburgh with outstandingly convenient travel throughout the central belt and beyond. Offering a selection of energy efficient three, four and five bedroom homes in a beautiful setting, this is a rare opportunity to enjoy calm surroundings with all the city's benefits on hand. Welcome to South Gilmerton Brae...

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Darwin

Overview

The lounge, kitchen and dining room feature dual aspect outlooks and incorporate french doors, adding flexibility to the arrangements and helping to integrate the interior and the garden. The three bedrooms, reached via a bright landing, include an en-suite master bedroom with a built-in wardrobe.

Ground Floor

- Lounge**
3.070m max X 5.387m max
10'1" x 17'8"
- Kitchen**
2.711m x 2.482m
8'11" x 8'2"
- Dining**
2.711m x 2.905m
8'11" x 9'6"
- WC**
2.032m max X 1.432m max
6'8" x 4'8"

First Floor

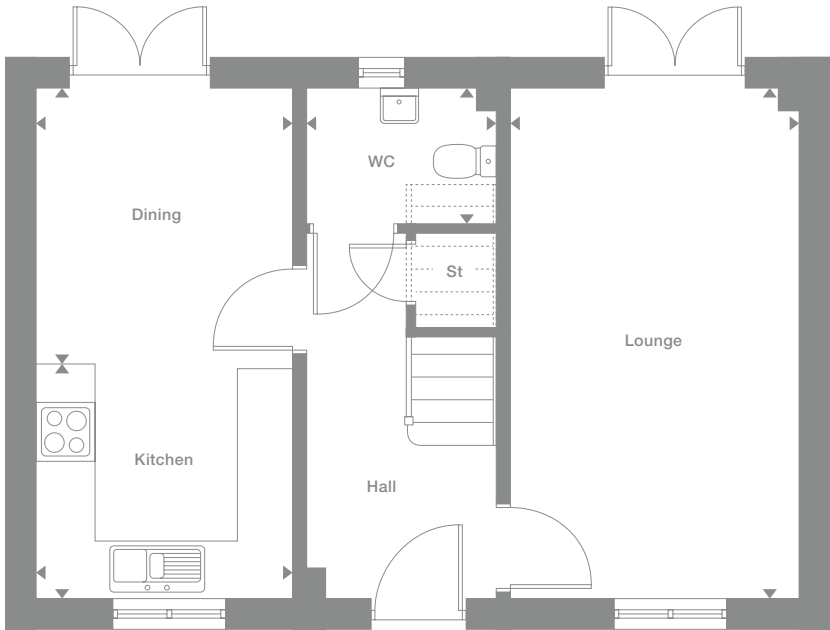
- Master Bedroom**
3.096m max X 2.614m max
10'2" x 8'7"
- En-Suite**
2.079m max X 1.616m max
6'10" x 5'4"
- Bedroom 2**
2.675m max X 2.910m
8'9" x 9'7"
- Bedroom 3**
2.675m max X 2.377m max
8'9" x 7'10"
- Bathroom**
1.965m max X 1.975m max
6'5" x 6'6"

Floor Space

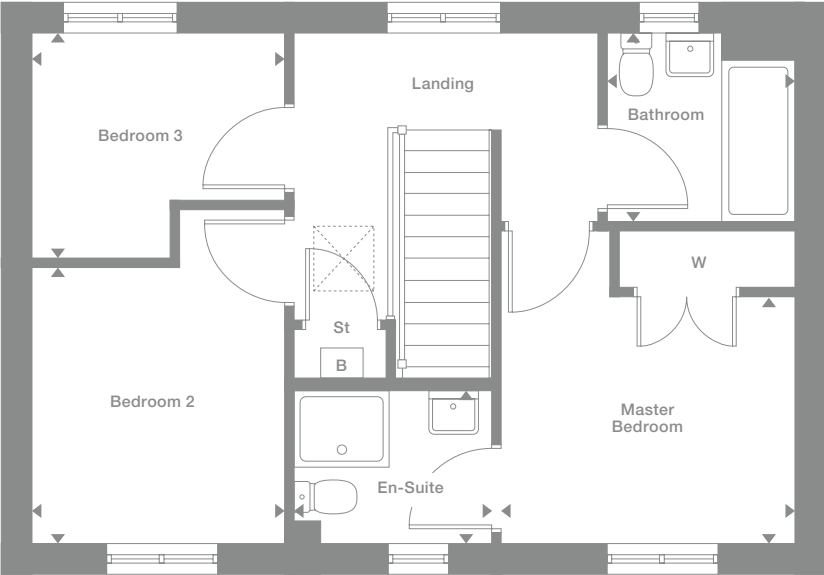
934 sq ft



Ground Floor



First Floor



B = Boiler

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Please note: Plots may be a mirror image of plans shown above

Please see Sales Adviser for specific details on plots 6, 14, 20, 21, 39, 44, 46, 51 and 52

Please note: Individual dimensions for the Darwin mid and end terrace plots are available from Sales Adviser

Munro

Overview

The lounge opens, through a separate lobby, into a beautifully designed kitchen and dining room with french doors that keep the room fresh and make outdoor dining an easy option. One of the three bedrooms has an en-suite shower and built-in wardrobe, and there are two useful storage cupboards on the landing.

Ground Floor

- Lounge**
4.027m max x 3.870m max
13'3" x 12'8"
- Kitchen/Dining**
5.127m max x 2.996m max
16'10" x 9'10"
- WC**
1.918m max x 1.172m max
6'4" x 3'10"

First Floor

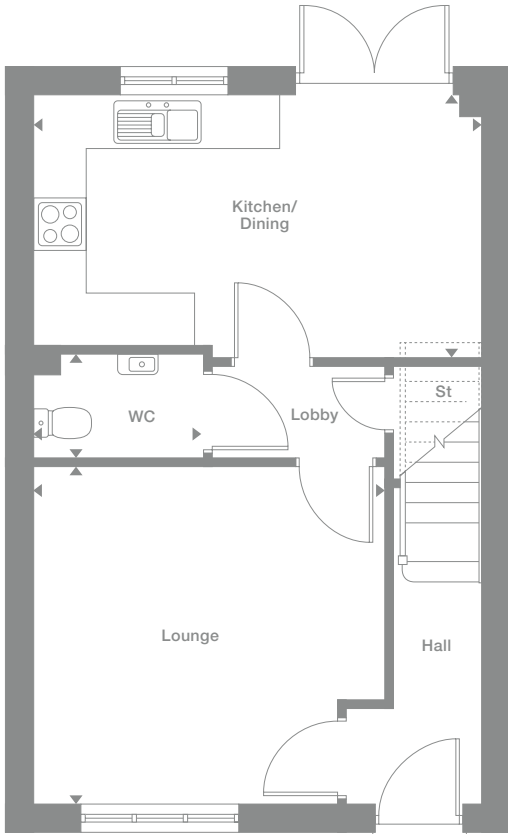
- Master Bedroom**
2.760m x 3.597m
9'1" x 11'10"
- En-Suite**
2.328m max x 1.427m max
7'8" x 4'8"
- Bedroom 2**
2.927m x 2.920m
9'7" x 9'7"
- Bedroom 3**
2.267m x 2.432m
7'5" x 8'0"
- Bathroom**
2.100m max x 1.695m max
6'11" x 5'7"

Floor Space

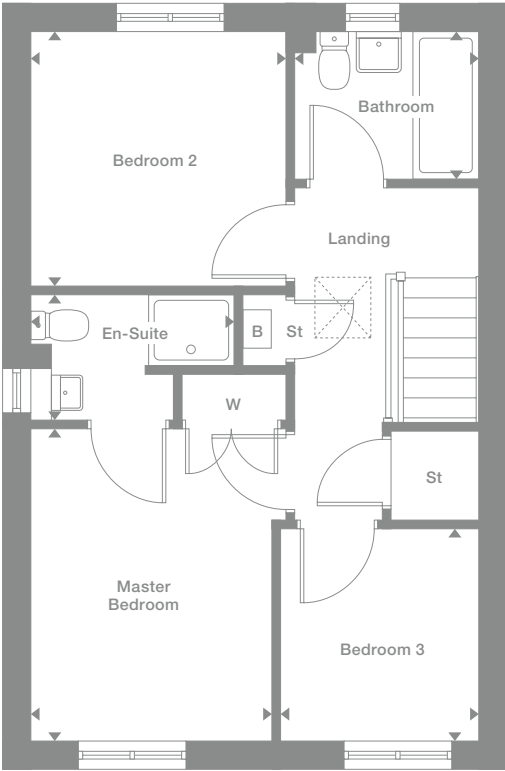
899 sq ft



Ground Floor



First Floor



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Please see Sales Adviser for specific details on plots 12, 24 and 42

Please note: Individual dimensions for the Munro mid and end terrace plots are available from Sales Adviser

Overview

The lounge opens on to an enormously practical kitchen, where french doors transform the dining area into a light-filled, inviting space, and a separate utility room helps keep household management under control. Two bedrooms include built-in wardrobes, and one is en-suite.

Ground Floor

Lounge
3.124m max x 5.013m max
10'3" x 16'5"

Kitchen/Dining
4.895m max x 2.937m max
16'1" x 9'8"

WC
1.914m max x 1.089m max
6'3" x 3'7"

Utility
1.914m x 1.747m
6'3" x 5'9"

First Floor

Master Bedroom
3.597m max x 4.632m max
11'10" x 15'2"

En-Suite
1.645m max x 2.018m max
5'5" x 6'7"

Bedroom 2
2.525m max x 3.283m
8'3" x 10'9"

Bedroom 3
2.322m max x 3.340m max
7'7" x 11'0"

Bedroom 4
2.322m max x 3.322m max
7'7" x 10'11"

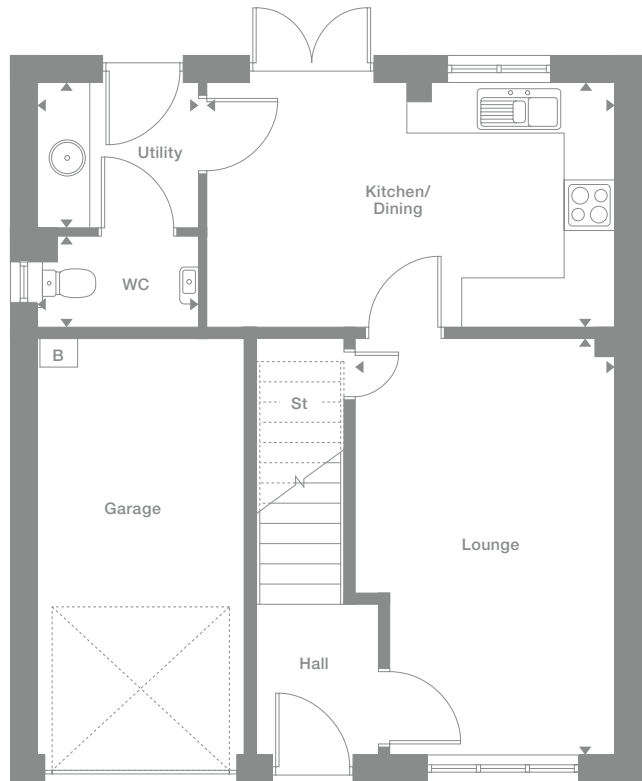
Bathroom
2.078m max x 2.200m max
6'10" x 7'3"

Floor Space

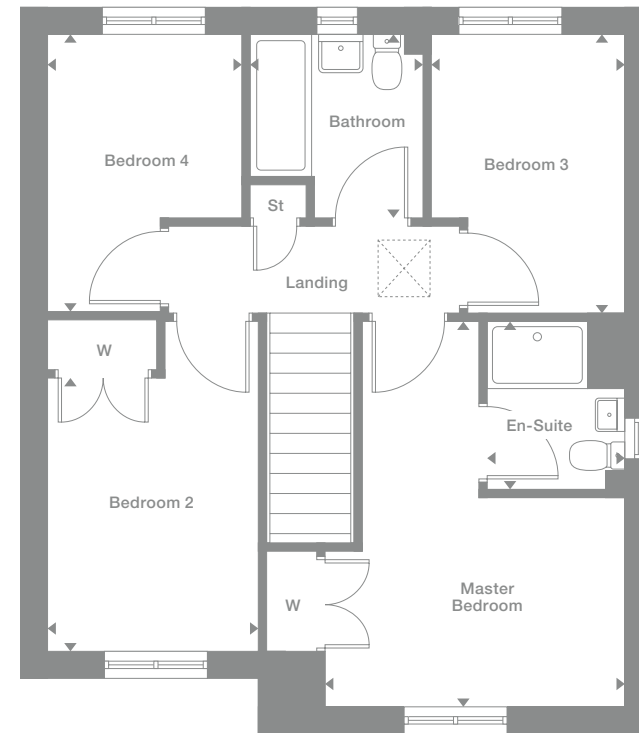
1,036 sq ft



Ground Floor



First Floor



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Blair

Overview

French doors add a focal point to the living and dining room, while the arrangement of the adjoining kitchen keeps cooking and household management separate from the social space without any loss of convenience. The master bedroom has an en-suite shower, and the fourth bedroom could become a useful home office.

Ground Floor

Living/Dining
3.497m x 6.360m
11'6" x 20'10"

Kitchen
2.605m x 3.395m
8'7" x 11'2"

WC
1.980m x 1.100m
6'6" x 3'7"

First Floor

Master Bedroom
3.101m x 4.413m
10'2" x 14'6"

En-Suite
2.221m x 1.255m
7'3" x 4'1"

Bedroom 2
3.015m x 2.736m
9'11" x 9'0"

Bedroom 3
2.604m x 3.258m
8'7" x 10'8"

Bedroom 4
2.450m x 3.033m
8'0" x 9'11"

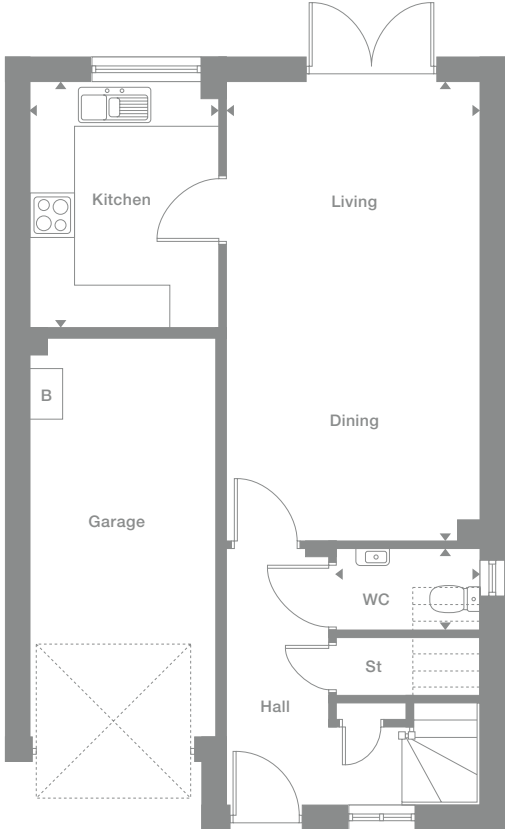
Bathroom
1.885m x 2.167m
6'2" x 7'1"

Floor Space

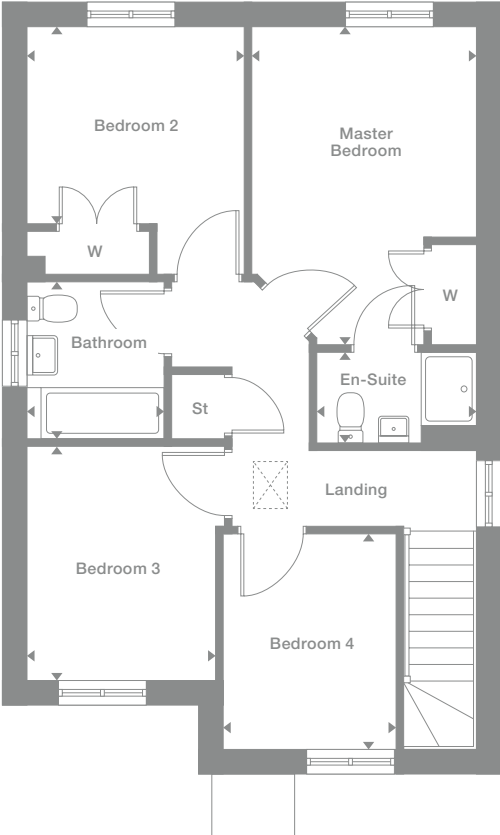
1,117 sq ft



Ground Floor



First Floor



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Wallace

Overview

The impressive ground floor layout, with its walk-through kitchen and a family dining room opening out to the garden, creates an exciting introduction to this comfortable, flexible home. The en-suite master bedroom and the second bedroom both incorporate stylish twin wardrobes.

Ground Floor

Family/Dining
4.155m max x 4.200m max
13'8" x 13'9"

Kitchen
3.055m max x 3.275m max
10'0" x 10'9"

WC
1.910m max x 1.289m max
6'3" x 4'3"

First Floor

Lounge
4.155m x 3.123m
13'8" x 10'3"

Master Bedroom
3.455m x 2.886m
11'4" x 9'6"

En-Suite
1.428m max x 2.705m max
4'8" x 8'10"

Second Floor

Bedroom 2
3.455m x 2.911m
11'4" x 9'7"

Bedroom 3
4.155m x 3.148m
13'8" x 10'4"

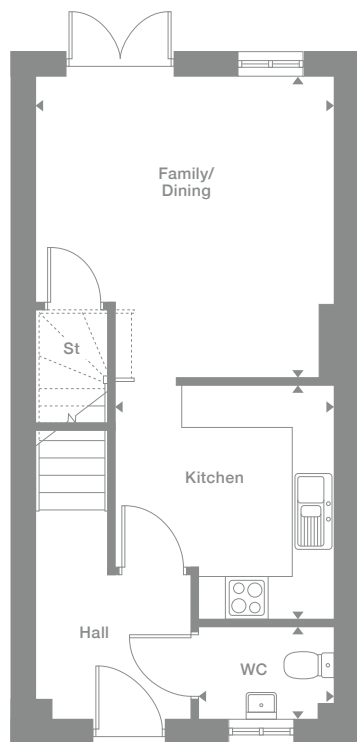
Bathroom
1.530m max x 2.495m max
5'0" x 8'2"

Floor Space

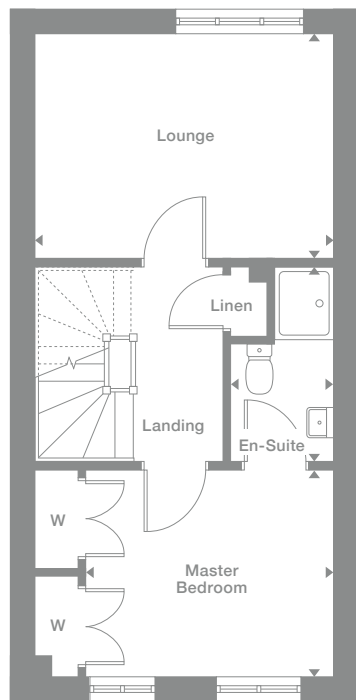
1,203 sq ft



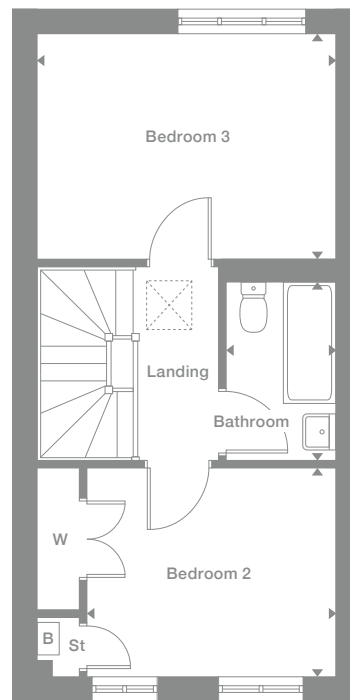
Ground Floor



First Floor



Second Floor



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Please see Sales Adviser for specific details on plots 1, 5, 9, 37, 47, 48, 49, 50, 73, 77 and 81

Please note: Individual dimensions for the Wallace mid and end terrace plots are available from Sales Adviser

Overview

Behind the canopied entrance, the hall opens on to a lounge and a bright, flexible family kitchen and dining room with french doors, while features like the gallery landing and the bathroom's separate shower cubicle demonstrate the attention paid to every detail. Two of the four bedrooms have built-in wardrobes and one has an en-suite shower.

Ground Floor

Lounge

3.469m max X 5.024m max
11'5" x 16'6"

Kitchen

3.023m max X 2.890m max
9'11" x 9'6"

Family/Dining

4.789m x 3.241m max
15'9" x 10'8"

WC

1.706m max X 1.253m max
5'7" x 4'1"

First Floor

Master Bedroom

3.260m x 3.305m max
10'8" x 10'10"

En-Suite

1.210m max X 2.855m max
4'0" x 9'4"

Bedroom 2

2.510m max x 3.232m max
8'3" x 10'7"

Bedroom 3

3.142m x 2.855m
10'4" x 9'4"

Bedroom 4

2.932m max x 2.913m
9'7" x 9'7"

Bathroom

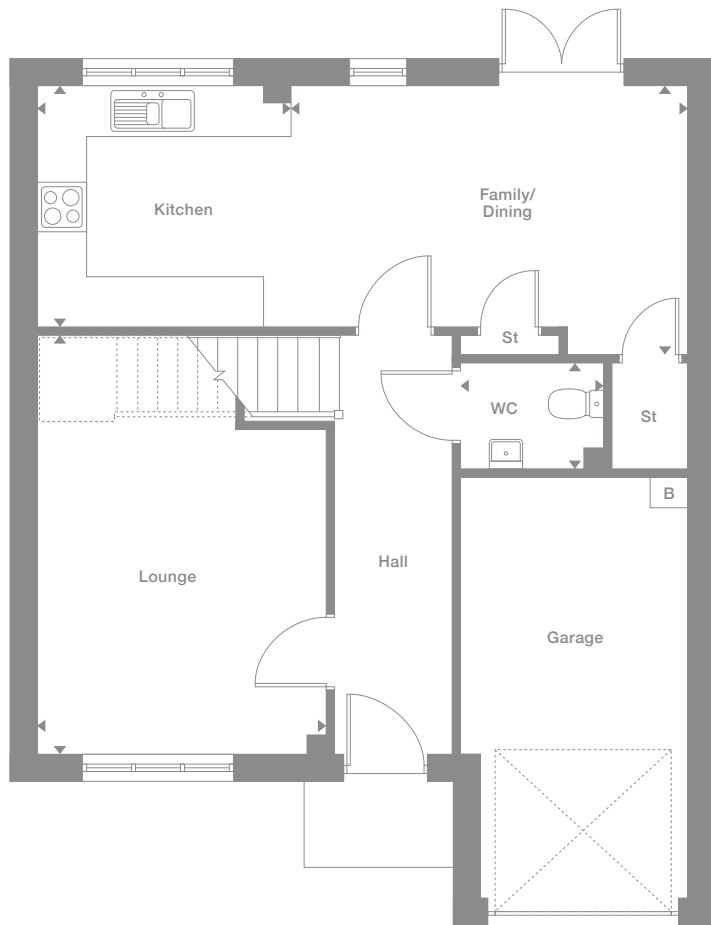
2.990m max x 1.700m max
9'10" x 5'7"

Floor Space

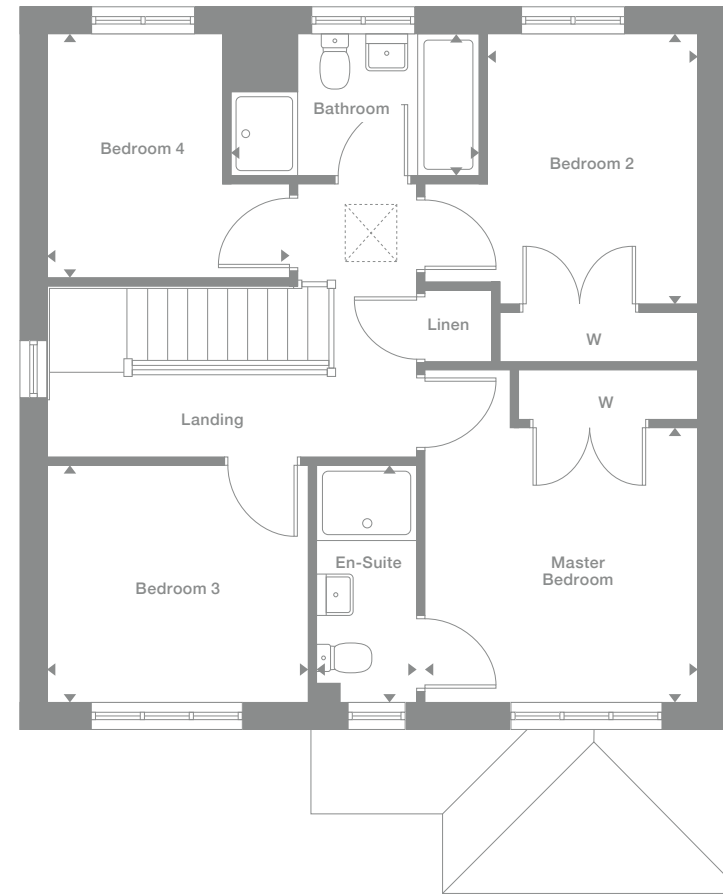
1,246 sq ft



Ground Floor



First Floor



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Glenmuir

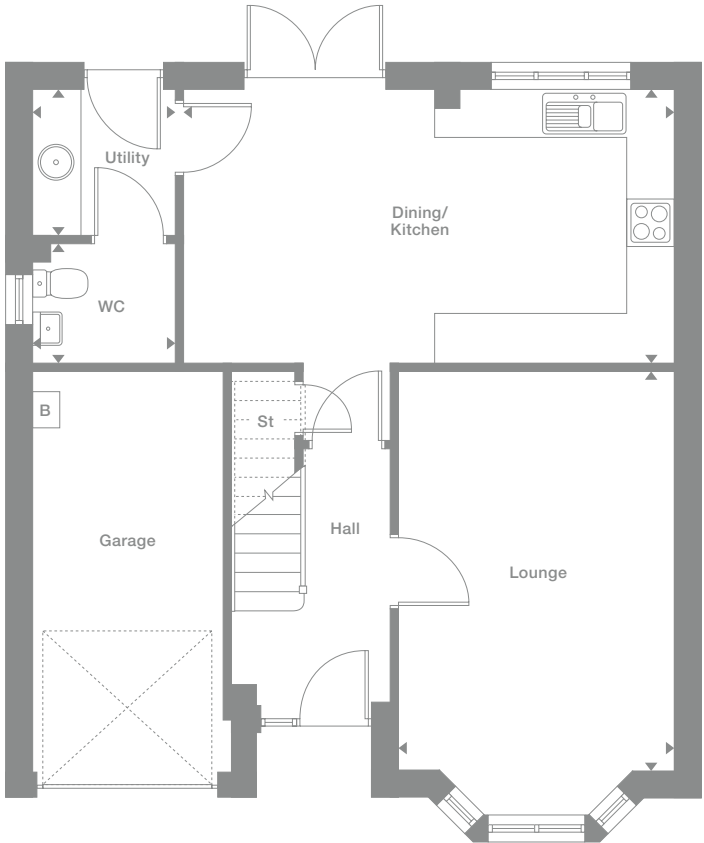
Overview
 The beautifully proportioned bay windowed lounge, as perfect for entertaining as it is for evenings with the family, and the wonderfully practical kitchen and dining room with its french doors and separate utility room, form the heart of this attractive and adaptable home. One of the four bedrooms is en-suite, and two have built-in wardrobes.

Ground Floor	First Floor
Lounge 3.480m x 5.056m max 11'5" x 16'7"	Master Bedroom 3.480m x 4.082m 11'5" x 13'5"
Dining/Kitchen 6.210m max x 3.439m max 20'4" x 11'3"	En-Suite 2.006m max x 1.422m max 6'7" x 4'8"
Utility 1.815m x 1.845m 5'11" x 6'1"	Bedroom 2 2.439m x 4.041m 8'0" x 13'3"
WC 1.815m max x 1.494m max 5'11" x 4'11"	Bedroom 3 2.987m max x 3.736m max 9'10" x 12'3"
	Bedroom 4 2.697m max x 2.977m max 8'10" x 9'9"
	Bathroom 2.242m max x 2.605m max 7'4" x 8'7"

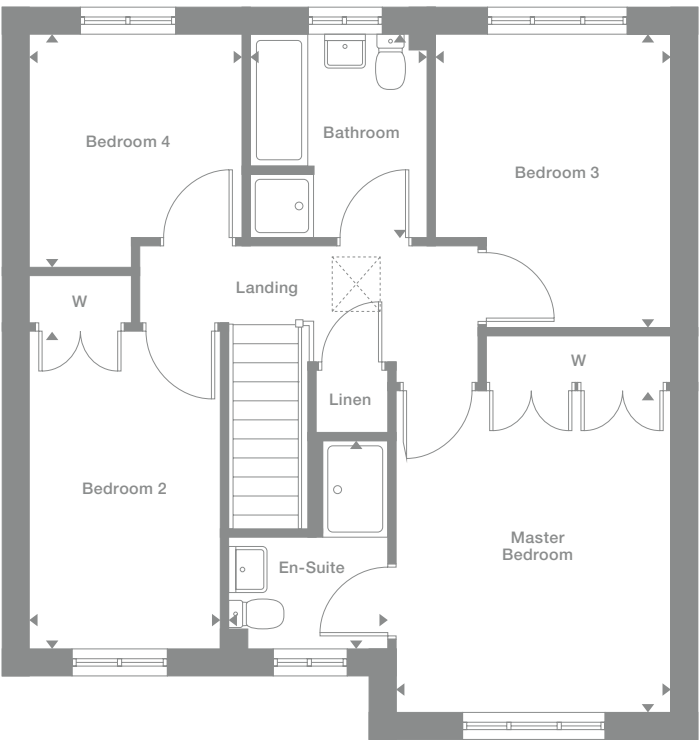
Floor Space
 1,319 sq ft



Ground Floor



First Floor



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Douglas

Overview

A bay window and double doors give the lounge a classic elegance that counterpoints the bright, relaxed family kitchen and dining room. There is a separate utility room and a study, and the four bedrooms include a luxurious L-shaped en-suite master bedroom with a walk-in wardrobe.

Ground Floor

- Lounge**
3.042m max x 4.610m min
10'0" x 15'1"
- Kitchen/Dining/Family**
7.975m max x 3.017m max
26'2" x 9'11"
- WC**
2.659m max x 1.241m max
8'9" x 4'1"
- Utility**
1.649m x 1.714m
5'5" x 5'7"
- Study**
2.659m x 2.337m
8'9" x 7'8"

First Floor

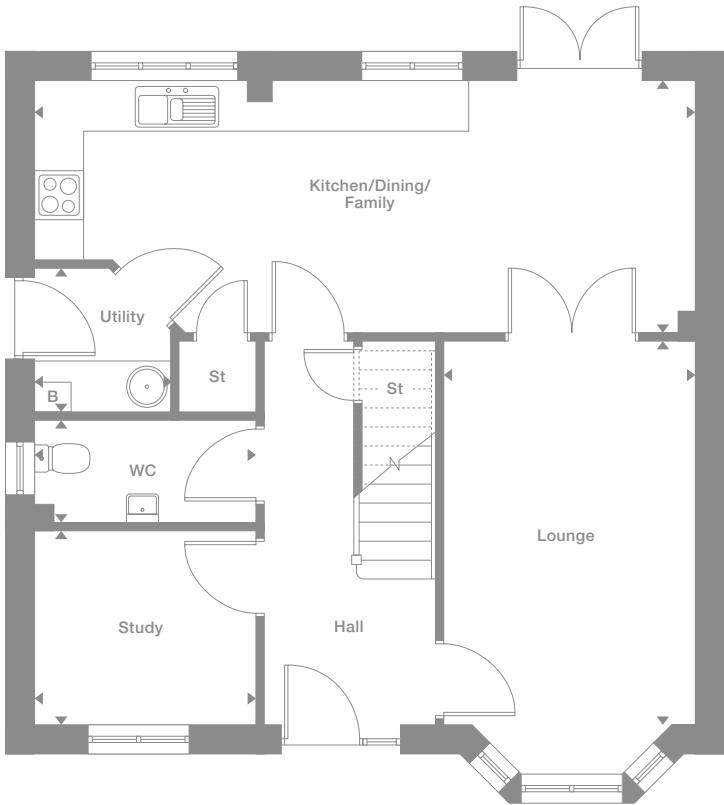
- Master Bedroom**
5.309m max x 2.962m max
17'5" x 9'9"
- En-Suite**
1.523m x 2.200m
5'0" x 7'3"
- Bedroom 2**
2.565m x 3.101m
8'5" x 10'2"
- Bedroom 3**
2.566m max x 3.796m max
8'5" x 12'5"
- Bedroom 4**
2.513m x 2.388m
8'3" x 7'10"
- Bathroom**
2.696m x 1.913m
8'10" x 6'3"

Floor Space

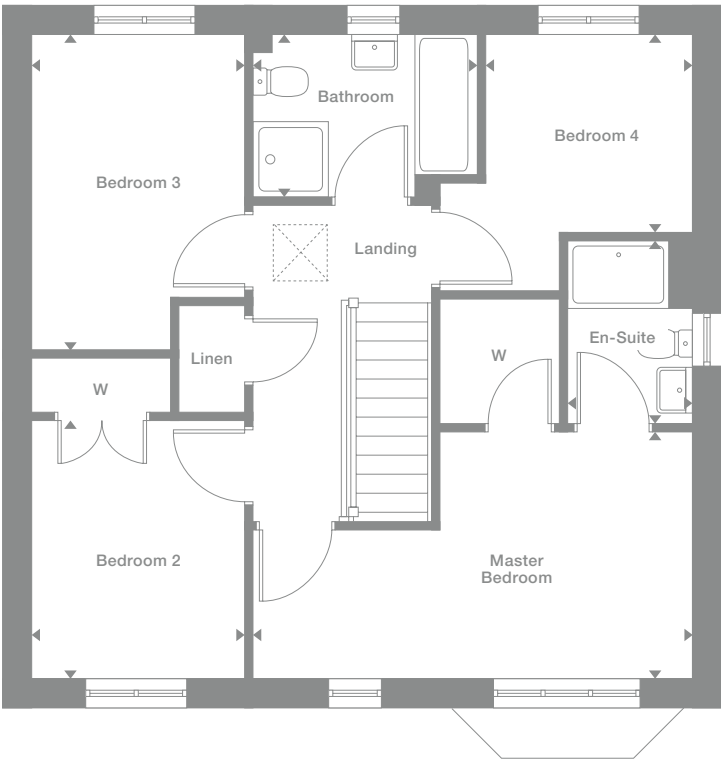
1,342 sq ft



Ground Floor



First Floor



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Please see Sales Adviser for specific details of plots 15, 90, 98 and 149

Mitford

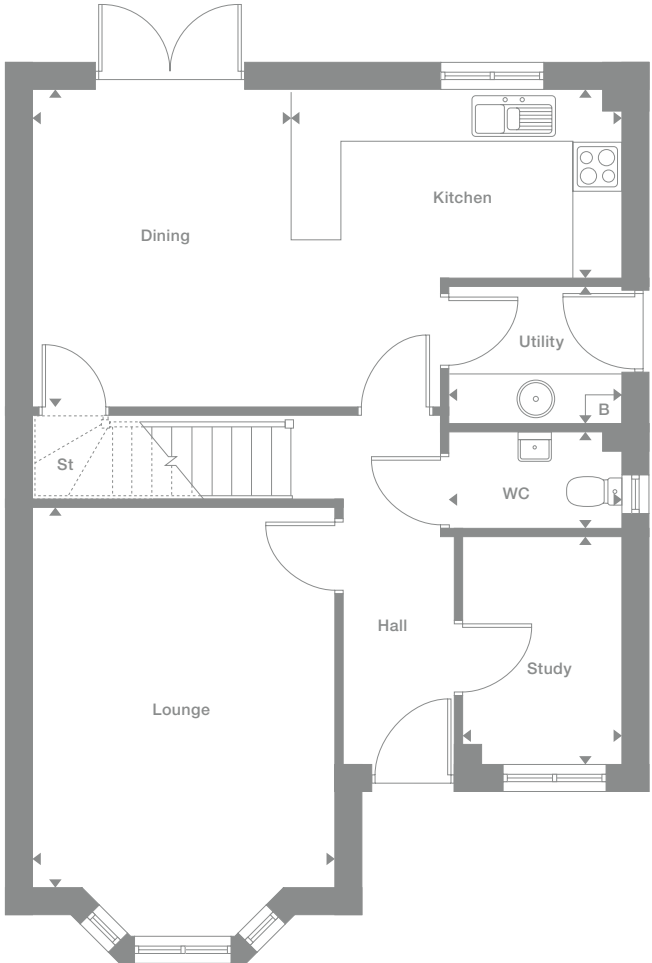
Overview
 With a bay window in the lounge and french doors adding a light, open atmosphere to the kitchen and dining room, this attractive home blends practical amenity with stylish appeal. A separate utility room and a study add flexibility, while one of the four bedrooms includes en-suite facilities and two have built-in wardrobes.

Ground Floor	First Floor
Lounge 3.691m x 4.596m max 12'1" x 15'1"	Master Bedroom 3.691m x 3.905m max 12'1" x 12'10"
Kitchen 3.930m x 2.260m 12'11" x 7'5"	En-Suite 1.800m max x 1.975m max 5'11" x 6'6"
Dining 3.256m x 3.824m 10'8" x 12'7"	Bedroom 2 3.109m x 2.763m 10'2" x 9'1"
Study 1.950m max x 2.750m max 6'5" x 9'0"	Bedroom 3 3.277m x 2.763m 10'9" x 9'1"
Utility 2.107m x 1.655m 6'11" x 5'5"	Bedroom 4 2.610m max x 3.138m max 8'7" x 10'4"
WC 2.107m max x 1.183m max 6'11" x 3'11"	Bathroom 2.610m max x 2.070m max 8'7" x 6'9"

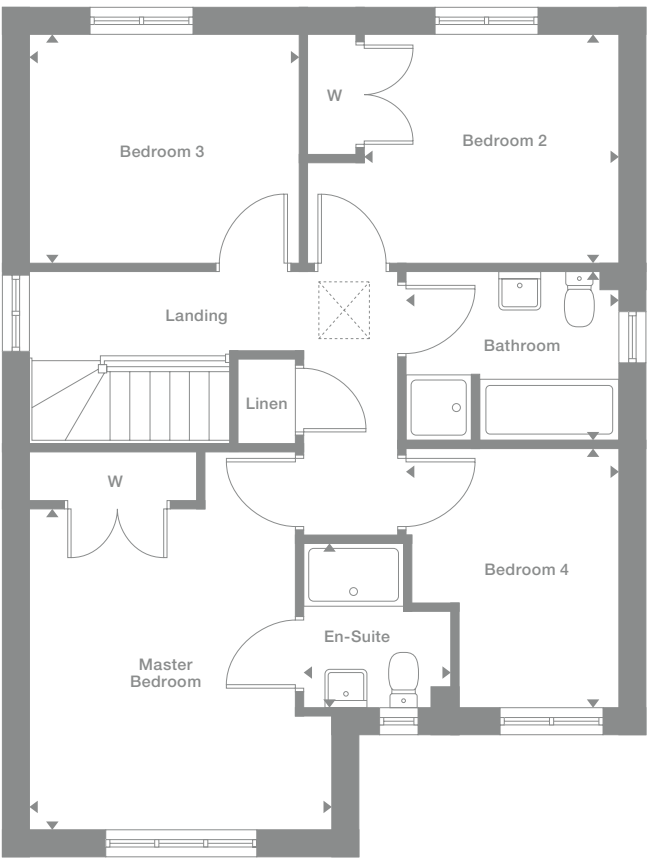
Floor Space
 1,395 sq ft



Ground Floor



First Floor



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Please see Sales Adviser for specific details on plots 16, 23 and 26

Dale

Overview

Behind the attractive bay window and canopied entrance, this comfortable, exciting home features a lounge with an adjoining family dining space that extends into a practical, expertly planned kitchen, and french doors keep the whole space light and fresh. Upstairs, a cleverly shared shower room means three of the four bedrooms have en-suite facilities.

Ground Floor

- Lounge**
3.299m max x 4.810m
10'10" x 15'9"
- Kitchen**
3.442m max x 3.254m max
11'4" x 10'8"
- Breakfast/Family**
4.761m max x 4.290m max
15'7" x 14'1"
- WC**
1.782m x 1.289m max
5'10" x 4'3"

First Floor

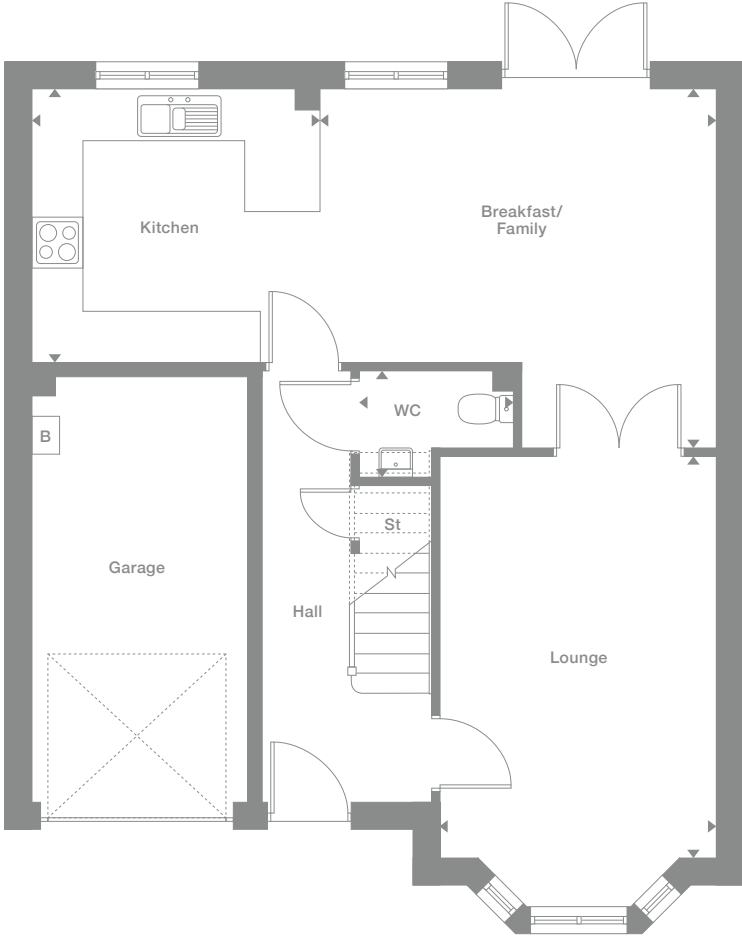
- Master Bedroom**
3.299m max x 4.153m max
10'10" x 13'7"
- En-Suite 1**
2.108m max x 1.695m max
6'11" x 5'7"
- Bedroom 2**
3.399m x 3.076m
11'2" x 10'1"
- En-Suite 2**
1.713m max x 1.858m max
5'7" x 6'1"
- Bedroom 3**
3.283m x 3.176m
10'9" x 10'5"
- Bedroom 4**
2.523m x 3.424m
8'3" x 11'3"
- Bathroom**
2.197m max x 2.287m max
7'3" x 7'6"

Floor Space

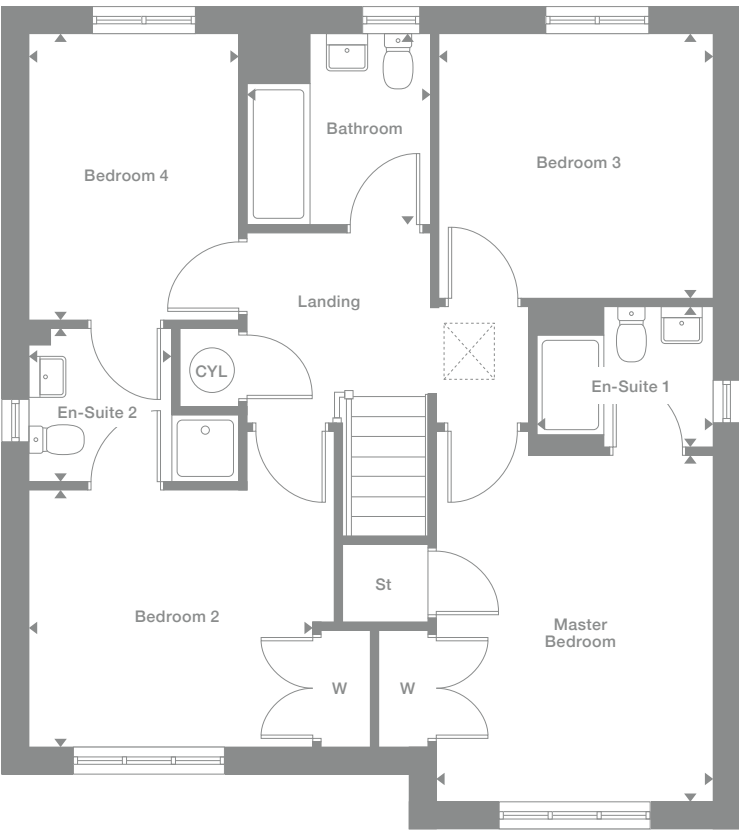
1,419 sq ft



Ground Floor



First Floor



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Overview

Complementing an elegant, bay-windowed lounge with french doors, the kitchen and dining room forms a natural hub for family life. There is a separate utility room, and the shared en-suite means three bedrooms have en-suite facilities and two include built-in wardrobes.

Ground Floor

- Lounge**
3.656m x 4.372m max
12'0" x 14'4"
- Kitchen**
3.761m max x 4.143m max
12'4" x 13'7"
- Family/Dining**
5.140m x 3.444m
16'10" x 11'4"
- Utility**
1.634m max x 1.961m max
5'4" x 6'5"
- WC**
1.805m x 1.263m
5'11" x 4'2"

First Floor

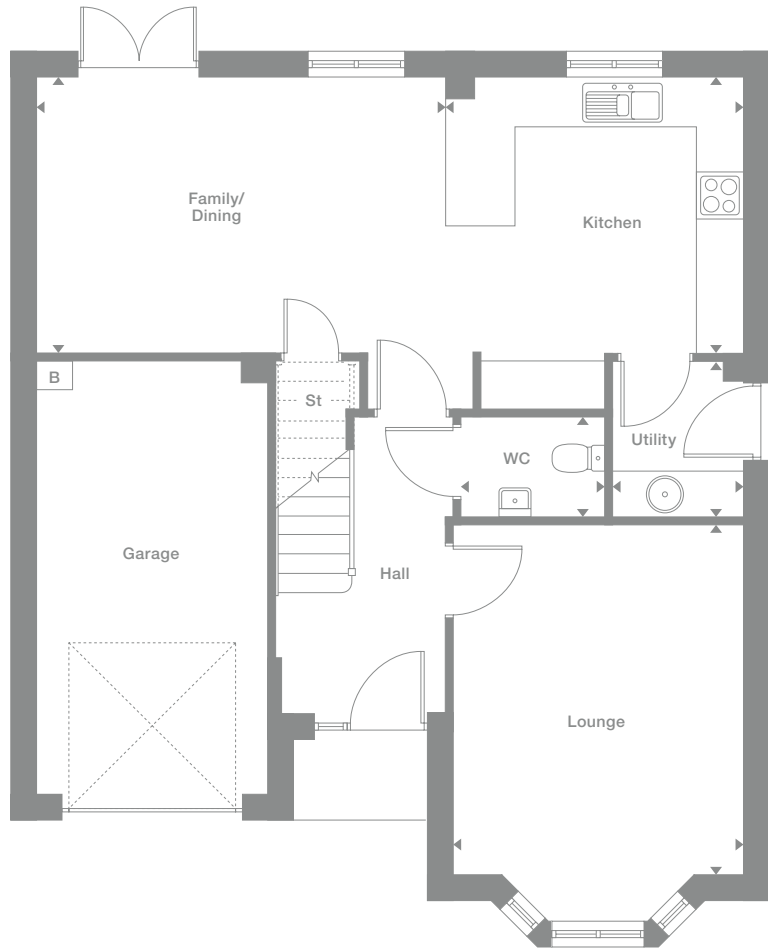
- Master Bedroom**
3.656m x 4.155m
12'10" x 13'8"
- En-Suite 1**
1.642m max x 2.196m max
5'5" x 7'2"
- Bedroom 2**
3.749m max x 3.450m
12'4" x 11'4"
- Bedroom 3**
2.935m max x 3.381m max
9'8" x 11'1"
- Bedroom 4**
2.237m x 3.488m max
7'4" x 11'5"
- En-Suite 2**
2.935m max x 1.503m max
9'8" x 4'11"
- Bathroom**
2.715m max x 1.974m max
8'11" x 6'6"

Floor Space

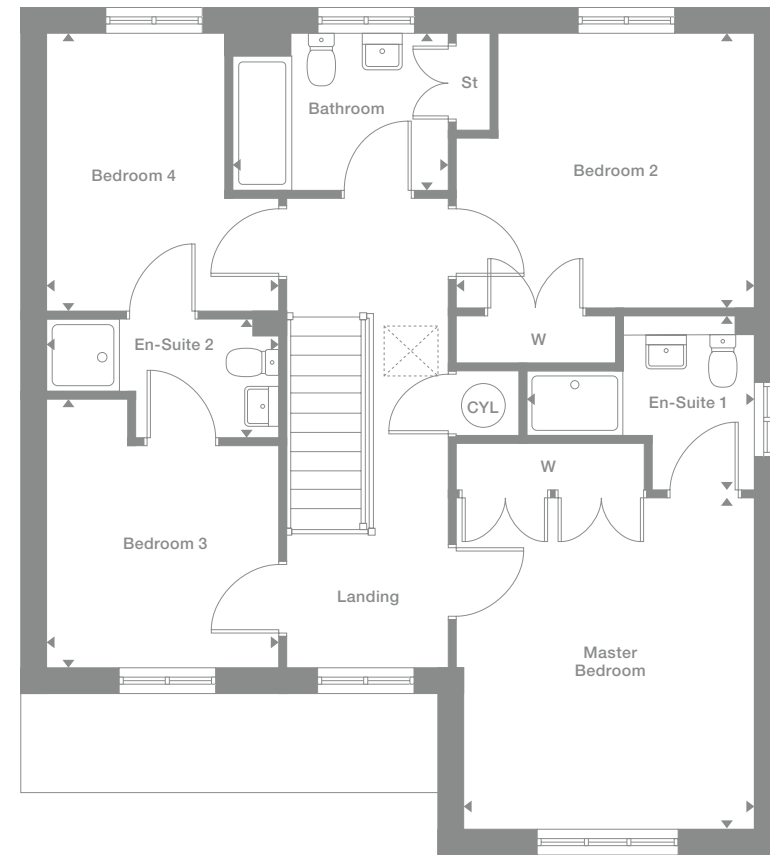
1,552 sq ft



Ground Floor



First Floor



B = Boiler

Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notices' section at the back of this brochure for more information.

Please note: Plots may be a mirror image of plans shown above

Kennaway

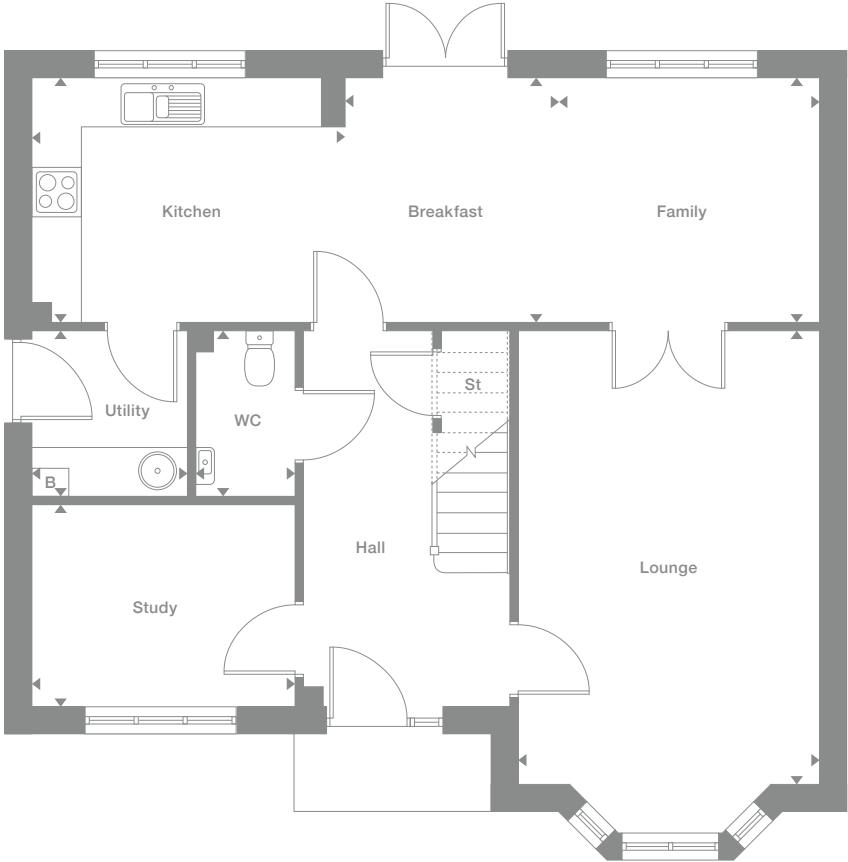
Overview
This flexible family home includes a formal bay-windowed lounge linked by double doors to a light, airy kitchen, dining and family room with french doors and a separate utility room. With a separate study and four bedrooms, two of them with en-suite showers, there is always ample space for peace and privacy.

Ground Floor	First Floor
Lounge 3.611m x 5.428m max 11'10" x 17'10"	Master Bedroom 3.611m x 4.459m max 11'10" x 14'8"
Kitchen 3.766m max x 2.928m max 12'4" x 9'7"	En-Suite 1 1.966m max x 1.732m max 6'5" x 5'8"
Breakfast 2.553m x 2.928m 8'5" x 9'7"	Bedroom 2 2.989m x 2.996m 9'10" x 9'10"
Family 3.142m x 2.928m 10'4" x 9'7"	En-Suite 2 2.554m max x 1.010m max 8'5" x 3'4"
Utility 1.859m x 1.978m 6'1" x 6'6"	Bedroom 3 3.408m max x 3.344m max 11'2" x 11'0"
Study 3.151m x 2.420m 10'4" x 7'11"	Bedroom 4 3.270m max x 3.225m max 10'9" x 10'7"
WC 1.193m max x 1.978m max 3'11" x 6'6"	Bathroom 2.583m max x 1.815m max 8'6" x 5'11"

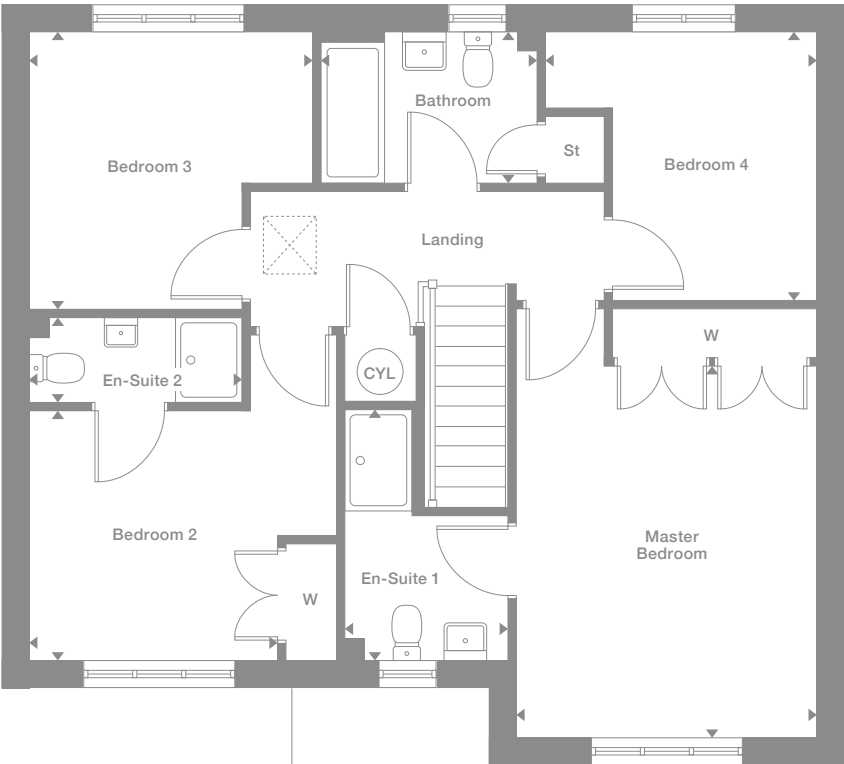
Floor Space
1,622 sq ft



Ground Floor



First Floor



B = Boiler

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Please note: Plots may be a mirror image of plans shown above

Please see Sales Adviser for specific details on plot 35

Buttermere

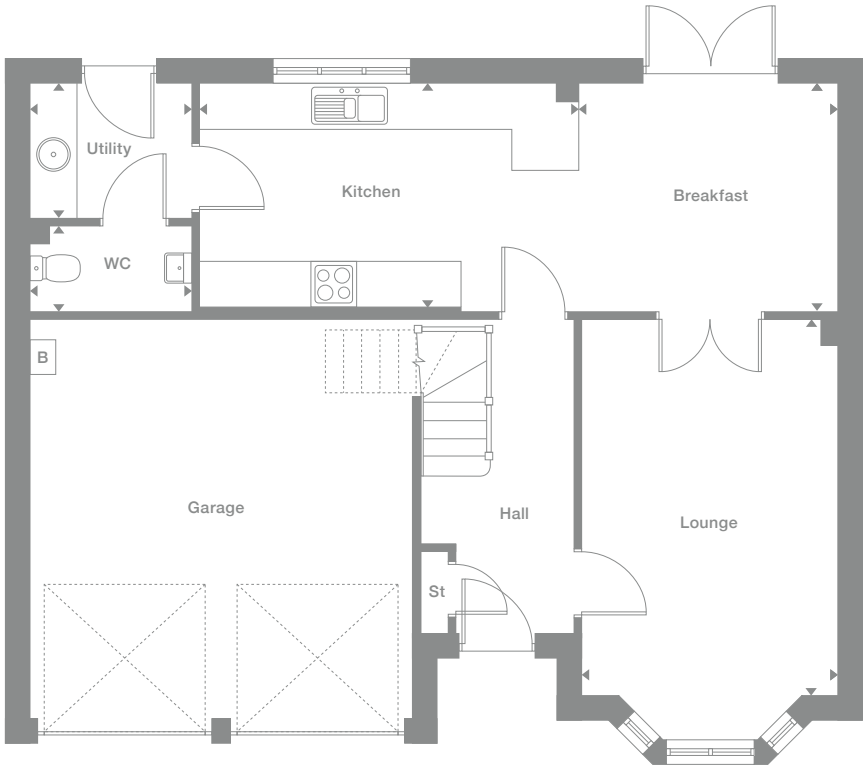
Overview
 Double doors open to combine the lounge, dining room and kitchen into a single space from bay window to french doors, useful for social gatherings. With five bedrooms, three of which have en-suite showers and built-in wardrobes, this is a home capable of accommodating the largest family in comfort and privacy.

- Ground Floor**
- Lounge**
3.381m max x 4.960m max
11'1" x 16'3"
- Kitchen**
5.033m max x 2.948m max
16'6" x 9'8"
- Breakfast**
3.412m max x 2.999m
11'2" x 9'10"
- Utility**
2.125m x 1.780m
7'0" x 5'10"
- WC**
2.125m max x 1.119m max
7'0" x 3'8"
- First Floor**
- Master Bedroom**
3.381m max x 3.544m max
11'1" x 11'8"
- En-Suite 1**
2.326m x 1.210m max
7'8" x 4'0"
- Dressing**
1.646m max x 2.013m max
5'5" x 6'7"
- Bedroom 2**
2.537m x 5.173m max
8'4" x 17'0"
- En-Suite 2**
1.845m x 1.995m
6'1" x 6'7"
- Bedroom 3**
2.620m x 3.128m max
8'7" x 10'3"
- Bedroom 4**
2.806m max x 3.037m max
9'2" x 10'0"
- Bedroom 5**
3.105m x 1.995m
10'2" x 6'7"
- Bathroom**
2.039m max x 1.995m max
6'8" x 6'7"

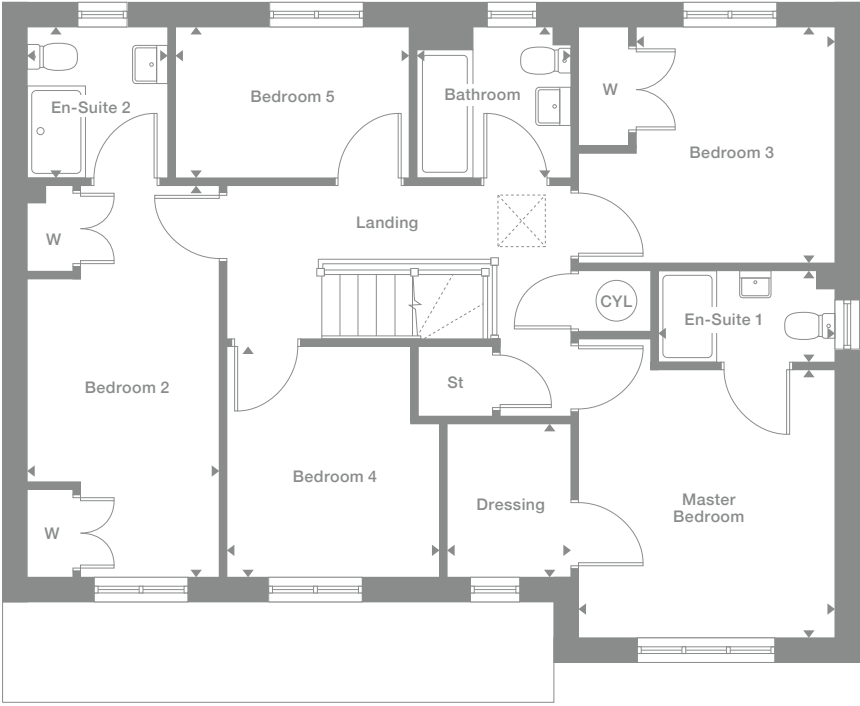
Floor Space
1,501 sq ft



Ground Floor



First Floor



B = Boiler

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*Plots are a mirror image of plans shown above

Specification

	Darwin	Munro	Scott	Blair	Wallace	Shaw	Glenmuir	Douglas	Mitford	Dale	Yeats	Kennaway	Buttermere
Kitchens													
Contemporary style fitted kitchen with choice of mix-n-match frontals	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Hard-wearing and stylish laminate worktop with upstand to walls	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel one and a half bowl sink with mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single bowl sink with mixer tap to utility	-	-	✓	-	-	-	✓	✓	✓	-	✓	✓	✓
Stainless steel extractor hood and splashback to hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 4-burner gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single fan oven	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Housing for integrated fridge/freezer (appliance not included)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for washing machine (appliance not included)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for dishwasher (appliance not included)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3 Spot LED track light to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bathrooms*													
Contemporary style white sanitaryware to bathroom, en-suite and WC	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat to bathroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Concealed wall mounted bath control valve with filler waste and overflow arrangement	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray and glass enclosure with chrome style detailing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
LED downlights to ceiling (bathroom, en-suite and WC)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half height ceramic tiling to walls incorporating sanitaryware appliances (bathroom and en-suite)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
0.9m x 1.2m ceramic tiled panel to sink (WC)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower enclosure area	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electrical													
White sockets and switches	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to lounge and master bedroom with coaxial cable to loft area for connection of client's own equipment	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT socket (housetypes vary - see drawings for locations)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PIR operated porch light (front door)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doorbell and chime	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains wired smoke detectors with battery back-up	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Sealed battery operated carbon dioxide detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
USB charging point to kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

- ✓ Standard
- Optional Extra
- Not Available

All customer choices and optional extras can only be included at an early stage of building construction please check with the Sales Adviser for specific details. These sales particulars do not constitute a contract, form part of a contract or a warranty. Please refer to the 'Important Notice' section at the back of this brochure for more information. Photography represents typical Miller Homes' fittings and options.

*WC features separate specification. Please speak to Sales Adviser for details

Miller Homes offers a wide range of optional extras to allow you to personalise your new home. Options available depend on build stage, please ask the development Sales Adviser for more information.

Specification

	Darwin	Munro	Scott	Blair	Wallace	Shaw	Glenmuir	Douglas	Mitford	Dale	Yeats	Kennaway	Buttermere
Heating													
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Programmable control of heating zones	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Exterior													
Double glazed PVCu windows and french doors (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PVCu fascia, soffits and gutters (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Multi-point door locking system to front and rear doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Up-and-over steel garage door (as per house type drawings)	-	-	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓
House numbers ready fitted	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Decorative													
White staircase with oak handrail and newel cap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Moulded skirtings and architraves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White contemporary style internal doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wardrobe to master bedroom with hanging rail and shelf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wardrobe to bedroom 2 with hanging rail and shelf	○	○	✓	✓	○	✓	✓	✓	✓	✓	✓	✓	✓
Wardrobe to bedroom 3 with hanging rail and shelf	○	○	○	○	○	○	○	○	○	○	○	○	✓
All ceilings smooth finished and painted in white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
All internal walls painted in white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
All woodwork painted white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Landscaping													
Turf to front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Rear garden rotovated and topsoiled	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fencing to plot boundary as per boundary treatment layout (please ask Sales Adviser for details)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

- ✓ Standard
- Optional Extra
- Not Available

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Miller Homes offers a wide range of optional extras to allow you to personalise your new home. Options available depend on build stage, please ask the development Sales Adviser for more information.

The Miller Difference

“Buying a property is one of the most important decisions in life and I am delighted that Miller Homes made it an easy one for me.”

Chris Mackenzie
Miller Home Owner

“We are so impressed with the exceptional customer service and quality of our home that we’ve recommended Miller Homes to a friend.”

Helen Moscrop
Miller Home Owner

The Miller Difference

We’re enormously proud of the homes we’ve been building for the last 80 years, and throughout that time we’ve been listening to our customers and learning from them. From insisting on the best workmanship and the highest quality materials right through to recognising our responsibilities to the environment.

During this time we’ve seen many generations of families enjoy our homes and developments, and we’ve seen the happy, thriving communities they’ve become.

Trust

For us, the most important people are the customers who choose our homes in which to build their future. Their satisfaction and confidence in us, from our very first meeting onwards, is a key measure of our success.

We’re proud of the independent surveys that consistently show our high levels of customer satisfaction. That’s the real barometer of our quality and our service.

Helping where we can

We invest everything into your customer journey – it’s designed not just to please you, but to exceed your expectations.

When you become a Miller customer, we’ll listen to you right from the start. From the day you first look around a showhome until long after you’ve moved in, we’re here to offer help and support. We’ve been doing this a long time so we have a vast amount of experience to draw on.

We don’t want you to just be satisfied, we want you to be proud of your new home and delighted by the whole experience. We want you to recommend us, too.

Pushing up standards

We frequently win awards for the quality of our homes. For their generous specification, skilful construction, beautiful locations, and for the teams that build them. We are acknowledged experts in the field. You can see the quality of our product and you will notice the quality of our service as we guide you through the many different ways of buying your home. It’s a customer journey that has taken 80 years to perfect.

We know the importance of workmanship and job satisfaction. We look after our teams, we train and employ the best people and we reward safe and careful practice.

Keeping you involved

First you’ll meet your sales adviser who will give you any help you need in choosing and buying your home. Then your site manager, who will supervise the build of your home and answer your questions along the way.

We’ll invite you to a pre-plaster meeting with your site manager during the construction of your new home, where you’ll get to see, first hand, the attention to detail, care and craftsmanship involved.

Wherever practical, we ask you to choose your own kitchen and bathroom including your own tiles, worktops, appliances and other options. Your home becomes personal to you long before we’ve finished building it.

A Better Place

We don’t just create more homes, we enhance locations with our developments. Places where people will make friends, enjoy family life and take pride in their neighbourhoods and surroundings. We even provide a unique www.mymillerhome.com website to keep you up to date on the build progress of your home and to help you get to know the area, your neighbours and live more sustainably once you’ve moved in.

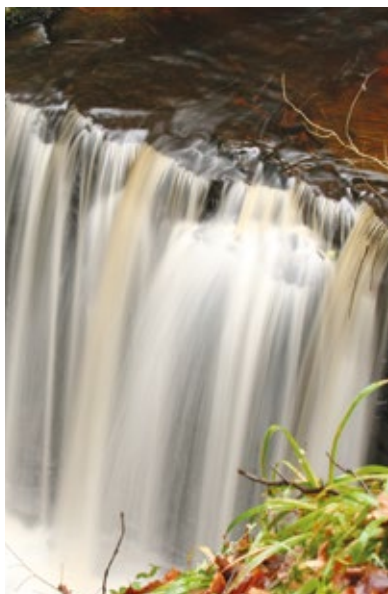
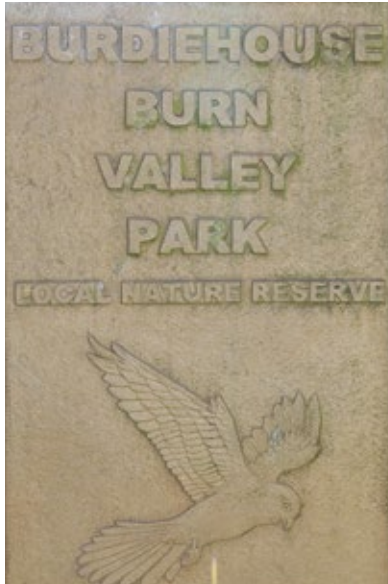
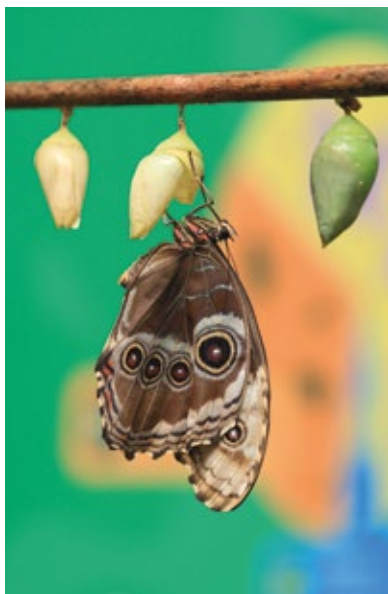
For your future

For us, success is building exceptional homes, in sustainable communities. And that’s how we’ve built a business that goes from strength to strength.



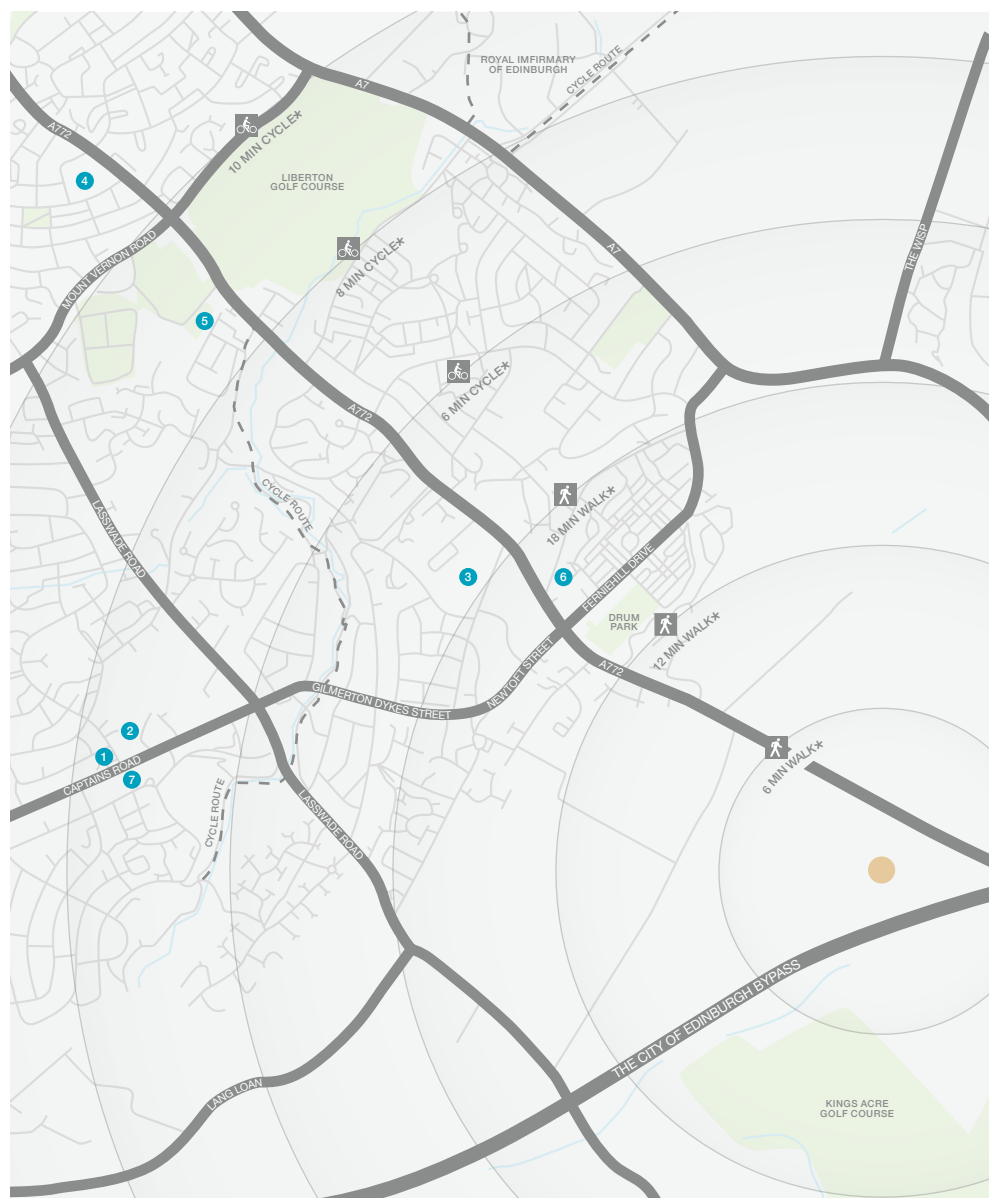
The recently refurbished Gracemount Leisure Centre with its 25m pool, fully equipped gym, fitness studios and sports pitches is around ten minutes walk away. There are four golf courses within three miles, King's Acre and Liberton being the nearest, and other local amenities include Valley Park Community Centre, where there are regular sessions covering craft activities, mother and baby groups, dance and gardening.

There is a local shopping area at Drum Street, half a mile away, with Iceland and Lidl supermarkets and a large convenience store, and another close to Gracemount Leisure Centre with a chemist, a post office and branches of Scotmid Co-op and Tesco Express. The major retail park at Straiton, with its Sainsbury superstore, Argos and other national chains, can be reached via a pleasant half-hour walking route. As well as regular kerbside recycling collections for glass, food and packaging, there is a Community Recycling Centre for larger items on Old Dalkeith Road, around two miles away.



When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite walks, and the shops you like best. As a starting point this map shows some of the most useful features and services within a short stroll or bike ride.

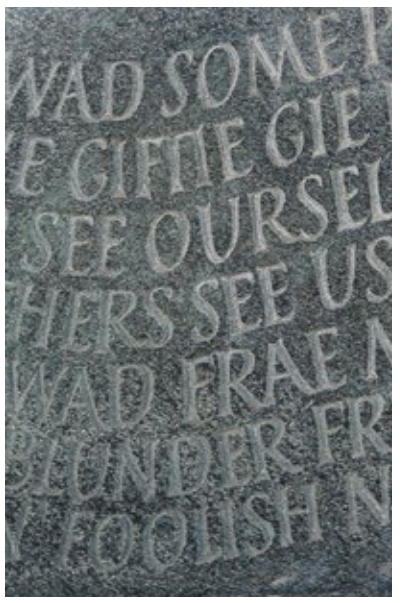
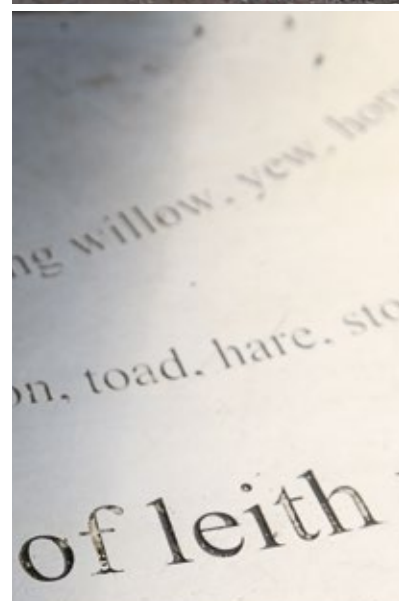
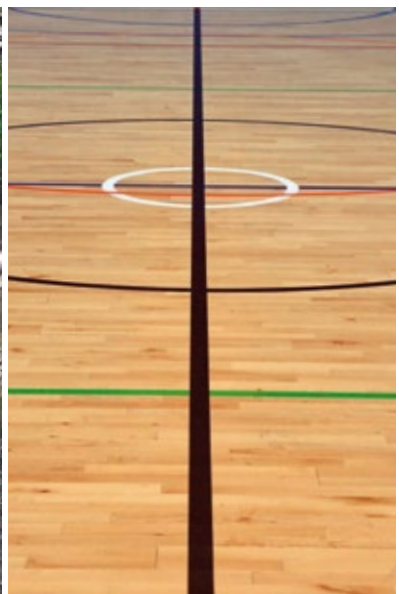
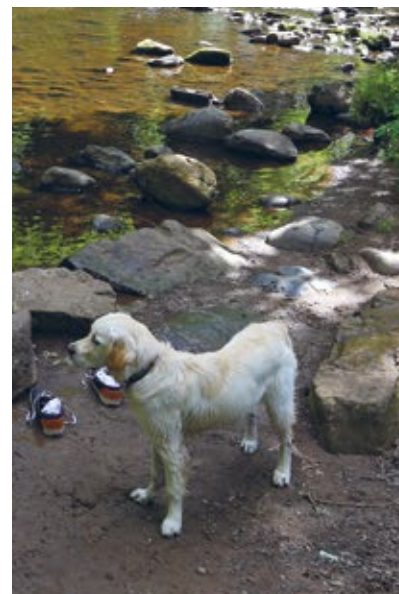
The development is in the catchment areas for Gilmerton Primary School, a few minutes walk away, and St John Vianney RC Primary School. Pupils normally move on to Liberton High or Holy Road RC High School. There are several health centres near the development, the nearest one being the Ferniehill Surgery near the shops at Drum Street, and a dental practice in Captain's Road near Gracemount Leisure Centre. The ERI at Little France, less than two miles away, has a round-the-clock A&E department.



- 1 Gordons Chemists
1 Gracemount Drive
0131 664 2249
 - 2 Gracemount Leisure Centre,
22 Gracemount Drive
0131 658 1940
 - 3 Gilmerton Primary School,
Moredundykes Road
0131 664 3614
 - 4 St John Vianney RC Primary School,
17 Ivanhoe Crescent
0131 664 1742
 - 5 Liberton High School
328 Gilmerton Road
0131 664 7514
 - 6 Ferniehill Surgery
8 Ferniehill Road
0131 664 2166
 - 7 Dowie, Harper and Shanks
Dental Practice,
55 Captain's Road
0131 664 2184
- Holy Road High School,
55 Duddingston Road West,
0131 661 5871
- Midlothian Snowsports Centre,
Biggar Road Hillend
0131 445 4433
- Edinburgh Butterfly and Insect World,
Dobbies Garden Centre,
Melville Nursery
0131 663 4932

* Times stated are averages based on approximate distances and would be dependent on the route taken.

Based on:
 0.5km = 5 to 7 mins walk
 1.0km = 10 to 14 mins walk
 1.5km = 15 to 21 mins walk
 2.0km = 5 to 8 mins cycle
 2.5km = 6 to 10 mins cycle
 3.0km = 7 to 12 mins cycle



How to find us

Please see website:
www.millerhomes.co.uk
for opening times
0800 840 8411

From the City of Edinburgh Bypass
Leave the Bypass at Gilmerton junction, following signs for the City Centre. Take the first left on to Gilmerton Station Road. South Gilmerton Brae is on your right

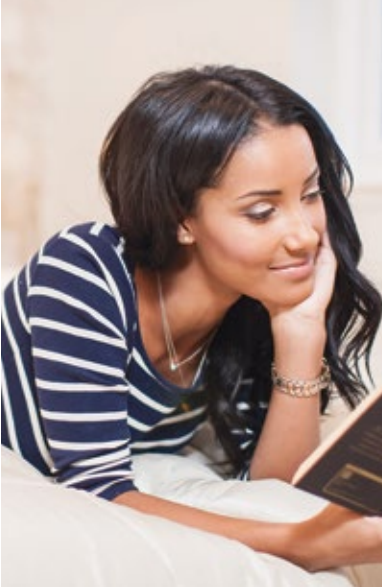
From the City Centre
Leave Edinburgh via Clerk Street and Newington Road, and at the Cameron Toll junction go straight on, signposted for Penicuik. After 250 yards, bear left to join the A722 for Galashiels. Carry on for two miles and then turn left on to Gilmerton Station Road. South Gilmerton Brae is on your right.

Sat Nav: EH17 8QR



The homes we build are the foundations of sustainable communities that will flourish for generations to come. We work in harmony with the natural environment, protecting and preserving it wherever we can. With our customers, colleagues and partners, we strive to promote better practices and ways of living. We're playing our part in making the world A Better Place.

a better place®



Important Notice:
Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Sales Adviser and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and showhomes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Sales Adviser and confirmed with solicitors.

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

the place to be®

Why Miller?

We've been building homes since 1934, that's three generations of experience. We've learned a lot about people and that's made a big difference to what we do and how we do it.

We're enormously proud of the homes we build, combining traditional craftsmanship with new ideas like low carbon technologies. The big difference is that we don't stop caring once we've finished the building, or when we've sold the house, or even once you've moved in. We're there when you need us, until you're settled, satisfied and inviting your friends round.

This brochure is printed on GalerArt and contains material sourced from responsibly managed forests. It's certified by the Forest Stewardship Council, an organisation dedicated to promoting responsible forest management and manufacture of wood products, like paper. It's a small thing, we know, but enough small things make a big difference. Please recycle this brochure and help make that difference.

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