



Highbrae at Lang Loan Edinburgh

the place to be[®]

miller homes

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.



Living in Edinburgh	02
Welcome home	06
Floor plans	08
How to find us	32

Plot information

Mackie



Pringle



Napier



Lockha



Rossie



1000



Montgomery



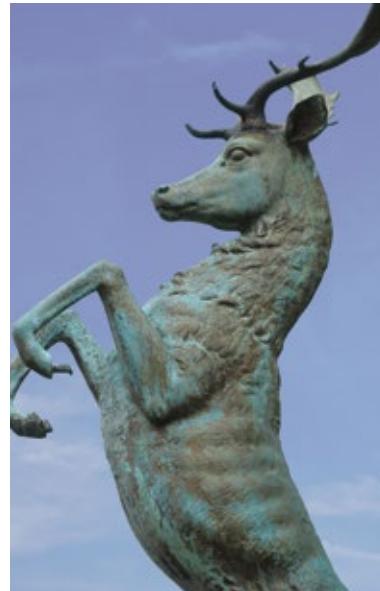
Mackintosh



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 Highbrae.



In easy reach of the shopping and cultural attractions of Edinburgh City Centre, Highbrae is also just three quarters of a mile from the City Bypass, offering fast, easy access to the A1, Glasgow, the central belt and the new Queensferry Crossing. Edinburgh Airport is just 20 minutes drive away. Local bus route 31, which also operates a night service, stops a few minutes from the development, and a wider range of buses passing along nearby Captain's Road links the area with the city centre, Leith, Edinburgh Royal Infirmary and Edinburgh Park.



With an outstandingly convenient location on the southern edge of Edinburgh, home to world renowned theatres, galleries and shops, this prestigious selection of energy efficient four and five bedroom homes is less than a mile from the City Bypass. It combines fast access to the whole of central Scotland with excellent local amenities that range from the wild Pentland Hills to the vast shops and services of Straiton Retail Park.

Welcome to Highbrae...

The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are not contractual. 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.



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. The master bedroom has built-in wardrobes and a private shower room shared by two bedrooms means that three of the four bedrooms have en-suite facilities.

Ground Floor

Lounge	3.656m x 5.272m max
	12'0" x 17'4"
Family/Dining	5.140m x 3.444m
	16'10" x 11'4"
Kitchen	3.761m max x 3.444m max
	12'4" x 11'4"
Laundry	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

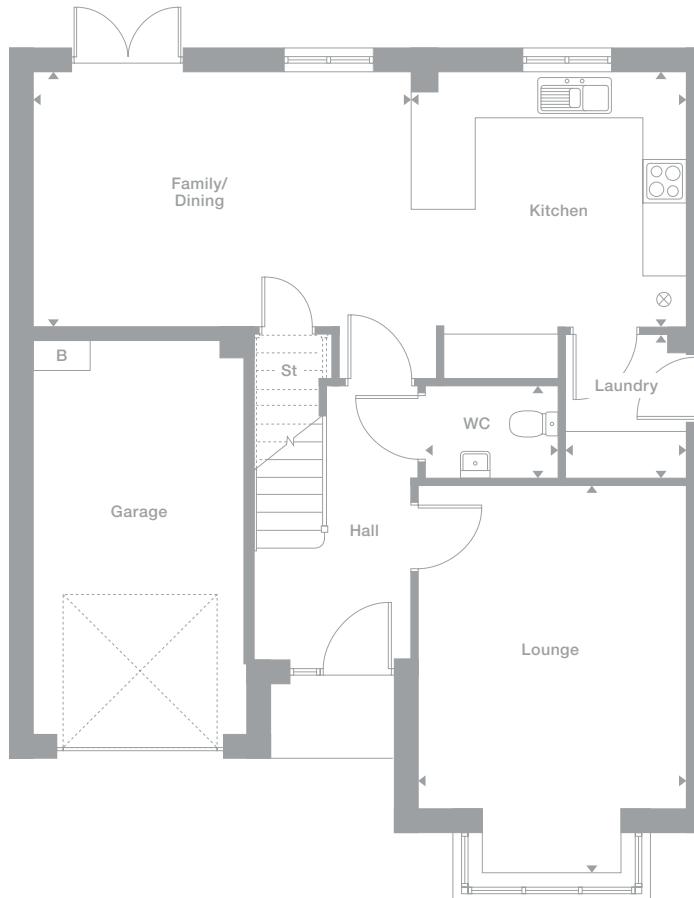
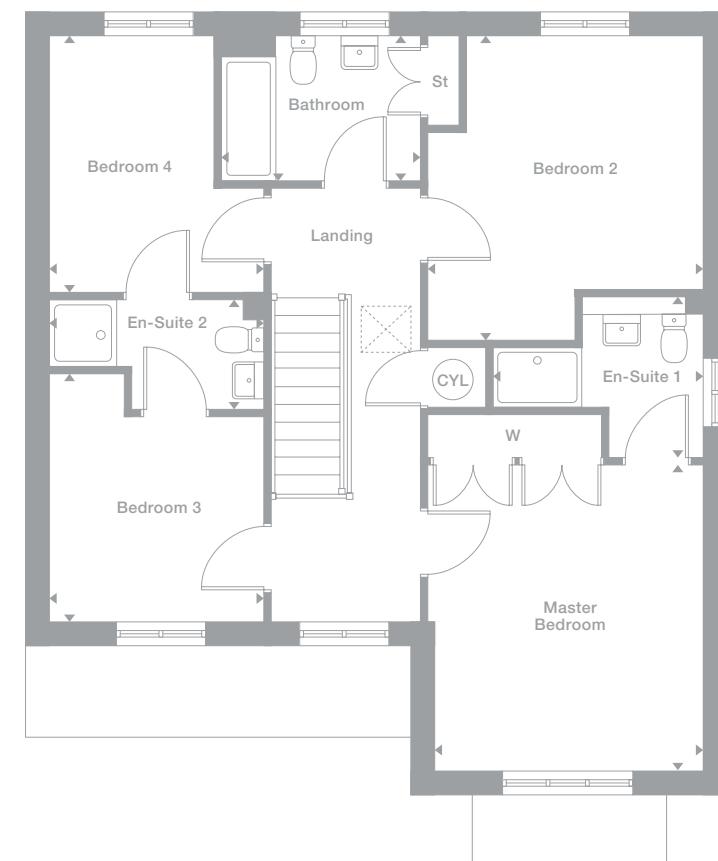
Master Bedroom	3.656m x 4.155m
	12'0" x 13'8"
En-Suite 1	2.852m max x 2.196m max
	9'4" x 7'2"
Kitchen	3.748m max x 4.145m max
	12'4" x 13'7"
Bedroom 2	2.935m max x 3.381m max
	9'8" x 11'1"
Bedroom 3	2.935m max x 3.381m max
	9'8" x 11'1"
Bedroom 4	2.237m x 3.488m max
	7'4" x 11'5"
En-Suite 2	2.935m max x 1.503m max
	9'8" x 4'11"
Bathroom	2.715m max x 1.974m max
	8'11" x 6'6"

Plots

169*, 170,
191, 194*,
203, 209,
212, 213*,
244, 245*,
247*, 250,
252*, 253,
258, 260

Floor Space

1,558 sq ft

**Ground Floor****First Floor**

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*Plots are a mirror image of plots shown above Fridge/freezer position B=Boiler

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 laundry 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

Lounge	3.611m x 6.328m max 11'10" x 20'9"
Kitchen	3.766m max x 2.928m max 12'4" x 9'7"
Breakfast	2.553m x 2.928m 8'5" x 9'7"
Family	3.142m x 2.928m 10'4" x 9'7"
Laundry	1.859m x 1.978m 6'1" x 6'6"
Study	3.151m x 2.420m 10'4" x 7'11"
WC	1.193m max x 1.978m max 3'11" x 6'6"

First Floor

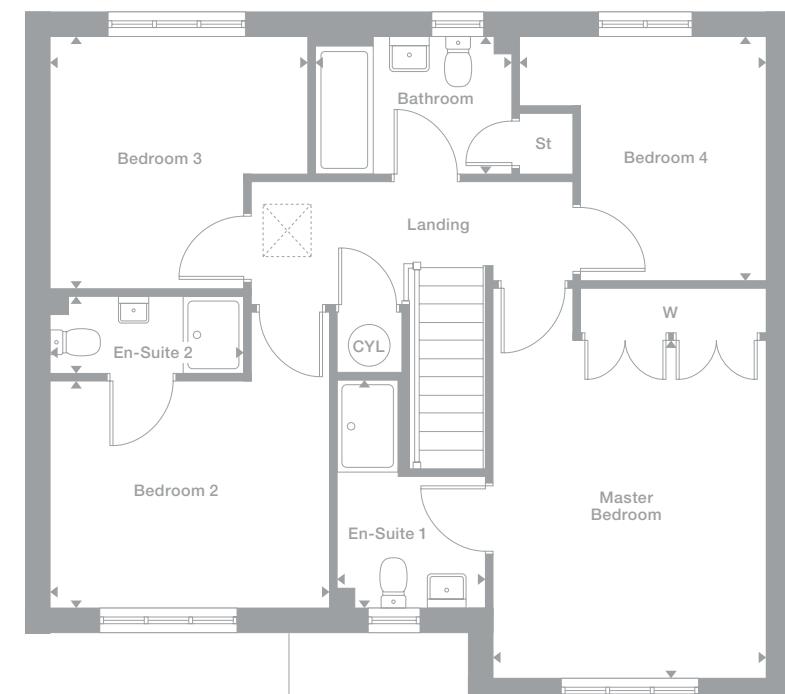
Master Bedroom	3.611m max x 4.459m 11'10" x 14'8"
En-Suite 1	1.966m max x 2.998m max 6'5" x 9'10"
Bedroom 2	3.684m x 2.996m 12'1" x 9'10"
En-Suite 2	2.554m max x 1.010m max 8'5" x 3'4"
Bedroom 3	3.408m max x 3.344m max 11'2" x 11'0"
Bedroom 4	3.270m max x 3.225m max 10'9" x 10'7"
Bathroom	2.583m max x 1.815m max 8'6" x 5'11"

Plots

180*, 183,
184*, 186,
188*, 199*,
210*, 230,
248, 249*,
257*

Floor Space

1,628 sq ft

**Ground Floor****First Floor**

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⊗ Fridge/freezer position B=Boiler

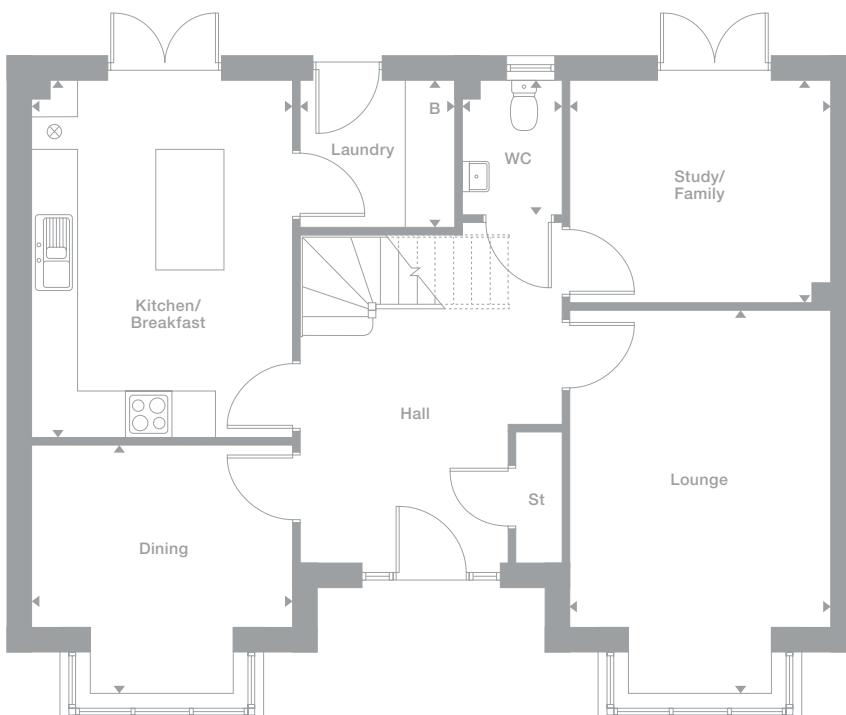
Overview

Entered from an impressive hall, both 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 5.081m max 11'4" x 16'8"
Kitchen/Breakfast	3.443m max x 4.701m max 11'4" x 15'5"
Dining	3.443m x 3.297m max 11'4" x 10'10"
Study/Family	3.443m max x 2.916m max 11'4" x 9'7"
Laundry	2.027m x 1.932m 6'8" x 6'4"
WC	1.297m max x 1.757m max 4'3" x 5'9"

Ground Floor



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"
Dining	3.443m max x 2.795m 11'4" x 9'2"
Bedroom 2	3.443m max x 2.795m 11'4" x 9'2"
Study/Family	3.443m max x 2.916m max 11'4" x 9'7"
En-Suite 2	1.853m max x 1.750m max 6'1" x 5'9"
Laundry	3.443m x 3.820m 11'4" x 12'6"
Bedroom 3	2.903m x 2.475m 9'6" x 8'1"
Bedroom 4	3.470m x 1.945m 11'5" x 6'5"
Bedroom 5	2.138m max x 1.955m max 7'0" x 6'5"
Bathroom	2.138m max x 1.955m max 7'0" x 6'5"

Plots

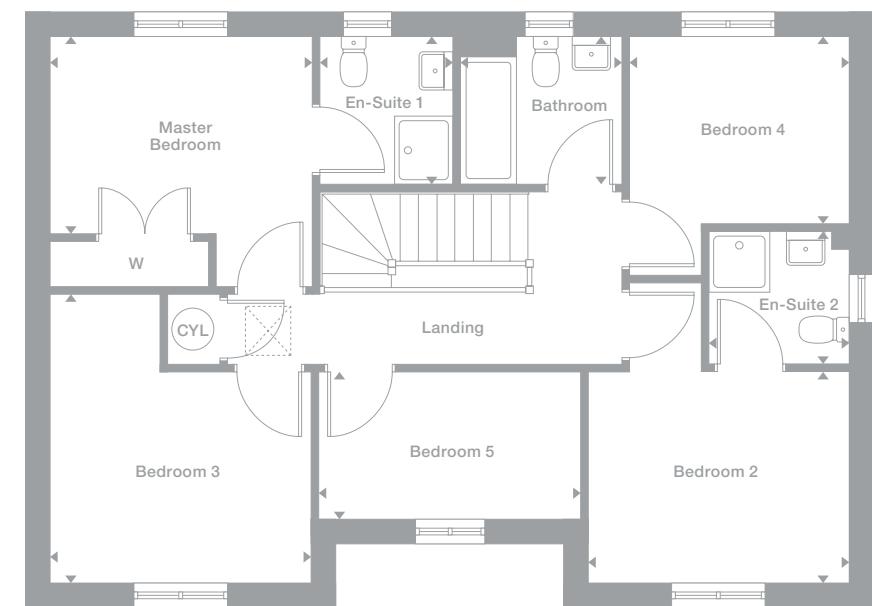
185, 187*, 189, 227*, 228, 231*

Floor Space

1,610 sq ft



First Floor



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 X Fridge/freezer position B=Boiler

Overview

The bay-windowed lounge opens via double doors into a formal dining room, complementing the family breakfast area, enhanced by french doors, that adjoins the kitchen. A gallery landing leads to five bedrooms, two of them with en-suite shower rooms, and a beautifully designed bathroom with separate shower cubicle.

Ground Floor

Lounge	3.62m x 5.561m max 11'11" x 18'3"
Kitchen	3.960m x 2.942m 13'0" x 9'8"
Breakfast	2.657m x 2.942m 8'9" x 9'8"
Dining	3.682m max x 2.942m max 12'1" x 9'8"
Laundry	1.556m x 1.830m 5'1" x 6'0"
WC	1.753m max x 1.881m max 5'9" x 6'2"

First Floor

Master Bedroom	5.021m max x 3.857m 16'6" x 12'8"
En-Suite 1	2.012m max x 1.821m max 6'7" x 6'0"
Bedroom 2	3.079m x 4.458m max 10'1" x 14'8"
En-Suite 2	1.388m max x 1.583m max 4'7" x 5'2"
Bedroom 3	3.389m max x 2.965m max 11'1" x 9'9"
Bedroom 4	3.731m max x 2.965m max 12'3" x 9'9"
Bedroom 5	3.695m max x 2.591m max 12'1" x 8'6"
Bathroom	2.560m x 1.970m 8'5" x 6'6"

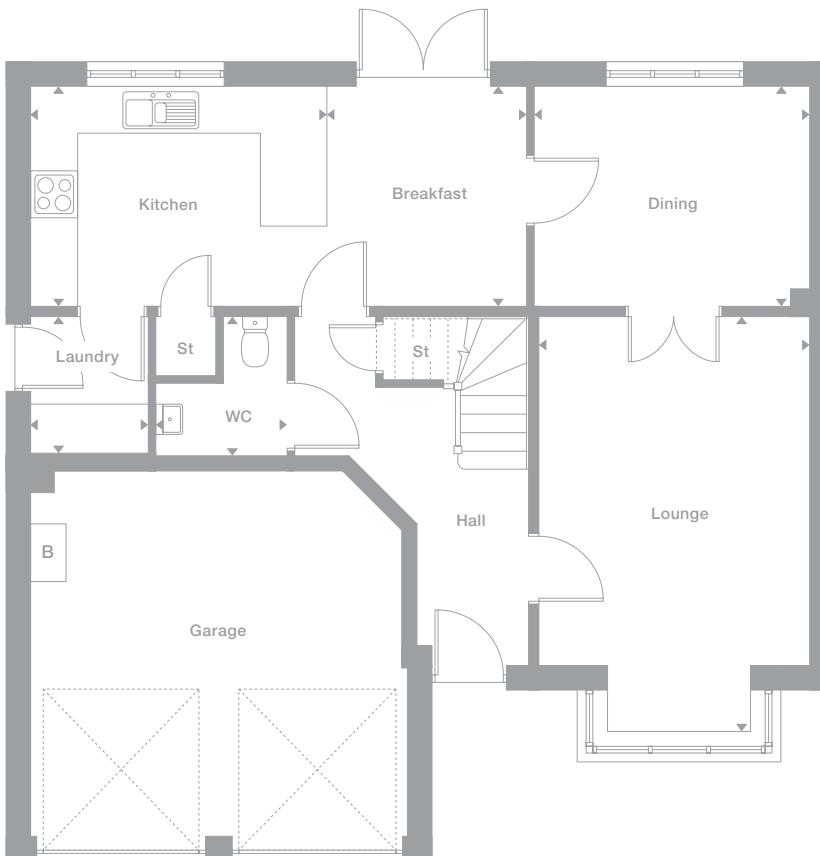
Plots

Floor Space

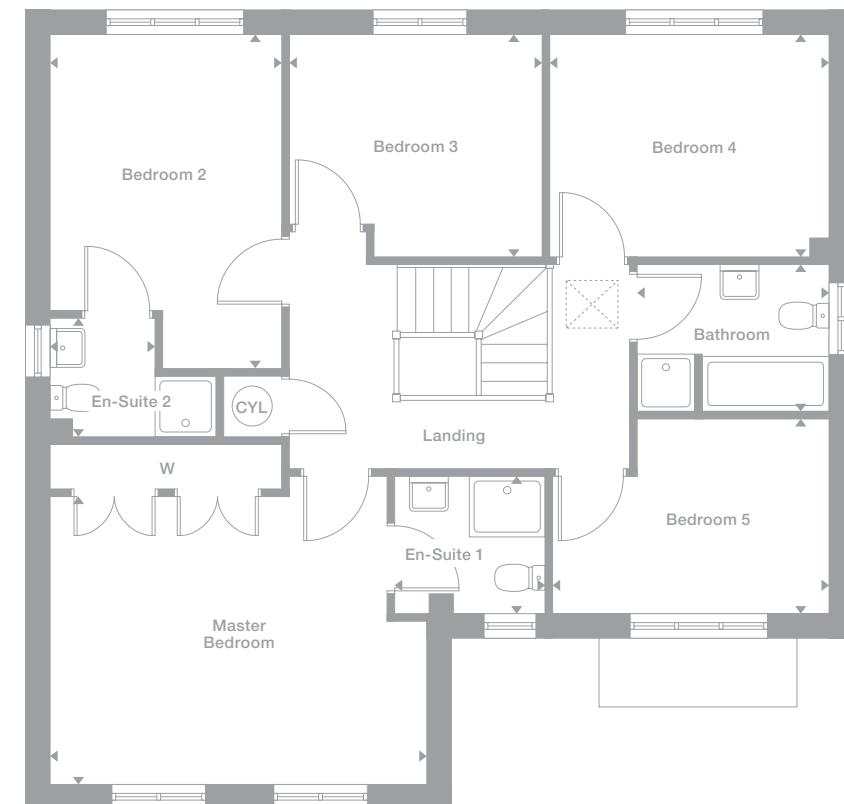
1,723 sq ft



Ground Floor



First Floor



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B=Boiler

Overview

Twin french doors give the dining and family room adjoining the kitchen 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 storage space includes a built-in wardrobe in the master bedroom.

Ground Floor

Lounge
3.683m x 6.355m max
12'1" x 20'10"

Kitchen
4.060m x 3.103m
13'4" x 10'2"

Family/Dining
7.127m max x 3.472m max
23'5" x 11'5"

Laundry
3.257m x 1.672m
10'8" x 5'6"

WC
1.505m max x 1.785m max
4'11" x 5'10"

First Floor

Master Bedroom
3.683m max x 3.327m
12'1" x 10'11"

En-Suite 1
1.210m max x 2.805m max
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"

Plot

168*, 177,
190, 193,
195*, 205,
216, 236*,
237, 241,
256*

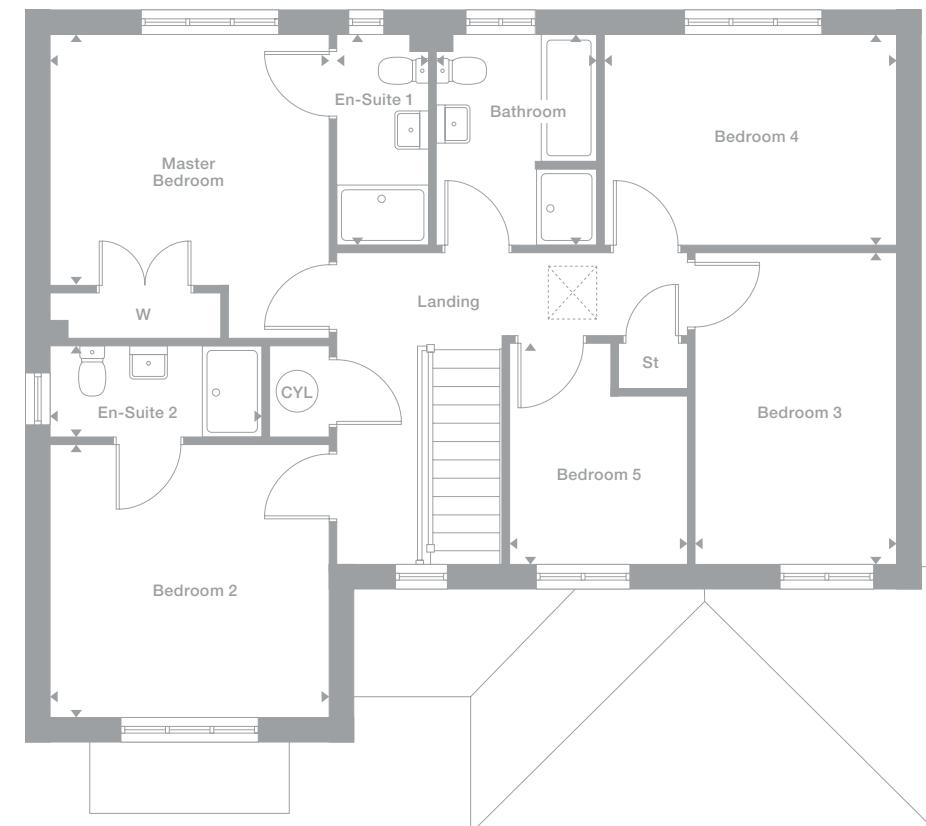
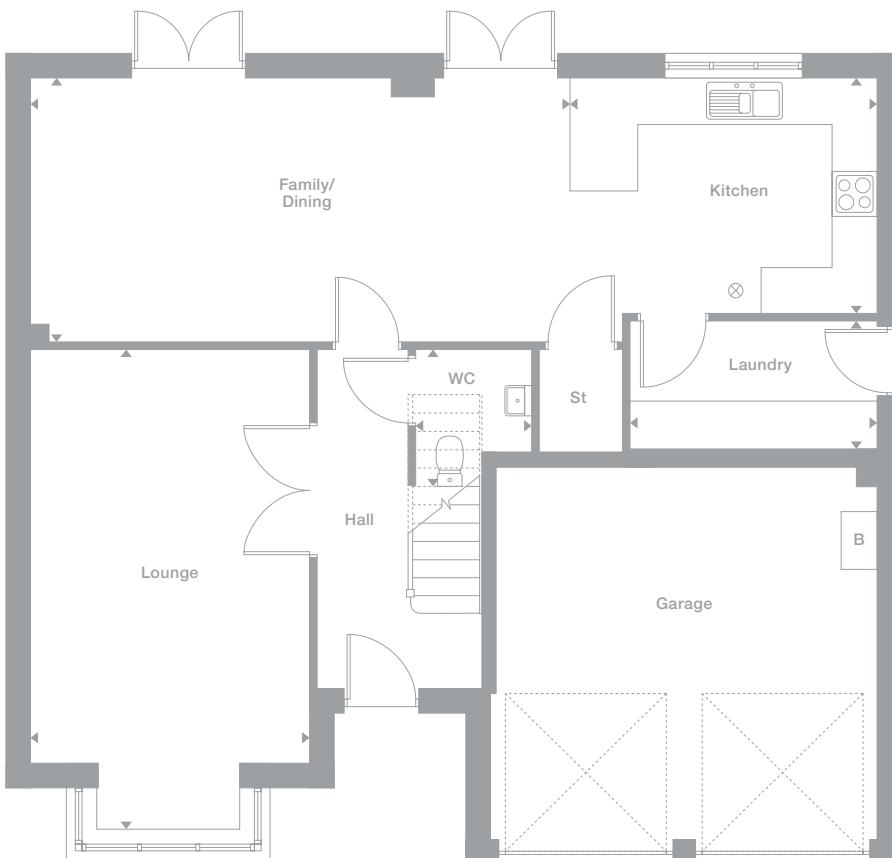
Floor Space

1,779 sq ft



Ground Floor

First Floor



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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

Lounge
3.586m x 5.215m
11'9" x 17'1"

Kitchen
3.966m max x 3.504m max
13'0" x 11'6"

Breakfast/Family
2.755m x 5.717m
9'0" x 18'9"

Dining
3.586m max x 2.792m max
11'9" x 9'2"

Laundry
2.291m x 2.128m
7'6" x 7'0"

Study
3.506m x 2.253m
11'6" x 7'5"

WC
1.115m x 2.128m
3'8" x 7'0"

Ground Floor



First Floor

Master Bedroom
3.403m x 4.036m
11'2" x 13'3"

Dressing
2.627m max x 2.268m
8'7" x 7'5"

En-Suite 1
2.627m max x 1.603m max
8'7" x 5'3"

Bedroom 2
3.527m max x 2.746m
11'7" x 9'0"

En-Suite 2
1.451m max x 2.746m max
4'9" x 9'0"

Bedroom 3
3.586m max x 3.008m max
11'9" x 9'10"

Bedroom 4
3.243m max x 2.914m max
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"

Plots

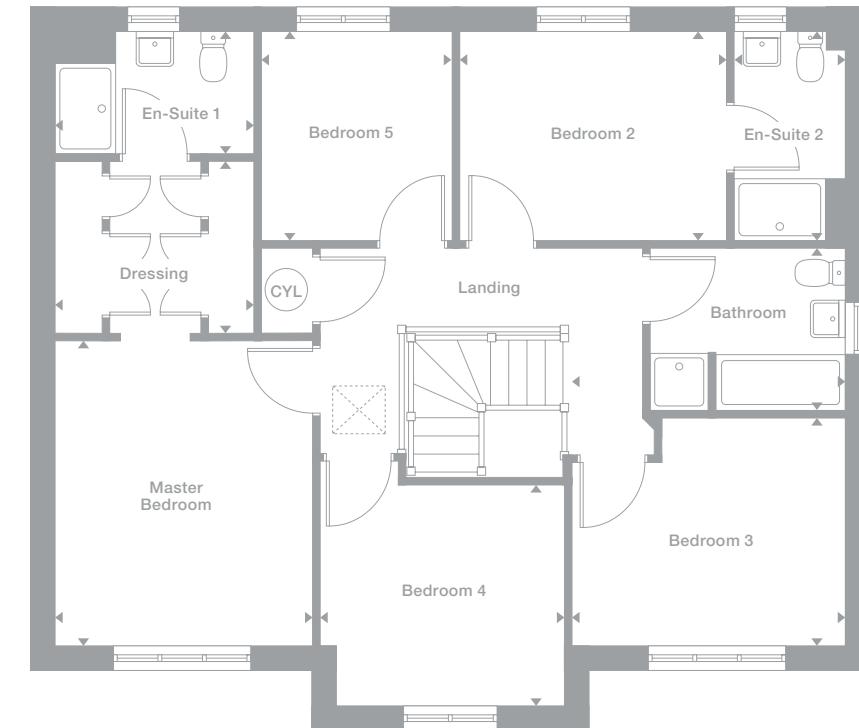
166, 172,
175*, 181,
182*, 192*,
198*, 208,
220, 221*,
232, 233*

Floor Space

1,902 sq ft



First Floor



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of plans shown above

Overview

The kitchen and dining room, with french doors into the garden, presents a flexible hub for family life, complementing the more formal lounge. Upstairs, in addition to the large bathroom, the five bedrooms include two with en-suite showers. The master bedroom also features a separate dressing room and a charming balcony.

Ground Floor

Lounge
4.539m max x 4.998m max
14'11" x 16'5"

Kitchen
3.887m max x 3.730m
12'9" x 12'3"

Family
5.652m x 3.538m
18'7" x 11'7"

Laundry
2.131m x 1.815m
7'0" x 5'11"

WC
2.131m max x 1.815m max
7'0" x 5'11"

First Floor

Master Bedroom
3.837m x 4.658m
12'7" x 15'3"

En-Suite 1
1.967m max x 2.471m max
6'5" x 8'1"

Dressing
1.967m x 2.557m
6'5" x 8'5"

Bedroom 2
4.539m x 3.896m
14'11" x 12'9"

En-Suite 2
2.235m max x 2.373m max
7'4" x 7'9"

Plots

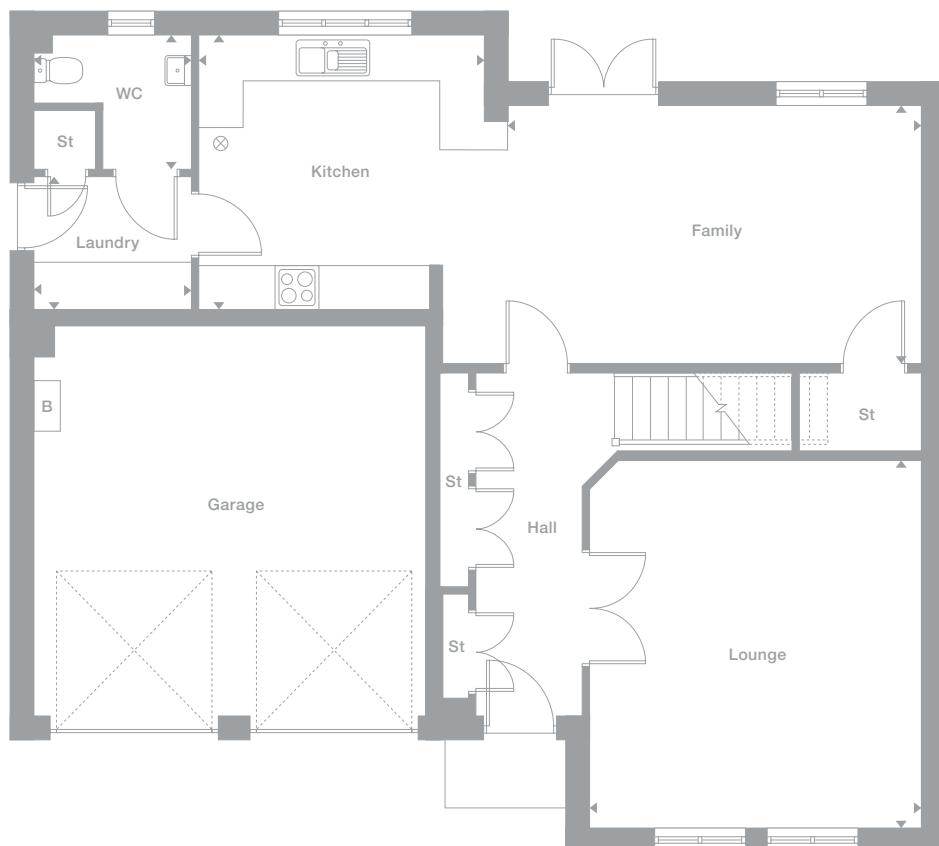
165*, 201,
202*, 207*,
211, 214,
217*, 223,
226*, 229,
234*, 239,
243*, 254

Floor Space

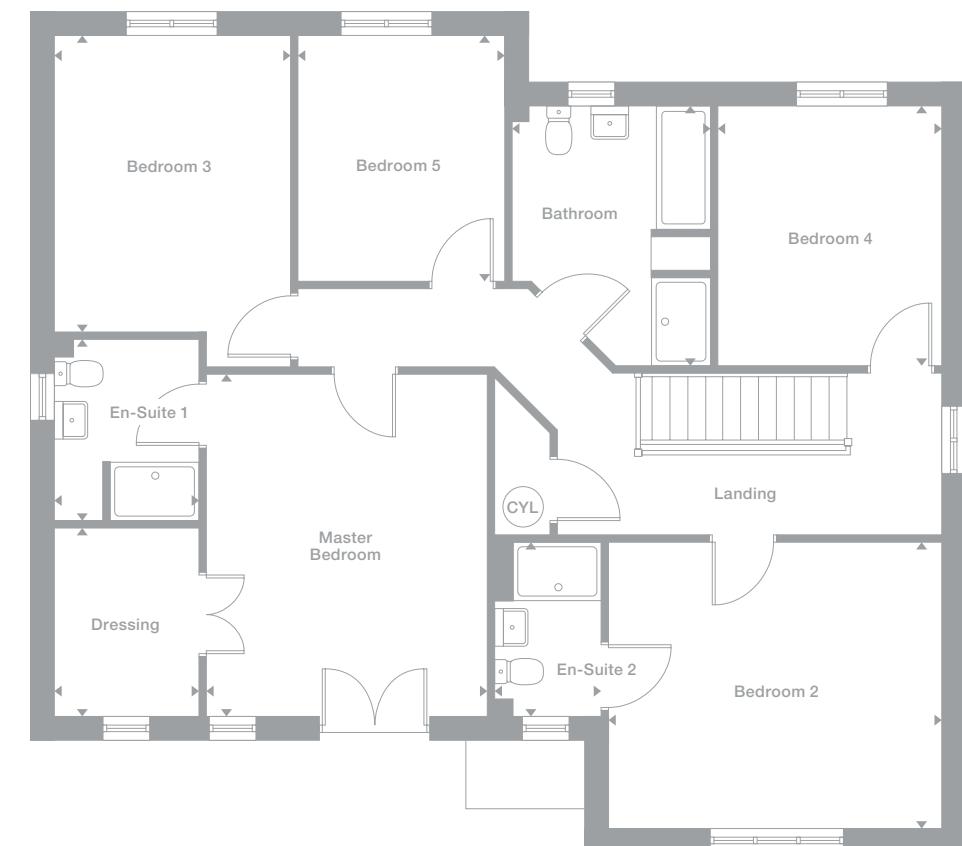
2,114 sq ft



Ground Floor



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

Lounge	3.750m x 7.562m max 12'4" x 24'10"
Kitchen	3.924m max x 5.659m max 12'10" x 18'7"
Dining	3.108m x 3.745m 10'2" x 12'3"
Family	2.626m max x 3.579m max 8'7" x 11'9"
Laundry	1.615m x 2.947m 5'4" x 9'8"
Study	2.941m max x 2.947m max 9'8" x 9'8"
WC	1.167m max x 1.929m max 3'10" x 6'4"

First Floor

Master Bedroom	4.291m max x 6.568m max 14'1" x 21'7"
En-Suite 1	1.758m x 2.652m 5'9" x 8'8"
Bedroom 2	2.813m x 3.617m 9'3" x 11'10"
En-Suite 2	2.433m max x 2.259m max 8'0" x 7'5"
Bedroom 3	3.808m x 3.759m 12'6" x 12'4"
Bedroom 4	3.257m max x 4.098m max 10'8" x 13'5"
Bedroom 5	3.780m max x 2.464m max 12'5" x 8'1"
Bathroom	2.798m max x 1.943m max 9'2" x 6'4"

Plots

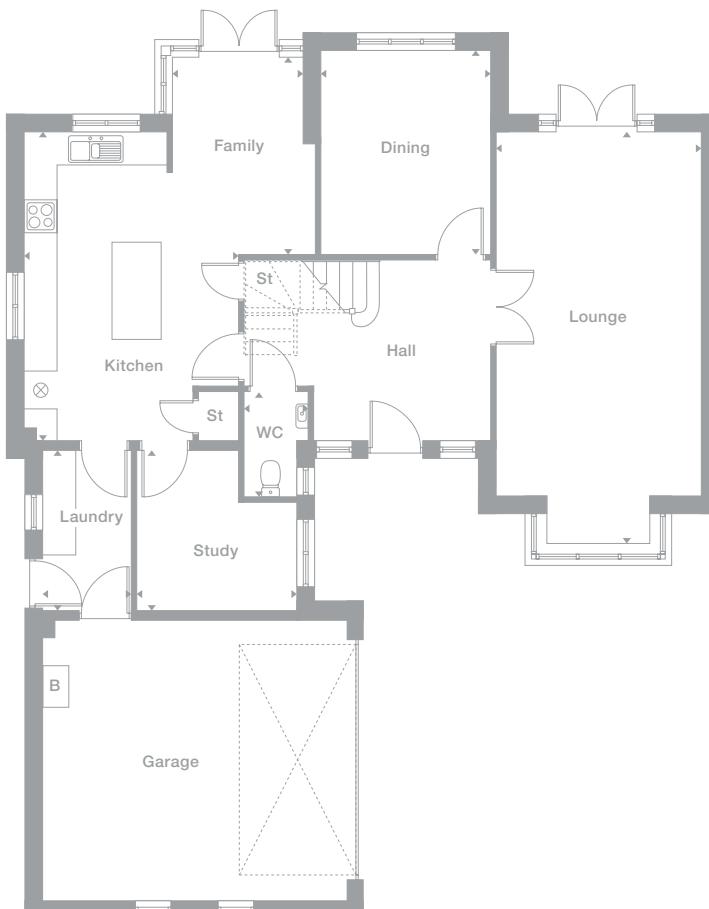
167*, 171,
176*, 179*,
206*, 224*,
225, 240*

Floor Space

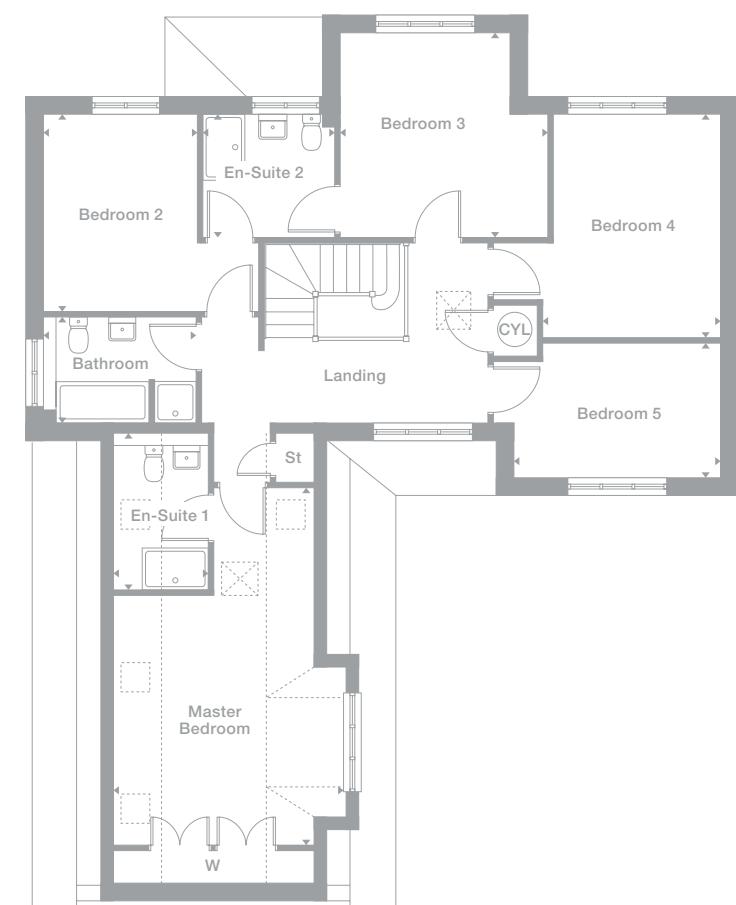
2,220 sq ft



Ground Floor



First Floor



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⊗ Fridge/freezer position. B=Boiler

The Miller Difference

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.

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

Chris Mackenzie
Miller Home Owner

Helen Moscrop
Miller Home Owner

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.

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.

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.

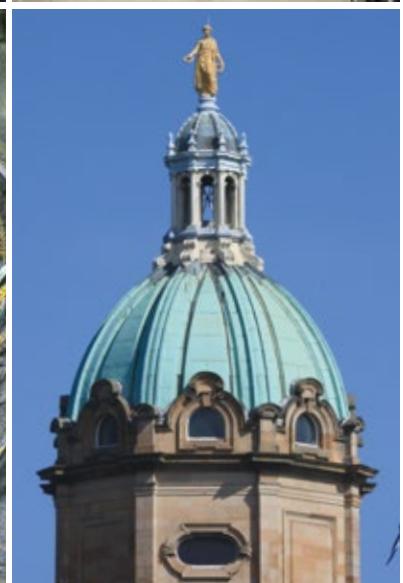
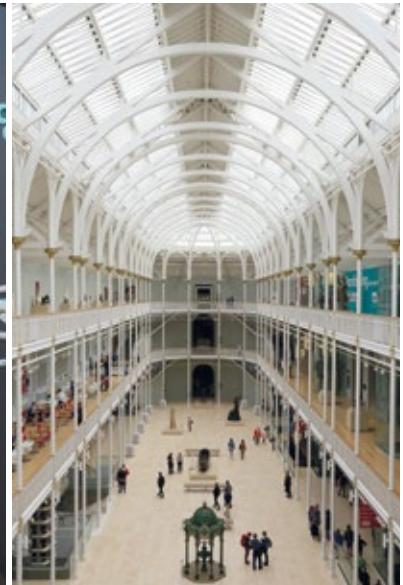
A Better Place

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.

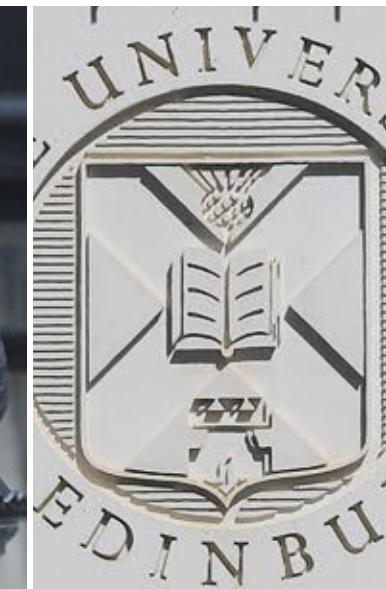
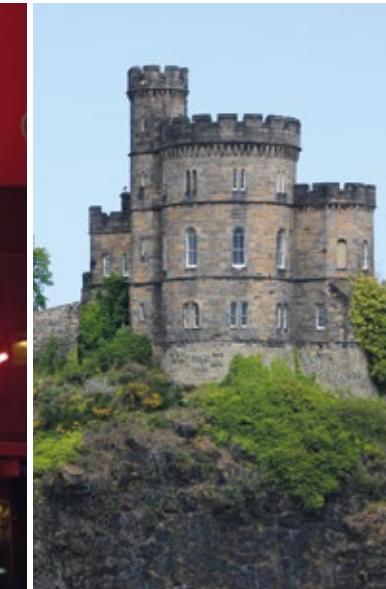
We even provide a unique www.mymillerhome.com website to keep you up to date on the build progress of your home and to help you get to know the area, your neighbours and live more sustainably once you've moved in.



The shopping precinct at Drum Street, 20 minutes walk from Highbrae, includes Lidl and Iceland supermarkets, a newsagent and a convenience store. A second group of shops near Gracemount Leisure Centre includes Tesco Express and Co-op stores, a pharmacist and a post office. Straiton Retail Park, a mile away, is a major shopping destination incorporating many large high street stores, including a Sainsbury supermarket, M&S Food, ASDA and Boots alongside fashion, white goods and furnishings, sports outfitters and restaurants. Easily accessible by car, the retail park can also be reached via Loanhead Railway Path, which starts near the development and provides a beautiful walking and cycling route to Straiton Pond Local Nature Reserve. The path continues to Loanhead's small, traditional shopping area, with its family butcher and traditional sweet shop, half a mile from Straiton Retail Park.

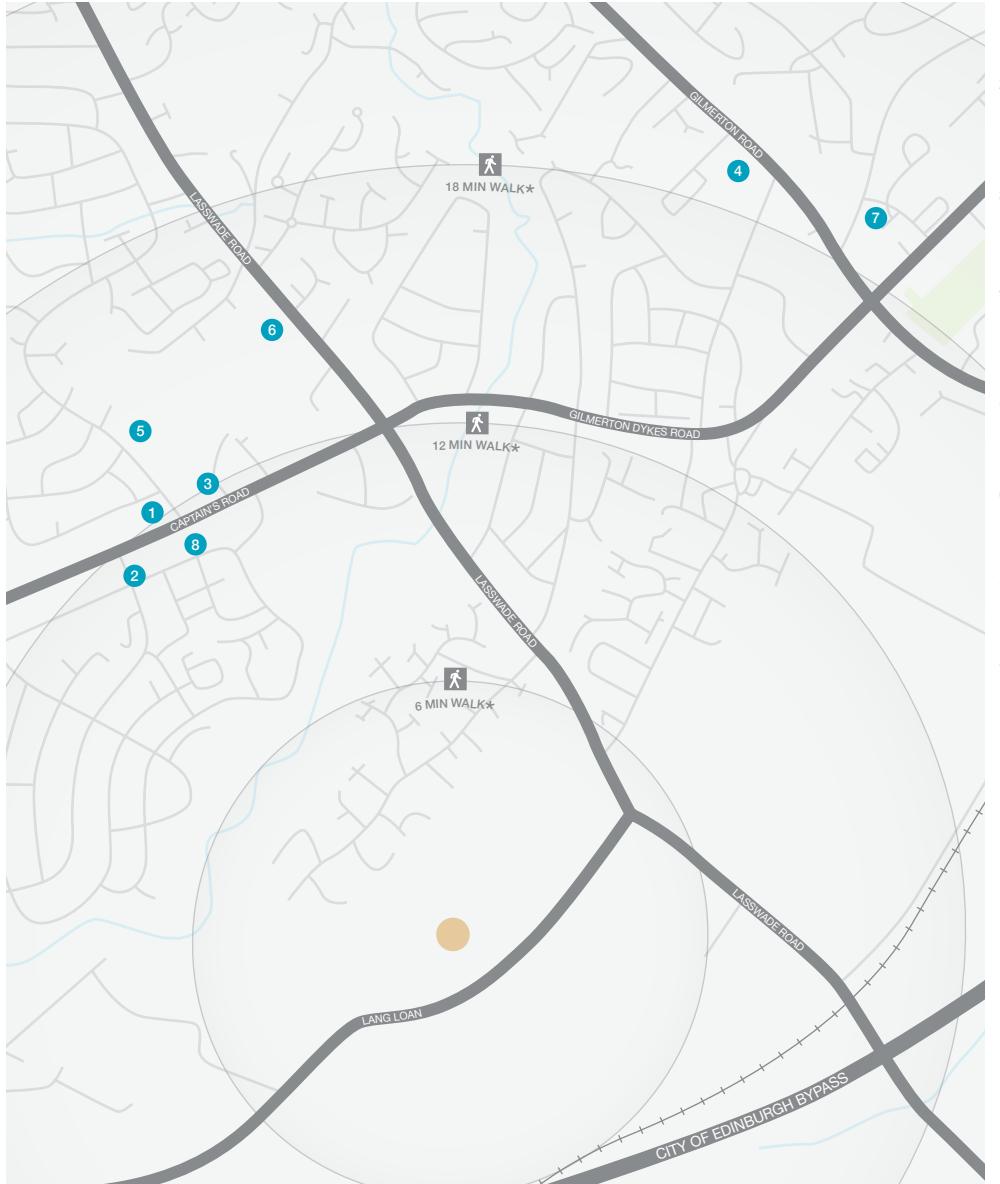


While Highbrae benefits from access to all the celebrated theatres, cinemas, live music venues, museums and galleries of the capital, it also has a selection of popular, more local, attractions, ranging from the expanse of the Pentland Hills and skiing at Midlothian Snow Sports Centre to golf at Kings Acre, the fascinating Edinburgh Butterfly and Insect World, and local nature reserves at Straiton Pond and Burdiehouse Burn Valley. Local swimming, gym and sports facilities can be found in the modern Gracemount Leisure Centre.



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.

Highbrae is in the catchment areas for Gilmerton Primary and St Catherine's RC Primary Schools. For secondary pupils, it has dual catchment status for both Liberton High and Gracemount High School. Ferniehill Surgery is the larger of the two medical centres within around 20 minutes' walk, and of the two dental surgeries in easy reach, Downie, Harper and Shanks is the nearest. Edinburgh Royal Infirmary, just over two miles away, has full A&E services.



1 Gordons Chemists
1 Gracemount Drive
0131 664 2249

2 Gracemount
Post Office,
5 Southhouse
Broadway,
0131 658 1031

3 Gracemount
Leisure Centre,
22 Gracemount Drive
0131 658 1940

4 Gilmerton
Primary School,
2 Moredun
Dykes Road,
0131 664 3614

5 St Catherine's RC
Primary School,
30 Gracemount Drive
0131 664 4257

6 Gracemount
High School,
136 Lasswade Road
0131 664 7440

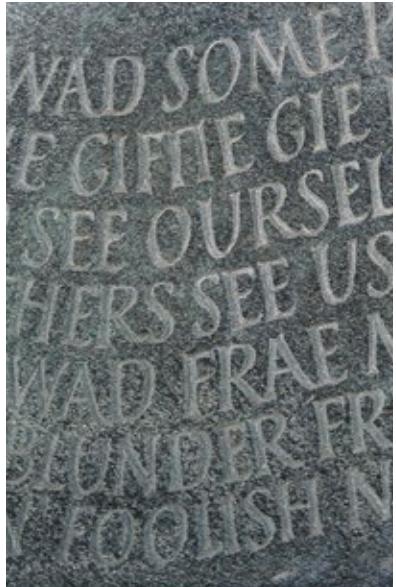
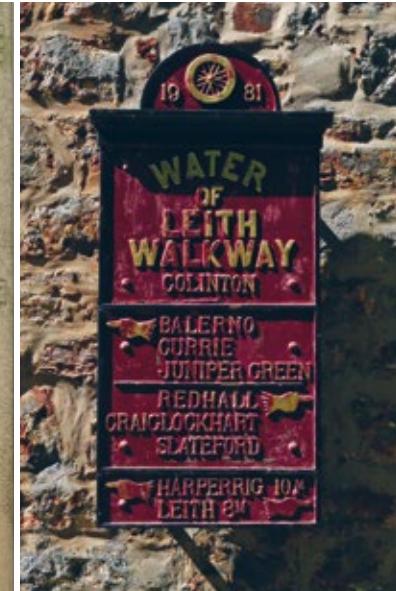
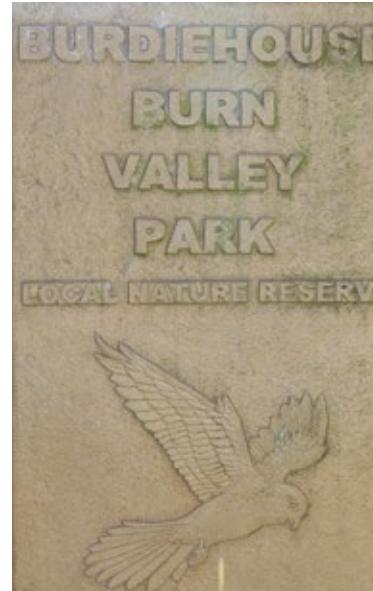
7 Ferniehill Surgery
8 Ferniehill Road
0131 664 2166

8 Downie, Harper
and Shanks
Dental Practice,
55 Captain's Road
0131 664 2184

Liberton High School
382 Gilmerton Road
0131 664 7514

* 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



How to find us

Development
Contact Number:
03300 293 052



From the City of Edinburgh Bypass

Leave the Bypass at Straiton junction following signs for the city centre. If travelling westwards, double back under the Bypass. At the next roundabout, or the first roundabout if travelling east, pass the exit for the city centre and take the next exit into Lang Loan. After around three quarters of a mile, the entrance to Highbrae is on the left.

From the City Centre

Leave Edinburgh via Clerk Street and Newington Road, and at the Cameron Toll junction go straight on, signposted for Penicuik. Half a mile on, after the traffic lights, turn left into Kirk Brae. Carry straight on for almost two miles, passing through a crossroads with traffic lights, then at a small roundabout take the second exit, for the City Bypass (A720) and Straiton. The entrance to Highbrae is on the right, around 200 yards on.

Sat Nav: EH17 8SD



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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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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.

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