

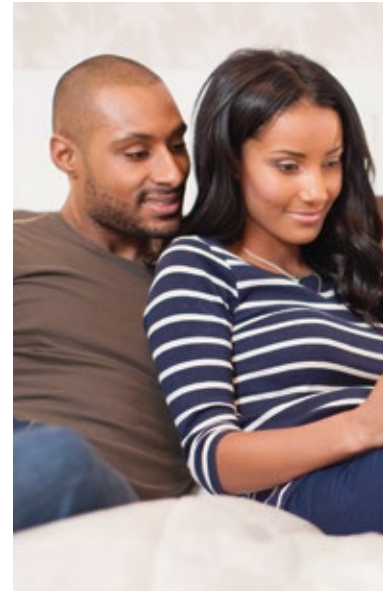


**Lady Victoria Grange  
Newtongrange**

**millerhomes**

*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

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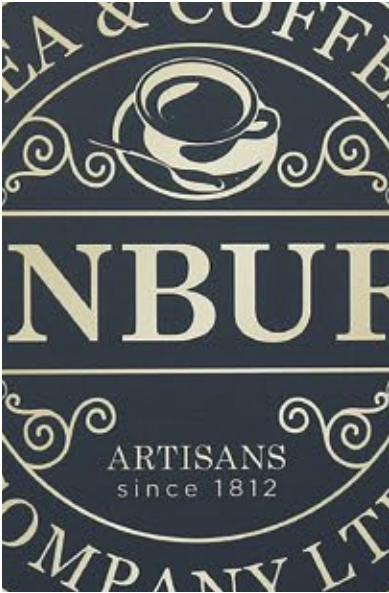
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Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that 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 Lady Victoria Grange.

Lady Victoria Grange is just half a mile from the A7 and half an hour's drive from the centre of Edinburgh. Trains from Newtongrange station, on the new Borders line, run twice an hour to Edinburgh Waverley and to Tweedbank in the south. Journey time into the capital is just over half an hour. Newtongrange is served by Lothian Buses route 29 and the express X29 into Edinburgh, and by route 39 which runs between Gorebridge and Dalkeith.

The development is around fifteen minutes walk from Dalhousie Castle hotel and spa, while the choice of bars in and around Newtongrange includes the picturesque Sun Inn and the Dean Tavern, founded in the nineteenth century on the 'Gothenburg' principle of community ownership, with profits used to benefit local activities. Today, it is the only Gothenburg pub in Scotland still operating on these original principles.





Bounded by a belt of mature trees and the River South Esk, with the old farm buildings sensitively renovated to form a striking centrepiece, this delightfully landscaped selection of energy efficient three, four and five bedroom homes adds a prestigious new neighbourhood to Newtongrange. Half a mile from the A7 and the railway station, and nine miles from the centre of Edinburgh, this is the ideal blend of natural, peaceful surroundings and outstanding convenience.

Welcome to Lady Victoria Grange...

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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 with its feature french doors. The Douglas also benefits from a separate laundry room and a study. The luxurious L-Shaped master bedroom features an en-suite and walk-in wardrobe.

### Ground Floor

- Lounge  
3.042m x 5.203m  
10'0" x 17'1"
- Family/Dining  
3.077m x 3.017m  
10'1" x 9'11"
- Kitchen  
4.898m x 3.017m  
16'1" x 9'11"
- WC  
2.659m x 1.241m  
8'9" x 4'1"
- Laundry  
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 x 2.962m  
17'5" x 9'9"
- En-Suite  
1.523m x 2.200m  
5'0" x 7'3"
- Bedroom 2  
2.565m x 3.854m  
8'5" x 12'8"
- Bedroom 3  
2.566m x 3.796m  
8'5" x 12'5"
- Bedroom 4  
2.388m x 2.513m  
7'10" x 8'3"
- Bathroom  
2.696m x 1.913m  
8'10" x 6'3"

### Floor Space

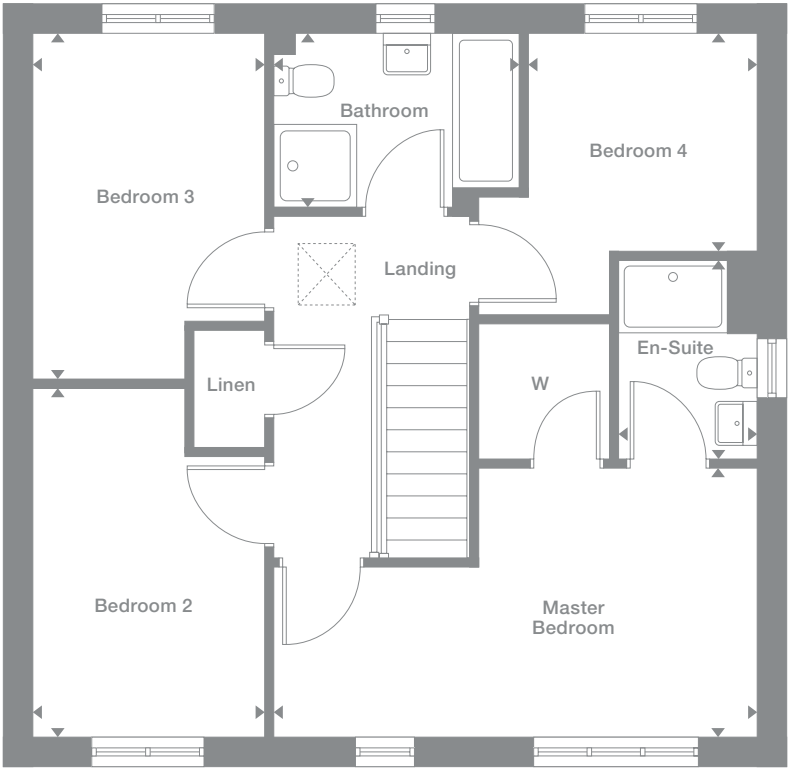
1,342 sq ft



Ground Floor



First Floor



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\* Plots are a mirror image of plans shown above

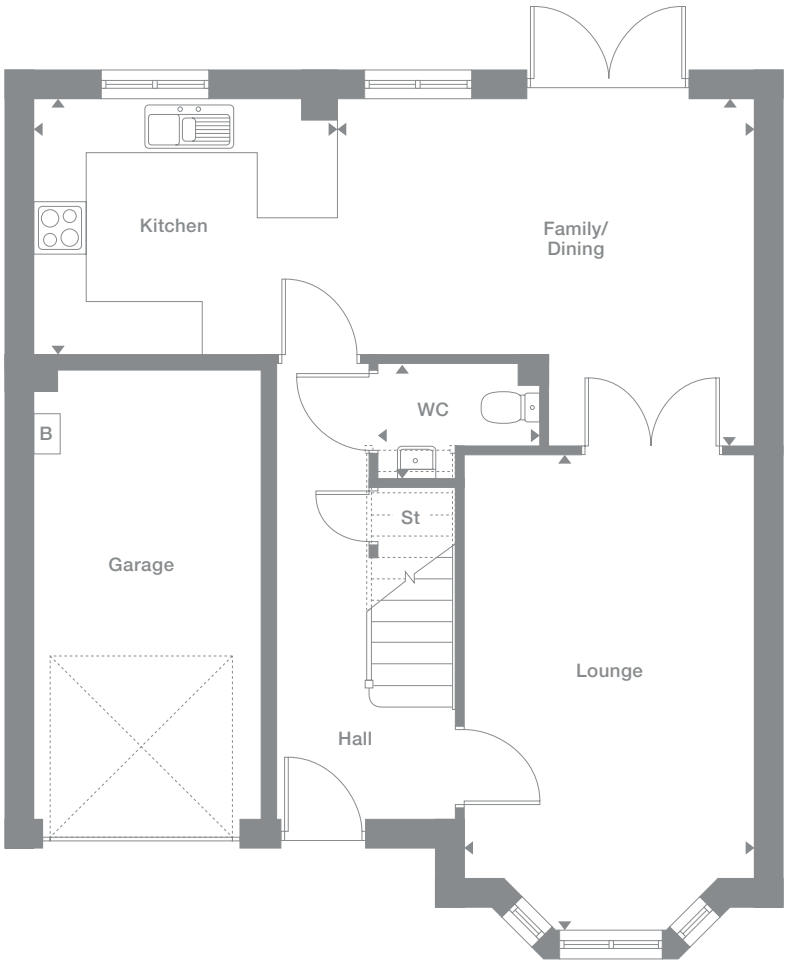
**Overview**  
The lounge extends from a traditional bay window through double doors into the family dining area and adjoining kitchen, a flexible space featuring french doors. The master bedroom has built-in wardrobes, and a cleverly shared private shower room means that three of the bedrooms have en-suite facilities.

<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.299m x 5.403m 10'10" x 17'9"	<b>Master Bedroom</b> 3.299m x 4.153m 10'10" x 13'7"
<b>Family/Dining</b> 4.743m x 3.935m 15'7" x 12'11"	<b>En-Suite 1</b> 2.108m x 1.695m 6'11" x 5'7"
<b>Kitchen</b> 3.460m x 2.899m 11'4" x 9'6"	<b>Bedroom 2</b> 3.663m x 3.076m 12'0" x 10'1"
<b>WC</b> 1.832m x 1.289m 6'0" x 4'3"	<b>En-Suite 2</b> 1.713m x 1.858m 5'7" x 6'1"
	<b>Bedroom 3</b> 3.283m x 2.821m 10'9" x 9'3"
	<b>Bedroom 4</b> 2.523m x 3.069m 8'3" x 10'1"
	<b>Bathroom</b> 2.197m x 1.932m 7'3" x 6'4"

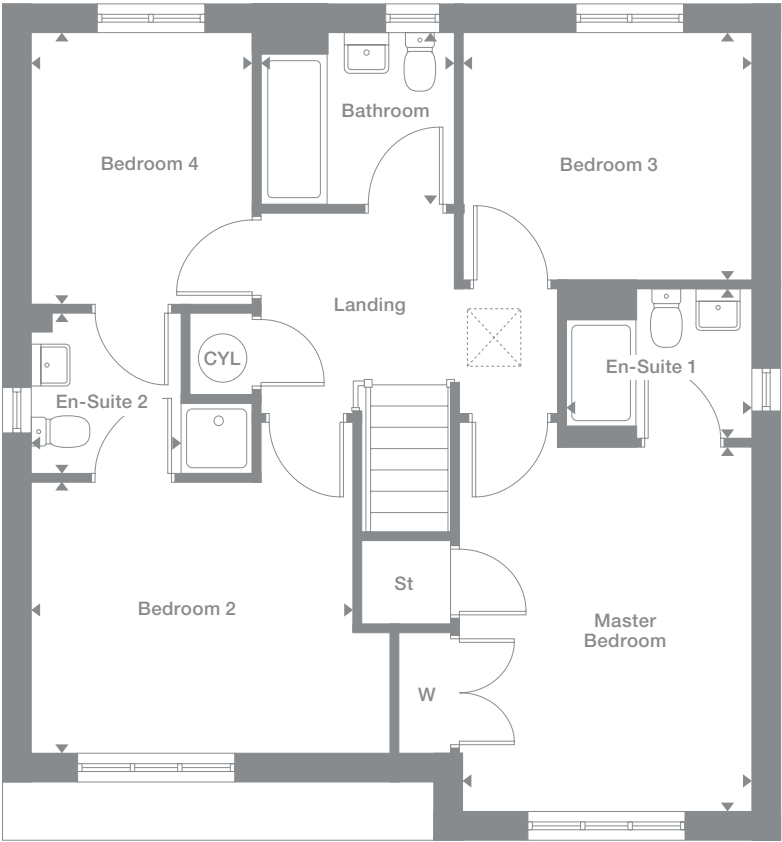
**Floor Space**  
1,351 sq ft



Ground Floor



First Floor



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# Hughes

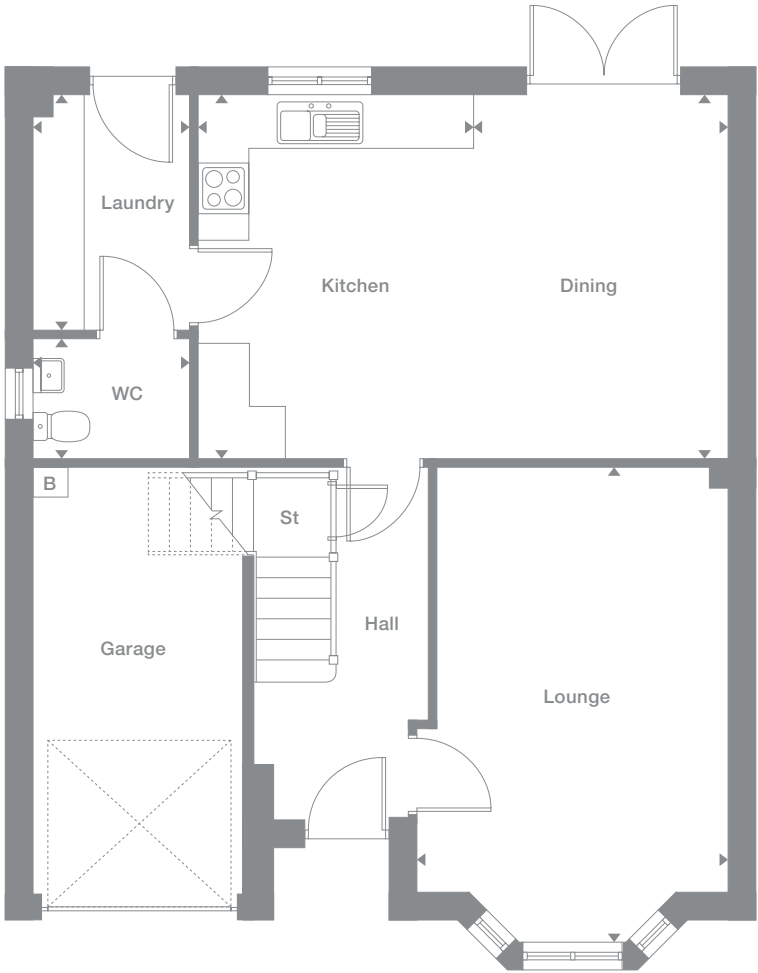
**Overview**  
The elegantly proportioned exterior reflects the immense prestige of this excellent family home. From the bay window in the lounge to the feature staircase with half landing, from the bay window in the lounge to the feature staircase with half landing, from the french doors of the dining room to the en-suite shower and built-in wardrobes in the master bedroom, comfort is combined with visual attraction.

<b>Ground Floor</b>	<b>First Floor</b>
Lounge 3.635m x 5.550m 11'11" x 18'2"	Master Bedroom 3.464m x 3.319m 11'4" x 10'11"
Dining 2.977m x 4.223m 9'9" x 13'10"	En-Suite 1 1.982m x 1.670m 6'6" x 5'6"
Kitchen 3.230m x 4.223m 10'7" x 13'10"	Bedroom 2 3.492m x 3.173m 11'5" x 10'5"
WC 1.818m x 1.386m 6'0" x 4'7"	En-Suite 2 1.910m x 2.337m 6'3" x 7'8"
Laundry 1.818m x 2.737m 6'0" x 9'0"	Bedroom 3 2.475m x 3.173m 8'1" x 10'5"
	Bedroom 4 2.480m x 2.985m 8'2" x 9'10"
	Bathroom 1.958m x 3.173m 6'5" x 10'5"

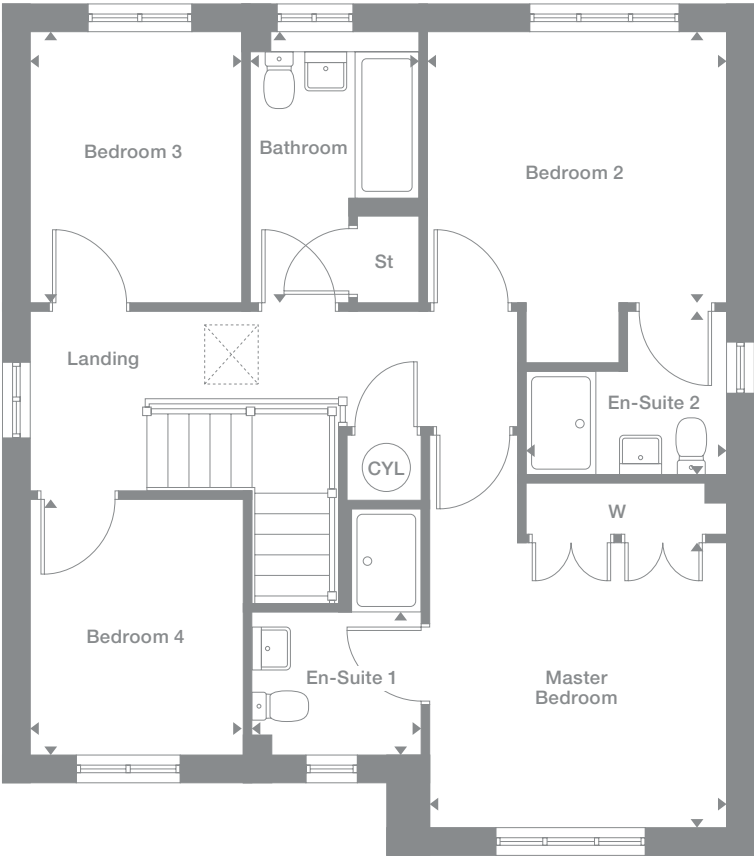
**Floor Space**  
1,438 sq ft



Ground Floor



First Floor



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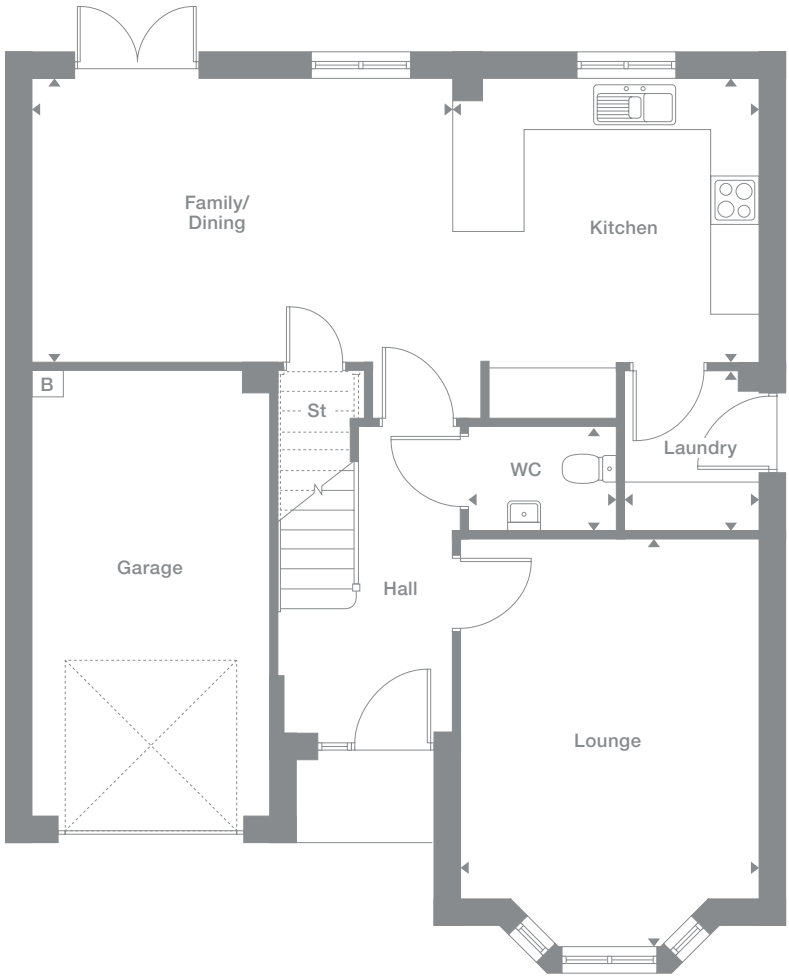
**Overview**  
Complementing an elegant lounge with a bay window, and featuring french doors and a separate laundry room, the kitchen and dining room forms a natural hub for family life. A shower room shared by two bedrooms means that three of the four bedrooms have en-suite facilities, and the master bedroom also has built-in wardrobes.

<b>Ground Floor</b>	<b>First Floor</b>
Lounge 3.656m x 4.965m 12'0" x 16'3"	Master Bedroom 3.656m x 4.155m 12'0" x 13'8"
Family/Dining 5.125m x 3.444m 16'10" x 11'4"	En-Suite 1 1.642m x 2.196m 5'5" x 7'2"
Kitchen 3.776m x 4.143m 12'5" x 13'7"	Bedroom 2 3.749m x 3.450m 12'4" x 11'4"
WC 1.805m x 1.263m 5'11" x 4'2"	Bedroom 3 2.935m x 3.381m 9'8" x 11'1"
Laundry 1.634m x 1.961m 5'4" x 6'5"	Bedroom 4 2.237m x 3.488m 7'4" x 11'5"
	En-Suite 2 2.935m x 1.503m 9'8" x 4'11"
	Bathroom 2.715m x 1.974m 8'11" x 6'6"

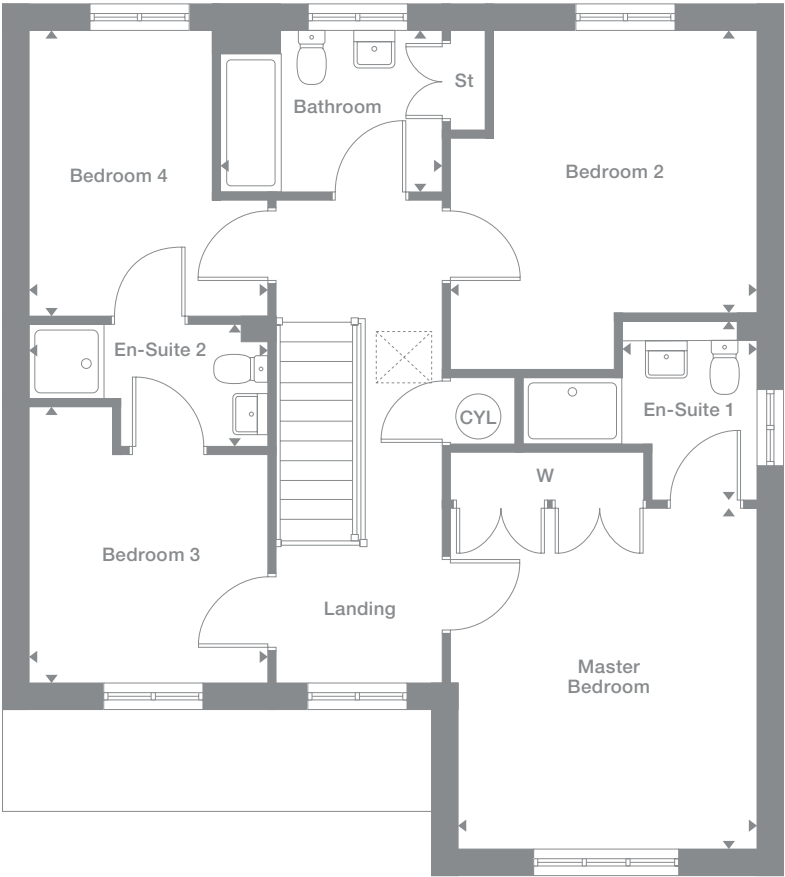
**Floor Space**  
1,552 sq ft



Ground Floor



First Floor



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# Thames

### Overview

The lounge and the dining room incorporate bay windows, while the family, kitchen and breakfast area and the study both feature french doors. The laundry room provides a third access point to the garden and two of the five bedrooms are en-suite.

### Ground Floor

- Lounge  
3.443m x 4.774m  
11'4" x 15'8"
- Dining  
3.443m x 2.990m  
11'4" x 9'10"
- Kitchen/Breakfast  
3.443m x 4.701m  
11'4" x 15'5"
- WC  
1.297m x 1.757m  
4'3" x 5'9"
- Laundry  
2.027m x 1.932m  
6'8" x 6'4"
- Study/Family  
3.443m x 2.916m  
11'4" x 9'7"

### First Floor

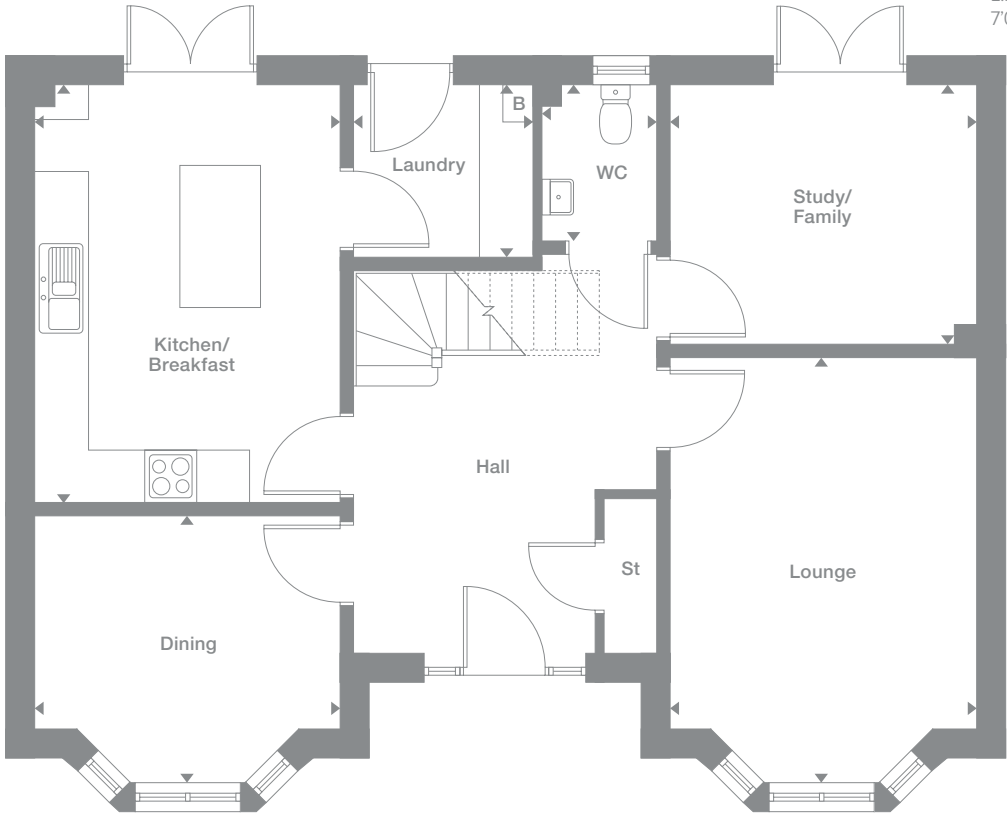
- Master Bedroom  
3.466m x 2.600m  
11'4" x 8'6"
- En-Suite 1  
1.750m x 1.955m  
5'9" x 6'5"
- Bedroom 2  
3.443m x 2.795m  
11'4" x 9'2"
- En-Suite 2  
1.853m x 1.750m  
6'1" x 5'9"
- Bedroom 3  
3.443m x 3.820m  
11'4" x 12'6"
- Bedroom 4  
2.903m x 2.475m  
9'6" x 8'1"
- Bedroom 5  
3.470m x 1.945m  
11'5" x 6'5"
- Bathroom  
2.138m x 1.955m  
7'0" x 6'5"

### Floor Space

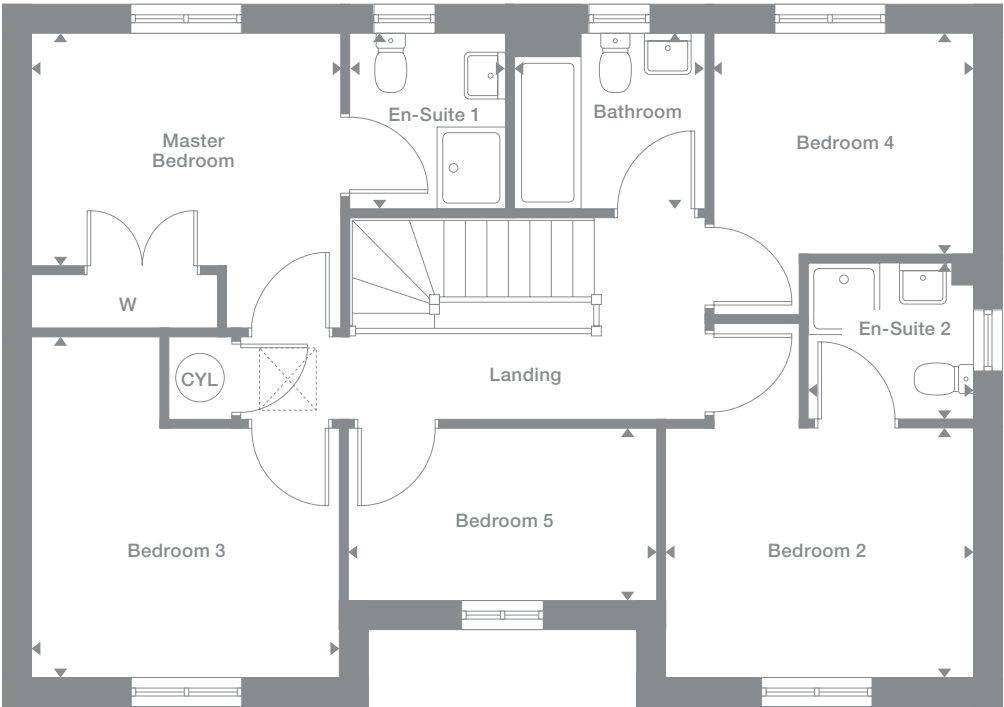
1,597 sq ft



### Ground Floor



### First Floor



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Overview

Twin french doors give the kitchen dining and family room a light atmosphere while a bay window and double doors add a luxurious note to the lounge. Two of the five bedrooms include en-suite shower rooms, and the generous storage space includes a built-in wardrobe in the master bedroom.

Ground Floor

- Lounge  
3.683m x 6.048m  
12'1" x 19'10"
- Family/Dining  
7.127m x 3.472m  
23'5" x 11'5"
- Kitchen  
4.060m x 3.103m  
13'4" x 10'2"
- WC  
1.505m x 1.785m  
4'11" x 5'10"
- Laundry  
3.257m x 1.672m  
10'8" x 5'6"

First Floor

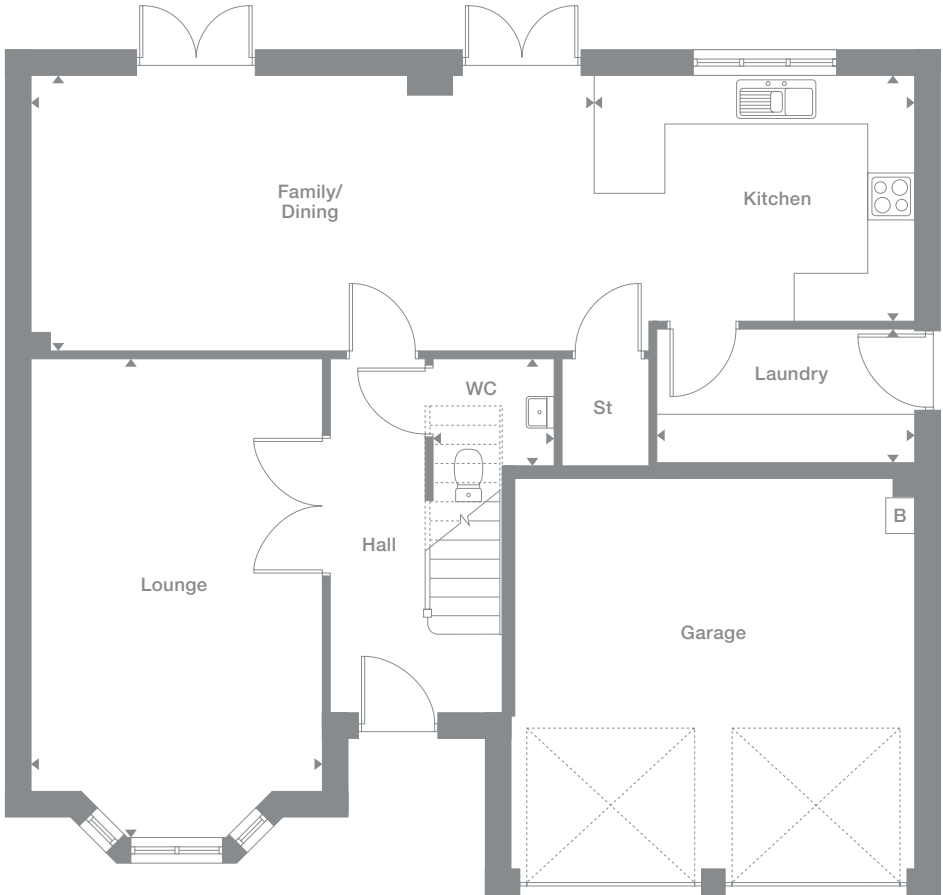
- Master Bedroom  
3.683m x 3.327m  
12'1" x 10'11"
- En-Suite 1  
1.210m x 2.805m  
4'0" x 9'2"
- Bedroom 2  
3.683m x 3.613m  
12'1" x 11'10"
- En-Suite 2  
2.793m x 1.210m  
9'2" x 4'0"
- Bedroom 3  
2.666m x 4.115m  
8'9" x 13'6"
- Bedroom 4  
3.861m x 2.805m  
12'8" x 9'2"
- Bedroom 5  
2.355m x 2.925m  
7'9" x 9'7"
- Bathroom  
2.134m x 2.805m  
7'0" x 9'2"

Floor Space

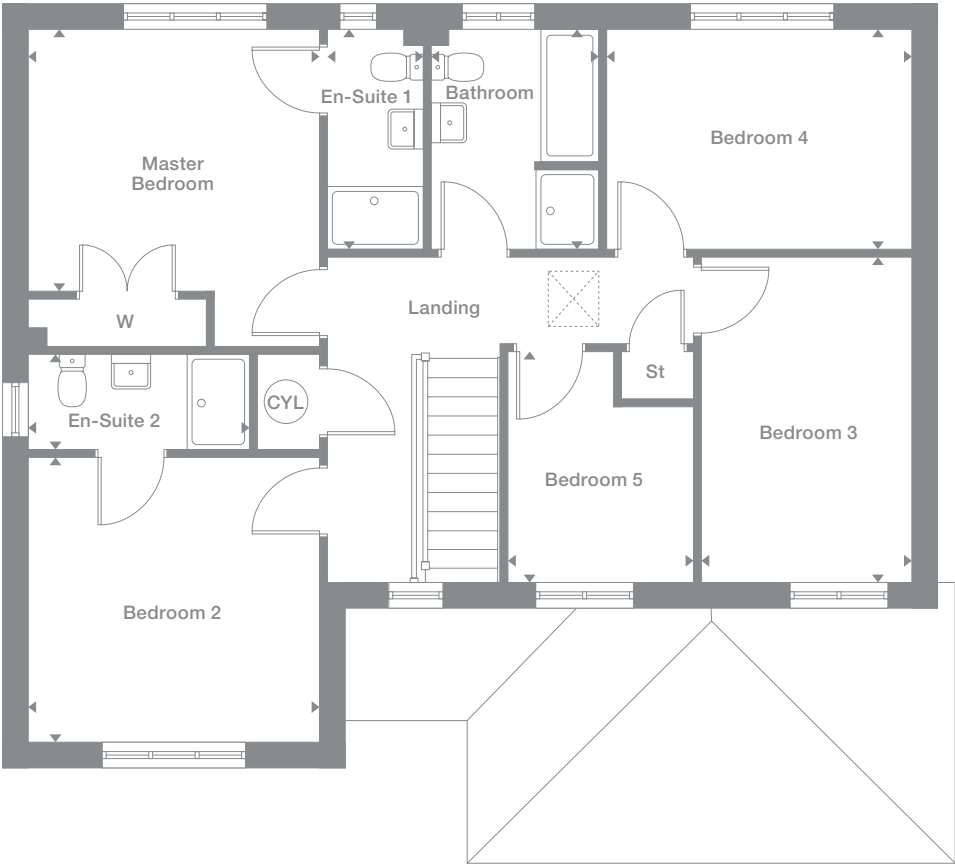
1,771 sq ft



Ground Floor



First Floor



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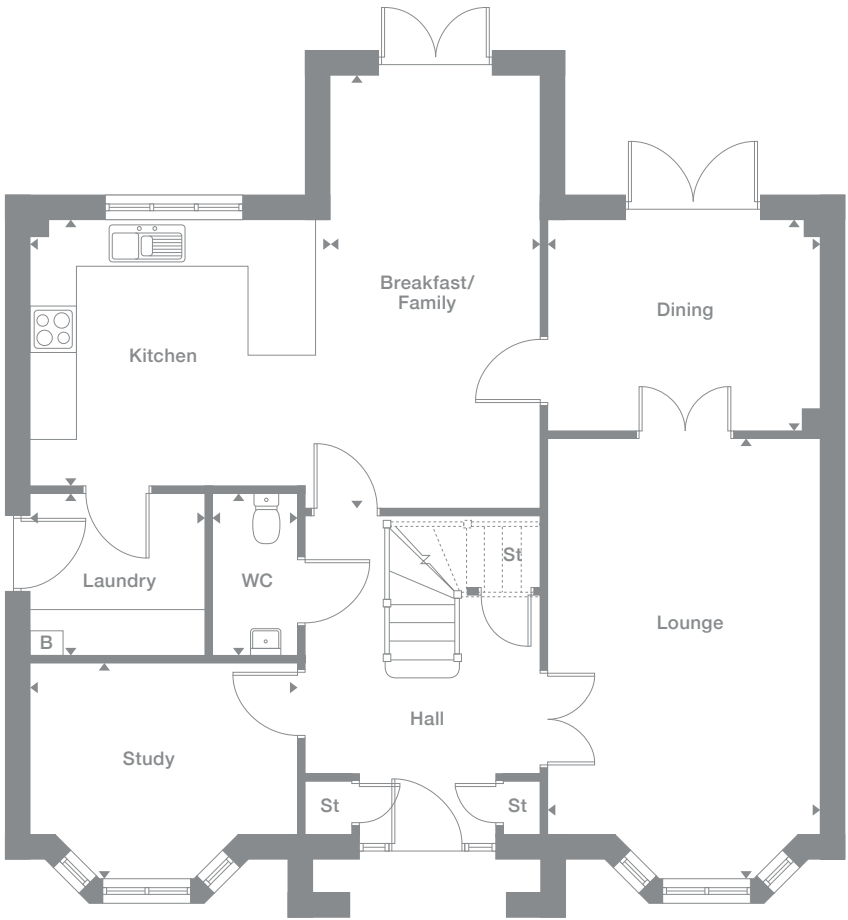
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# Chichester

## Overview

From the bay windows that distinguish the lounge and study to the dual french doors in the dining and family rooms, from the feature staircase and landing to the five bedrooms, two of them en-suite and one incorporating a luxurious dressing area, this is a home that can provide comfort and privacy to the largest families and their guests.

## Ground Floor



## Ground Floor

- Lounge  
3.586m x 5.808m  
11'9" x 19'1"
- Dining  
3.586m x 2.792m  
11'7" x 9'2"
- Kitchen  
3.966m x 3.504m  
13'0" x 11'6"
- Breakfast/Family  
2.755m x 5.717m  
9'0" x 18'9"
- WC  
1.115m x 2.128m  
3'8" x 7'0"
- Laundry  
2.291m x 2.128m  
7'6" x 7'0"
- Study  
3.506m x 2.846m  
11'6" x 9'4"

## First Floor

- Master Bedroom  
3.403m x 4.036m  
11'2" x 13'3"
- Dressing  
2.627m x 2.268m  
8'7" x 7'5"
- En-Suite 1  
2.627m x 1.603m  
8'7" x 5'3"
- Bedroom 2  
3.527m x 2.746m  
11'7" x 9'0"
- En-Suite 2  
1.451m x 2.746m  
4'9" x 9'0"
- Bedroom 3  
3.586m x 3.008m  
11'9" x 9'10"
- Bedroom 4  
3.243m x 2.914m  
10'8" x 9'7"
- Bedroom 5  
2.526m x 2.746m  
8'3" x 9'0"
- Bathroom  
2.560m x 2.153m  
8'5" x 7'1"

## Floor Space

1,928 sq ft



## First Floor



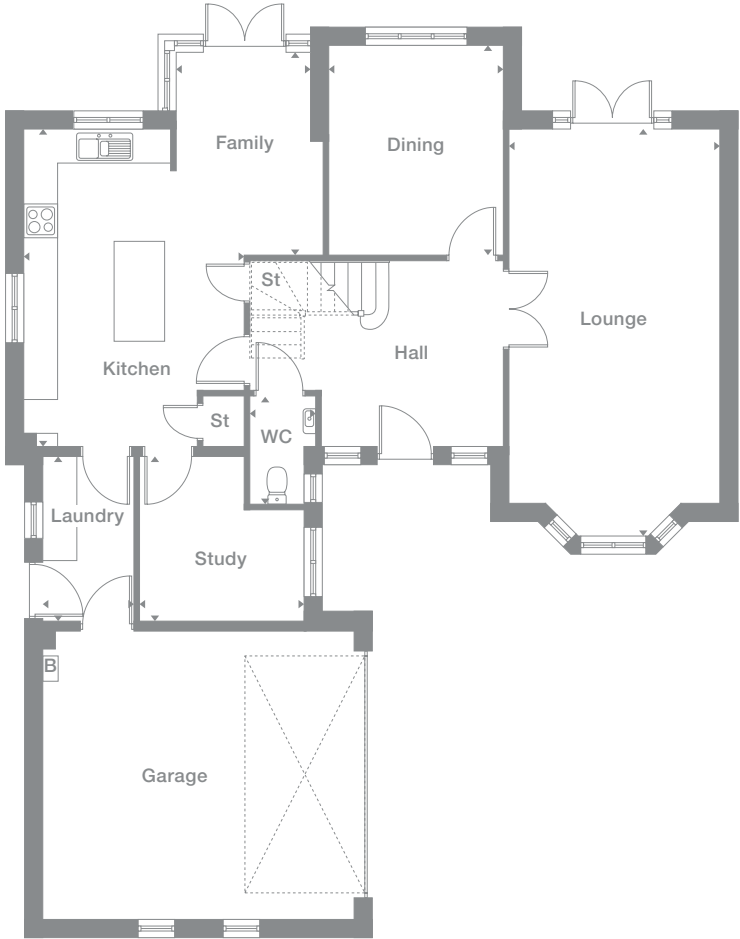
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**Overview**  
Beyond the courtyard entrance lies a succession of impressive interiors including a dramatic lounge with bay window and french doors, an island kitchen and adjoining conservatory-style family space, and a study. Two of the five bedrooms share a second en-suite shower room, and the master bedroom suite incorporates a feature dormer window.

Ground Floor



<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.750m x 7.255m 12'4" x 23'10"	<b>Master Bedroom</b> 4.291m x 6.568m 14'1" x 21'7"
<b>Dining</b> 3.108m x 3.745m 10'2" x 12'3"	<b>En-Suite 1</b> 1.758m x 2.652m 5'9" x 8'8"
<b>Family</b> 2.626m x 3.579m 8'7" x 11'9"	<b>Bedroom 2</b> 2.813m x 3.617m 9'3" x 11'10"
<b>Kitchen</b> 3.924m x 5.659m 12'10" x 18'7"	<b>En-Suite 2</b> 2.433m x 2.259m 8'0" x 7'5"
<b>WC</b> 1.167m x 1.929m 3'10" x 6'4"	<b>Bedroom 3</b> 3.808m x 3.759m 12'6" x 12'4"
<b>Laundry</b> 1.615m x 2.947m 5'4" x 9'8"	<b>Bedroom 4</b> 3.257m x 4.098m 10'8" x 13'5"
<b>Study</b> 2.941m x 2.947m 9'8" x 9'8"	<b>Bedroom 5</b> 3.780m x 2.464m 12'5" x 8'1"
	<b>Bathroom</b> 2.798m x 1.943m 9'2" x 6'4"

**Floor Space**  
2,220 sq ft



First Floor



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# 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 Development Sales Manager 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](http://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.





Welfare Park, in the village centre, is a popular leisure space with football and five-a-side pitches, a skatepark and a well-equipped play area. A few yards from the park, Newtongrange Leisure Centre incorporates fitness studio and gym facilities, and Newbattle Swimming Pool has a 25m main pool with a separate toddler pool. Newtongrange is home to the superb National Mining Museum, and other attractions in the area include Butterfly and Insect World at Dobbie's Garden Centre, the Midlothian Snowsports Centre on the edge of the Pentland Hills, and the walks, play areas and miniature railway at Vogrie Country Park. The vast diversity of Edinburgh's museums, galleries and live entertainments are also in easy reach for days and evenings out.

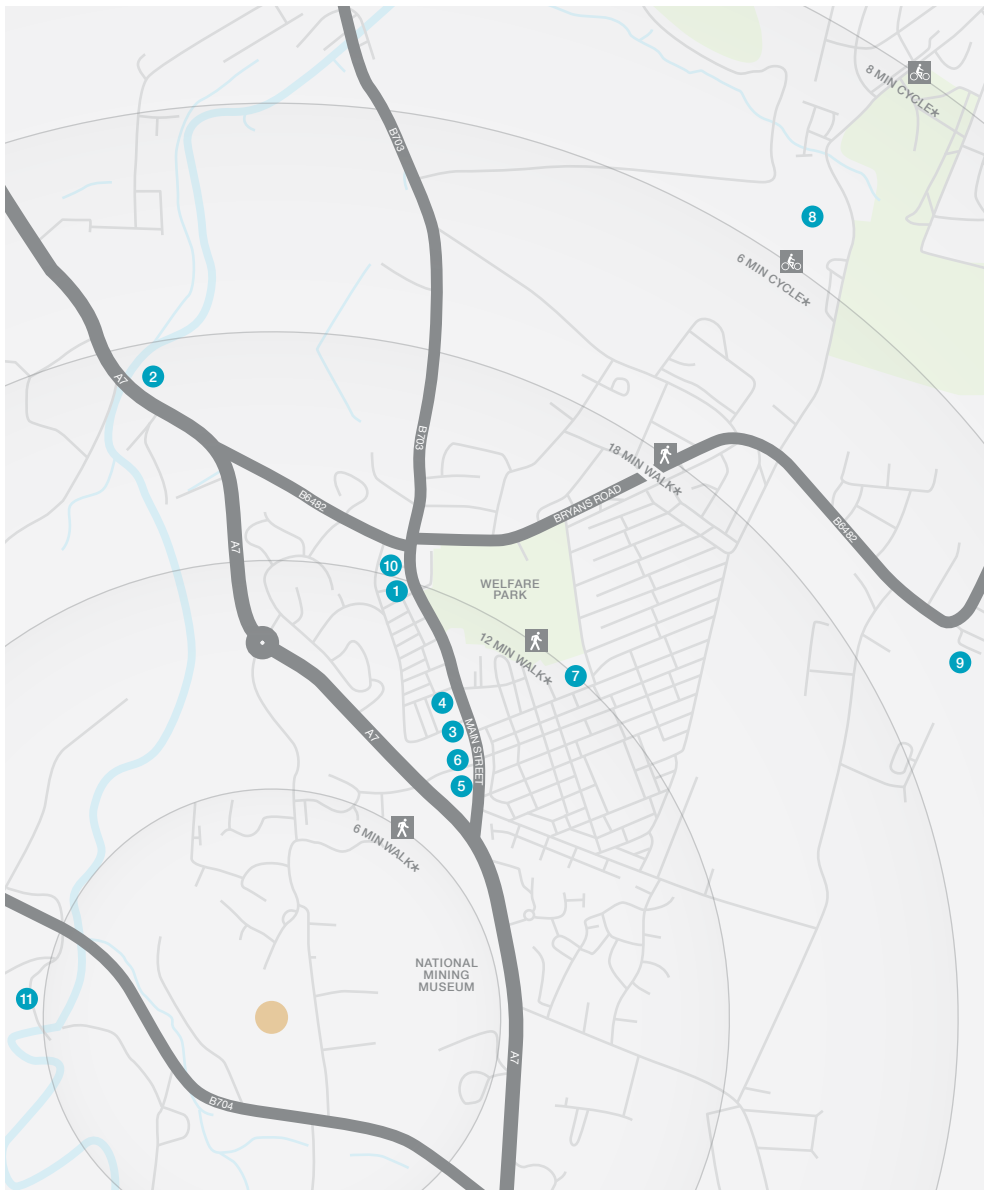
There is a small shopping area in the village that includes convenience stores, hardware and gift shops, a pharmacy, a local bakery, cafés, hairdressers and fast food takeaways as well as a Co-op supermarket with recycling bins for most household packaging and glass. There is also a large Tesco supermarket at Eskbank, two miles away.





Newtongrange Primary School is around 20 minutes walk from Lady Victoria Grange, with nursery classes on the same site, and there is an RC Primary School, St Andrews, around a mile and a half away in Gorebridge. For secondary education the village is served

by Newbottle Community High School, a modern comprehensive less than two miles away with a self-contained sport and leisure complex. Newbottle Medical Centre, on the edge of the village, houses a large GP practice, and there is a dental surgery in nearby Station Road.



- 1 The Dean Tavern  
80 Main Street  
0131 663 2419
- 2 The Sun Inn  
Lothianbridge  
Dalkeith  
0131 663 2456
- 3 Newtongrange  
Leisure Centre,  
Main Street  
0131 561 5325
- 4 Newbattle  
Swimming Pool,  
113 Main Street  
0131 651 5340
- 5 Newtongrange  
Post Office,  
133 Main Street  
0131 663 2292
- 6 Lloyds Pharmacy  
125 Main Street  
0131 663 2251
- 7 Newtongrange  
Primary School,  
Sixth Street  
0131 271 4645
- 8 Newbattle  
Community  
High School,  
64 Easthouses  
Dalkeith  
0131 663 4191
- 9 Newbattle  
Medical Practice,  
Blackcote  
0131 663 1051
- 10 Peutherer A S R  
Dental Clinic,  
5 Station Road  
0131 654 2377
- 11 Dalhousie  
Castle Hotel,  
Bonnyrigg  
01875 820153

\* 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





# How to find us

Please see website:  
[www.millerhomes.co.uk](http://www.millerhomes.co.uk)  
for development  
opening times  
03331 228 094

**From Central Edinburgh**  
Leave Edinburgh via Dalkeith Road, following signs for Galashiels. At the Sheriffhall Junction, take the fourth exit to stay on the A7. Two and a quarter miles after the Bypass, by the arches of a railway viaduct, take the right hand lane to stay on the A7 for another quarter mile. At the Victoria Park roundabout, take the third exit, signposted for Orchard Grange. The entrance to Lady Victoria Grange is half a mile on.

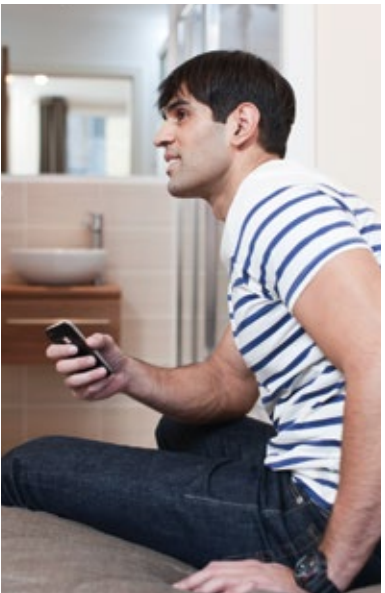
**From Glasgow and the West**  
Follow signs for the City of Edinburgh Bypass. Leave the Bypass at Gilmerton Junction, and follow signs for Galashiels via the A7. At the Gilmerton Road Roundabout take the third exit to join the A7. After two miles, at the arches of the railway viaduct follow the directions above.

Sat Nav: EH22 4EA



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 Development Sales Manager 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 Development Sales Manager and confirmed with solicitors.

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## Why Miller Homes?

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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