

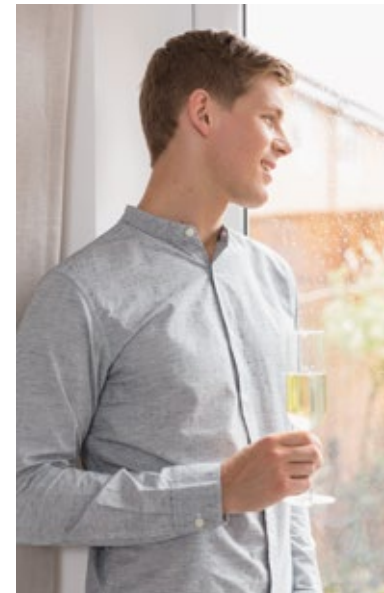


**Fairnielea  
Livingston**

**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.

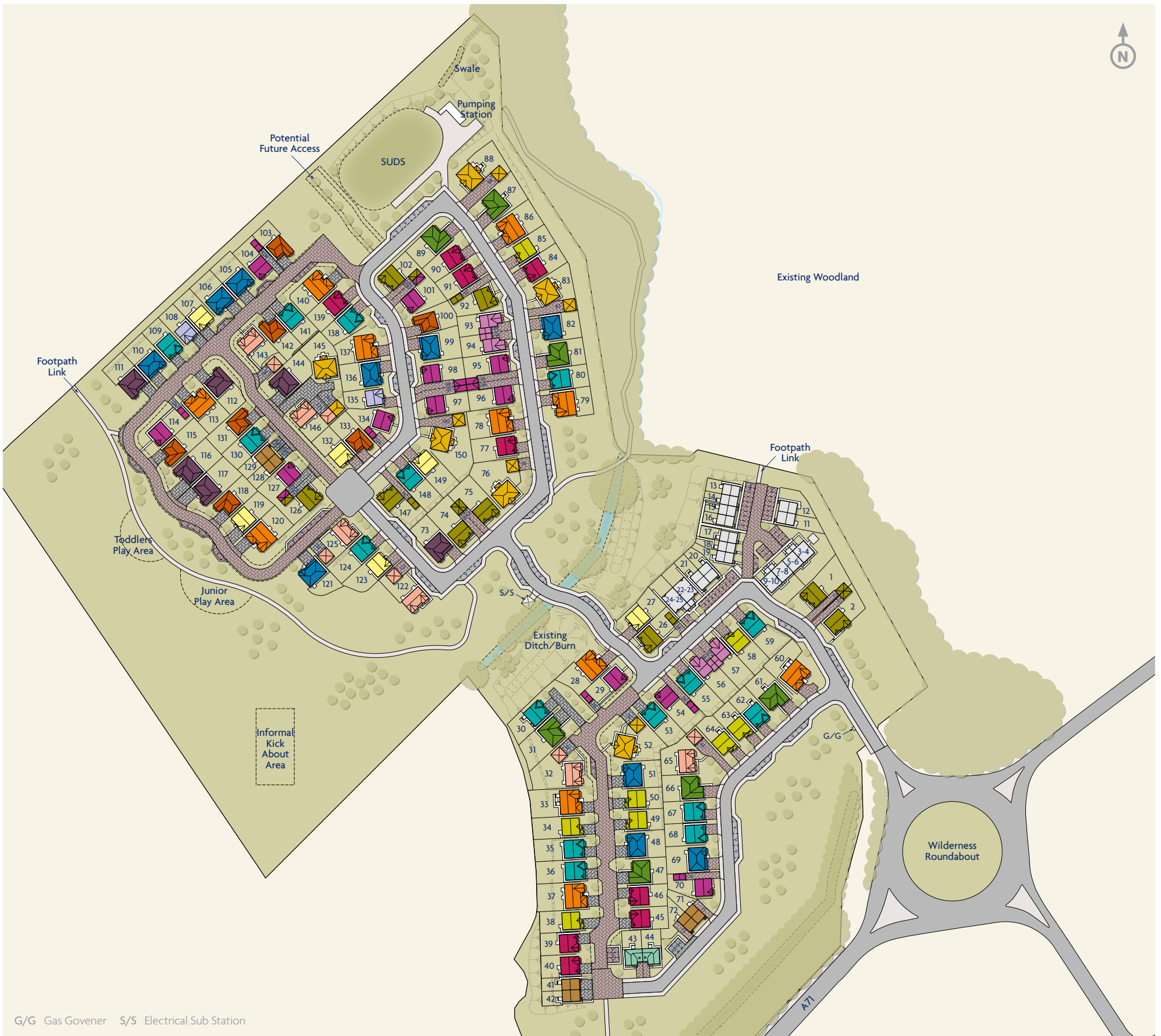


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# Plot Information

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- Erskine** See Page 12
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- Affordable Housing**



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.

G/G Gas Governor S/S Electrical Sub Station



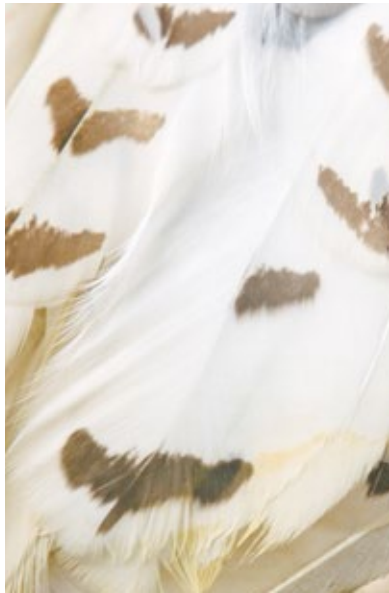


Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and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



Fairnielea is located just off the A71, around half an hour's drive from central Edinburgh and 40 minutes from Glasgow via the M8. The Forth Bridges and Edinburgh Airport can be reached within approximately 20 minutes. Buses between Bathgate, Livingston and Edinburgh pass by the development every half hour, or hourly in the evenings. Livingston is also served by two rail lines. Stations to the north offer frequent services to Edinburgh and Glasgow Queen Street, while twice-hourly trains between Edinburgh and Glasgow Central stop at Livingston South station, half an hour's walk from the development. Livingston also has a good network of cycle paths, and is on National Cycle Route 75 between Edinburgh and Glasgow.

The variety of leisure amenities within a few minutes walk includes children's activities at Astro Gymnastics and classes at The Larder Cook School, a local café and social enterprise. A mile to the east, the Five Sisters Zoo, home to more than 175 species of animals, offers handling sessions and talks.



*In 1760, Livingston  
in its own grounds  
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Livingston, West  
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Close to the West Lothian countryside on the edge of Livingston, half an hour's drive from Edinburgh city centre, this superb neighbourhood of modern, energy-efficient three, four and five bedroom homes combines fresh air and wide horizons with one of the most convenient locations in central Scotland. Offering easy access to Glasgow, the Queensferry Crossing and Edinburgh Airport, this is both a quiet residential area and a superb strategic base. Welcome to Fairnielea...

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# Meldrum

**Overview**

French doors add a focal point to the dining area, keeping the kitchen light and airy and adding the flexibility to eat outdoors when the weather beckons. Upstairs, the generous storage space includes a built-in wardrobe in the en-suite principal bedroom.

**Ground Floor**

- Lounge**  
3.989m x 3.870m  
13'1" x 12'8"
- Kitchen/Dining**  
5.039m x 2.996m  
16'6" x 9'10"
- WC**  
1.880m x 1.172m  
6'2" x 3'10"

**First Floor**

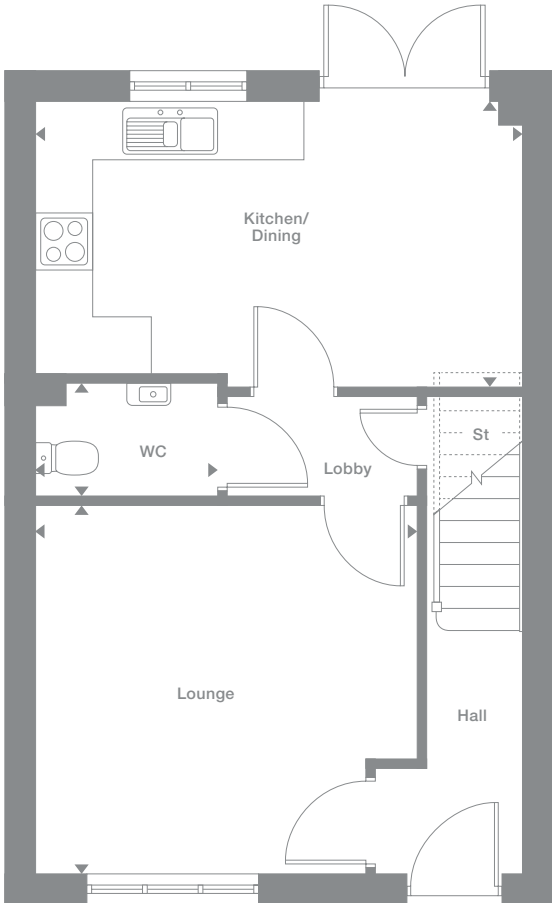
- Principal Bedroom**  
2.722m x 3.597m  
8'11" x 11'10"
- En-Suite**  
2.290m x 1.427m  
7'6" x 4'8"
- Bedroom 2**  
2.927m x 2.920m  
9'7" x 9'7"
- Bedroom 3**  
2.267m x 2.432m  
7'5" x 8'0"
- Bathroom**  
2.100m x 0.700m  
6'11" x 5'7"

**Floor Space**

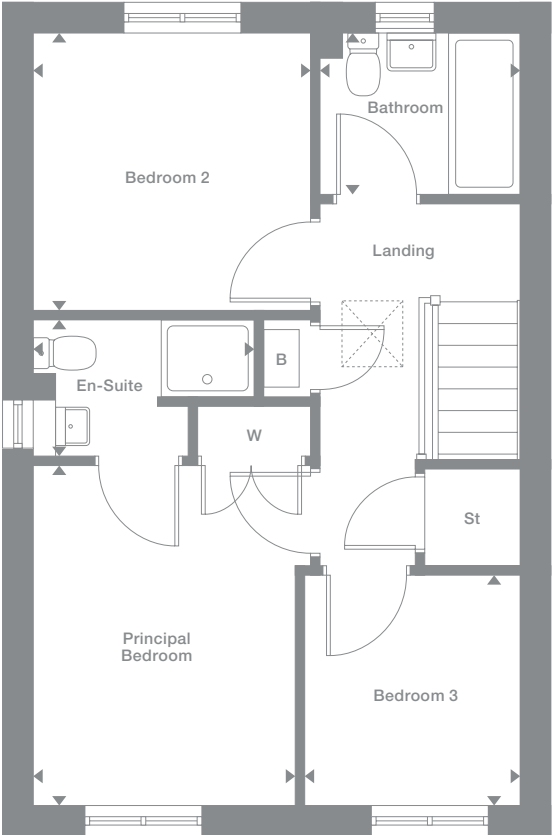
900 sq ft



**Ground Floor**



**First Floor**



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\* Plots are a mirror image of plans shown above

B = Boiler



# Cameron

## Overview

The lounge opens on to a practical, attractive kitchen and dining room with feature french doors, creating an inviting setting for relaxed entertaining. The en-suite principal bedroom incorporates a stylish double wardrobe, and the third bedroom, with its dual windows, has a special charm.

## Ground Floor

- Lounge**  
3.080m x 4.124m  
10'1" x 13'6"
- Dining**  
2.159m x 2.539m  
7'1" x 8'4"
- Kitchen**  
3.057m x 2.946m  
10'0" x 9'8"
- WC**  
2.049m x 1.403m  
6'9" x 4'7"

## First Floor

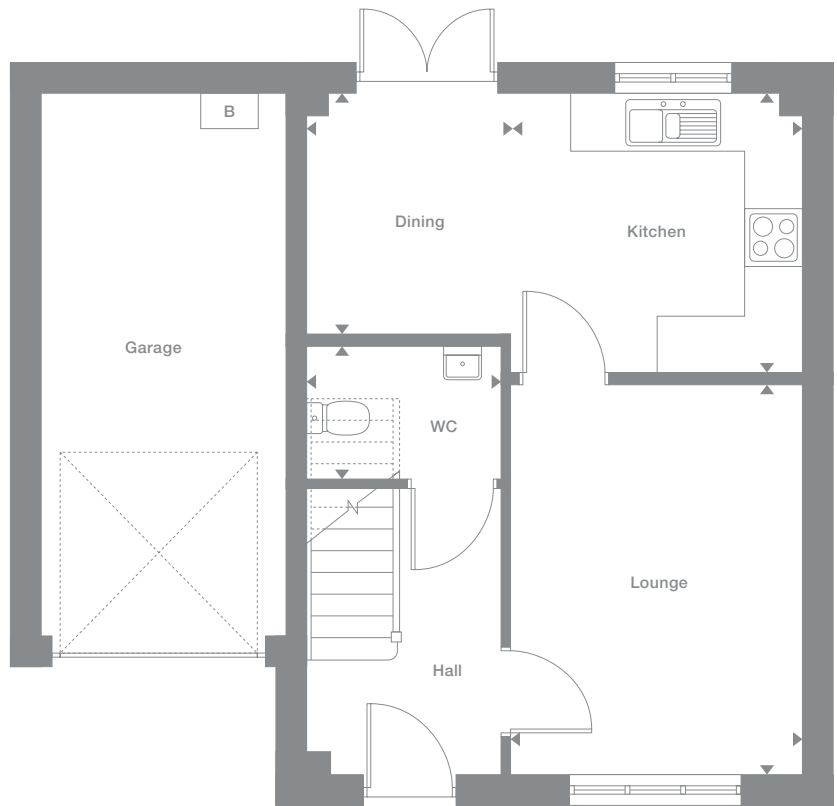
- Principal Bedroom**  
2.959m x 3.290m  
9'8" x 10'10"
- En-Suite**  
1.940m x 1.523m  
6'4" x 5'0"
- Bedroom 2**  
2.959m x 3.104m  
9'8" x 10'2"
- Bedroom 3 (Detached)**  
2.623m x 4.383m  
8'7" x 14'5"
- Bedroom 3 (Semi)**  
2.586m x 4.383m  
8'6" x 14'5"
- Bathroom**  
2.260m x 1.930m  
7'5" x 6'4"

## Floor Space

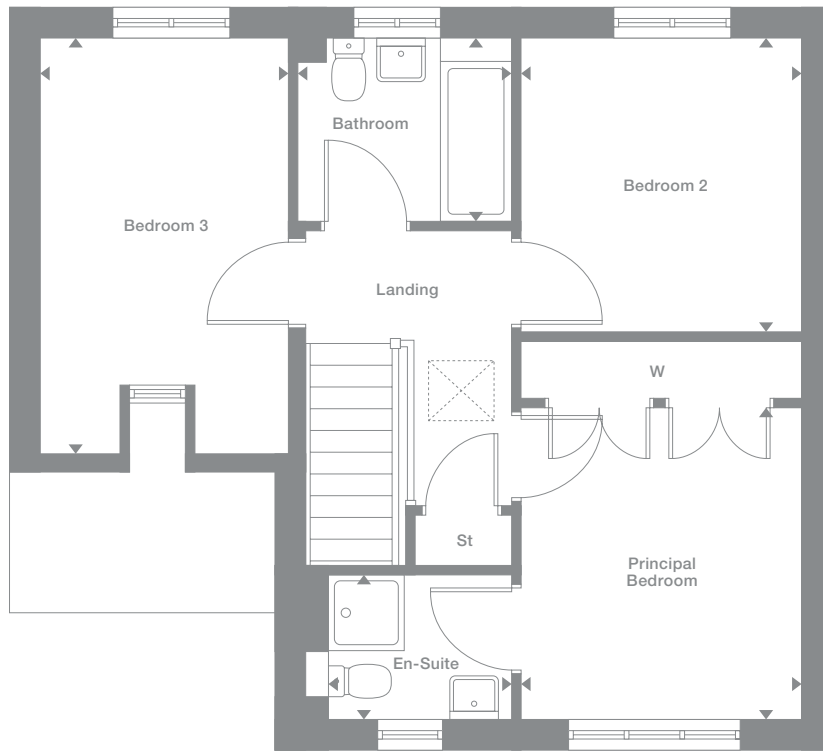
942 sq ft



## Ground Floor



## First Floor



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B = Boiler



# Erskine

**Overview**

With a separate laundry to prevent household management from encroaching on the social space, and french doors adding a bright focal point, the kitchen provides a natural hub for everyday family life. With four bedrooms, one of them en-suite with a built-in wardrobe, there is always an opportunity to find peaceful seclusion.

**Ground Floor**

- Lounge**  
3.124m x 5.013m  
10'3" x 16'5"
- Kitchen/Dining**  
4.791m x 2.936m  
15'9" x 9'8"
- Laundry**  
2.018m x 1.747m  
6'7" x 5'9"
- WC**  
2.018m x 1.052m  
6'7" x 3'5"

**First Floor**

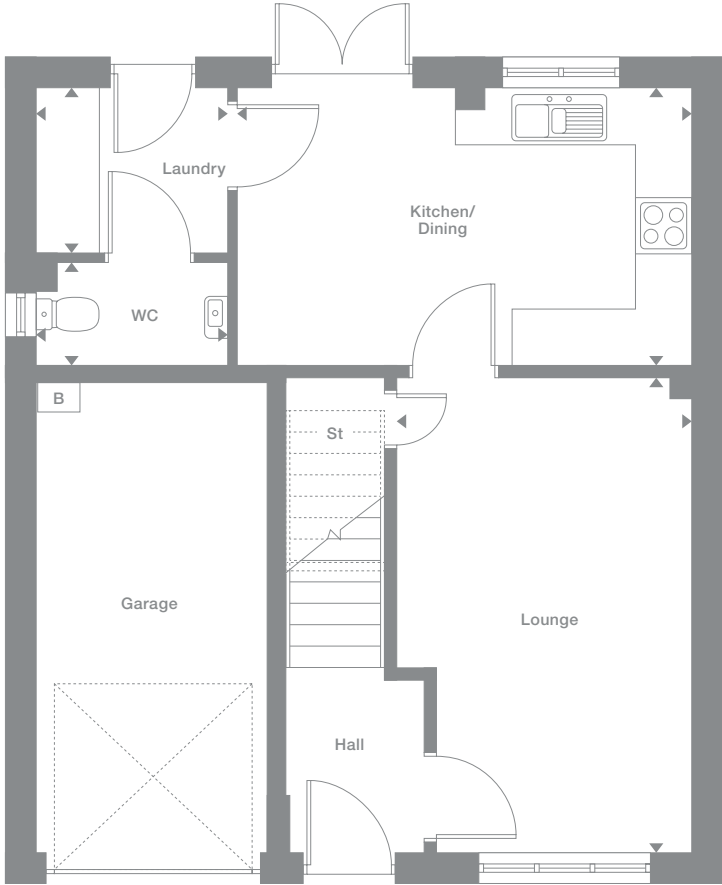
- Principal Bedroom**  
4.069m x 2.513m  
13'4" x 8'3"
- En-Suite**  
1.645m x 2.018m  
5'5" x 6'7"
- Bedroom 2**  
2.525m x 3.965m  
8'3" x 13'0"
- Bedroom 3**  
2.322m x 3.340m  
7'7" x 11'0"
- Bedroom 4**  
2.322m x 3.340m  
7'7" x 11'0"
- Bathroom**  
2.078m x 2.200m  
6'10" x 7'3"

**Floor Space**

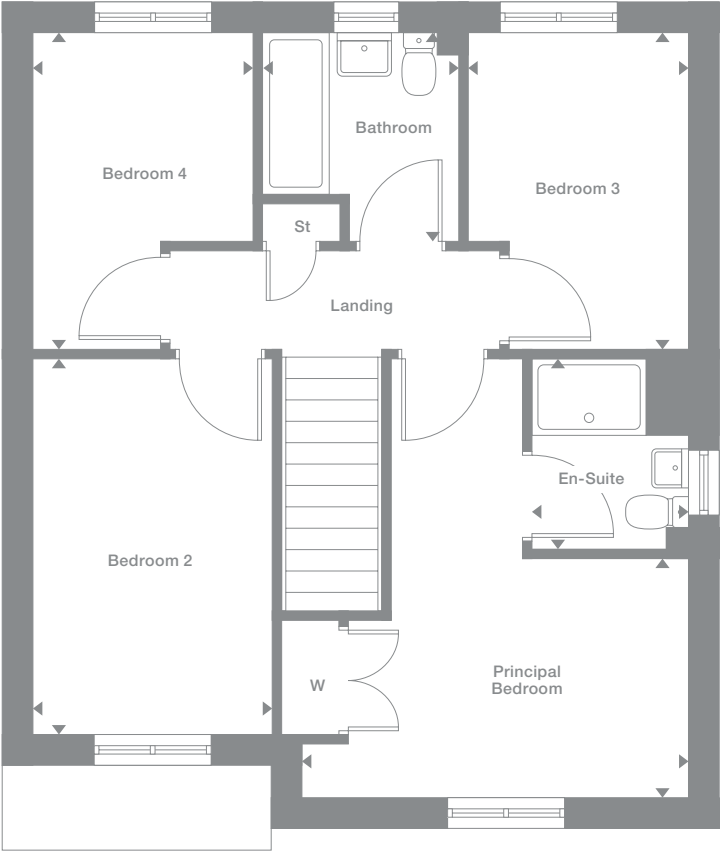
1,036 sq ft



**Ground Floor**



**First Floor**



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B = Boiler



# Fraser

## Overview

With its porch, bay windowed dual aspect lounge and a light-filled kitchen that forms a natural hub for family life, this is a beautifully designed residence. Features include twin wardrobes in the en-suite principal bedroom and a cupboard by the front door.

## Ground Floor

### Lounge

4.103m x 5.315m  
13'6" x 17'5"

### Kitchen/Family

5.566m x 3.298m  
18'3" x 10'10"

### WC

1.884m x 1.229m  
6'2" x 4'0"

## First Floor

### Principal Bedroom

3.403m x 2.617m  
11'2" x 8'7"

### En-Suite

1.826m x 1.721m  
6'0" x 5'8"

### Bedroom 2

3.526m x 2.433m  
11'7" x 8'0"

### Bedroom 3

2.450m x 2.852m  
8'0" x 9'4"

### Bedroom 4

1.940m x 3.322m  
6'4" x 10'11"

### Bathroom

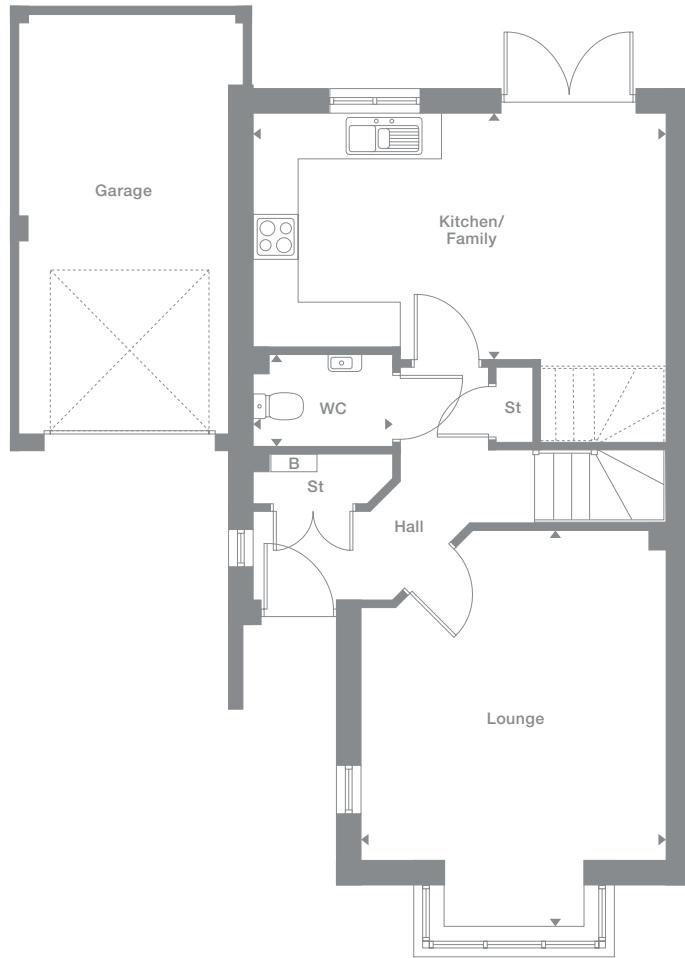
2.282m x 2.218m  
7'6" x 7'3"

## Floor Space

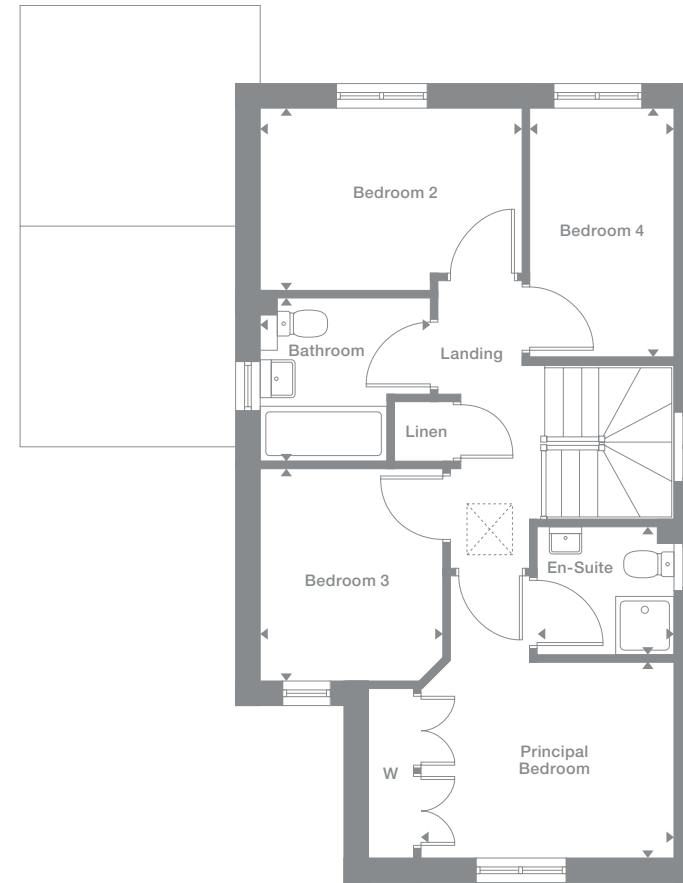
1,132 sq ft



## Ground Floor



## First Floor



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\* Plots are a mirror image of plans shown above

B = Boiler



**Overview**

Opening via french doors out to the garden, the family kitchen and dining room that extends the full width of this impressive home provides a convivial complement to the lounge. A gallery landing leads to four bedrooms, one of them en-suite with a built-in wardrobe.

**Ground Floor**

**Lounge**  
3.469m x 3.895m  
11'5" x 12'9"

**Family/Dining**  
4.789m x 3.241m  
15'9" x 10'8"

**Kitchen**  
3.023m x 2.890m  
9'11" x 9'6"

**WC**  
1.706m x 1.253m  
5'7" x 4'1"

**First Floor**

**Principal Bedroom**  
3.258m x 3.305m  
10'8" x 10'10"

**En-Suite**  
1.211m x 2.855m  
4'0" x 9'4"

**Bedroom 2**  
2.510m x 3.932m  
8'3" x 12'11"

**Bedroom 3**  
3.142m x 2.855m  
10'4" x 9'4"

**Bedroom 4**  
2.112m x 2.913m  
6'11" x 9'7"

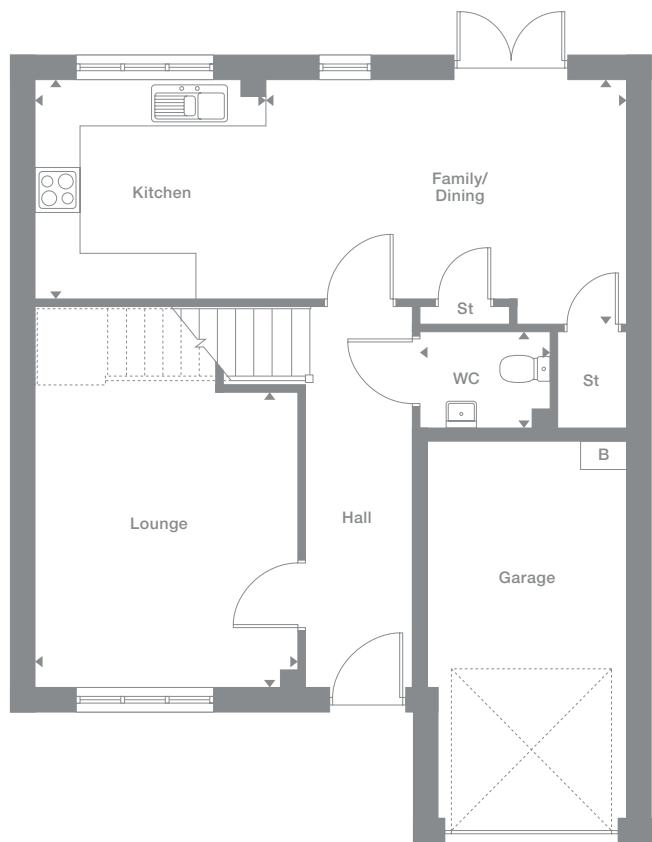
**Bathroom**  
2.990m x 1.700m  
9'10" x 5'7"

**Floor Space**

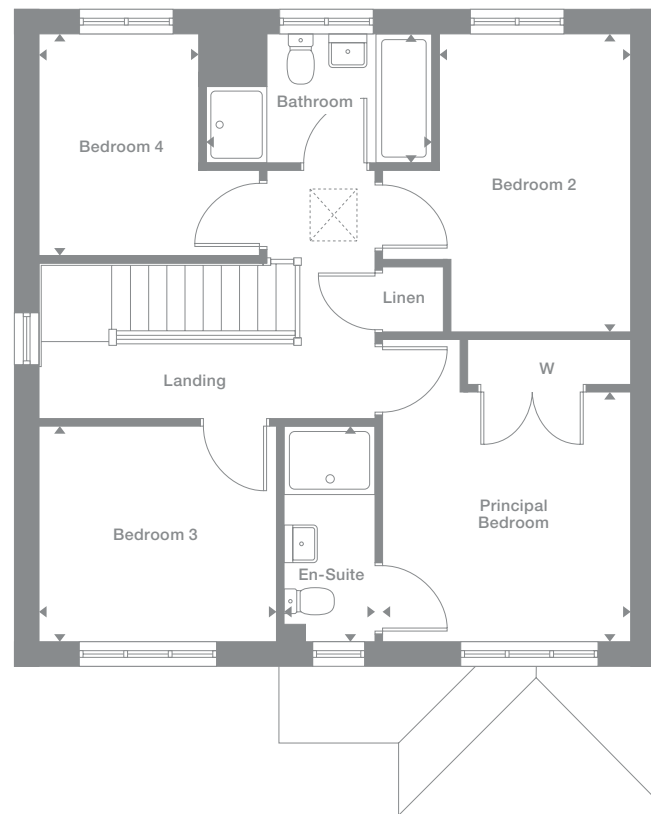
1,246 sq ft



**Ground Floor**



**First Floor**



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B = Boiler



# Chattan

**Overview**

French doors set into a panoramic window add a premium touch to the light, airy family kitchen and dining room, a superb setting for family life that shares the ground floor with a more formal bay-windowed lounge. A gallery landing leads to four bedrooms, one of them en-suite with twin wardrobes.

**Ground Floor**

- Lounge**  
3.571m x 5.245m  
11'9" x 17'2"
- Kitchen/Dining/Family**  
4.970m x 5.800m  
16'4" x 19'0"
- Laundry**  
3.013m x 1.276m  
9'11" x 4'2"
- WC**  
2.167m x 1.129m  
7'1" x 3'8"

**First Floor**

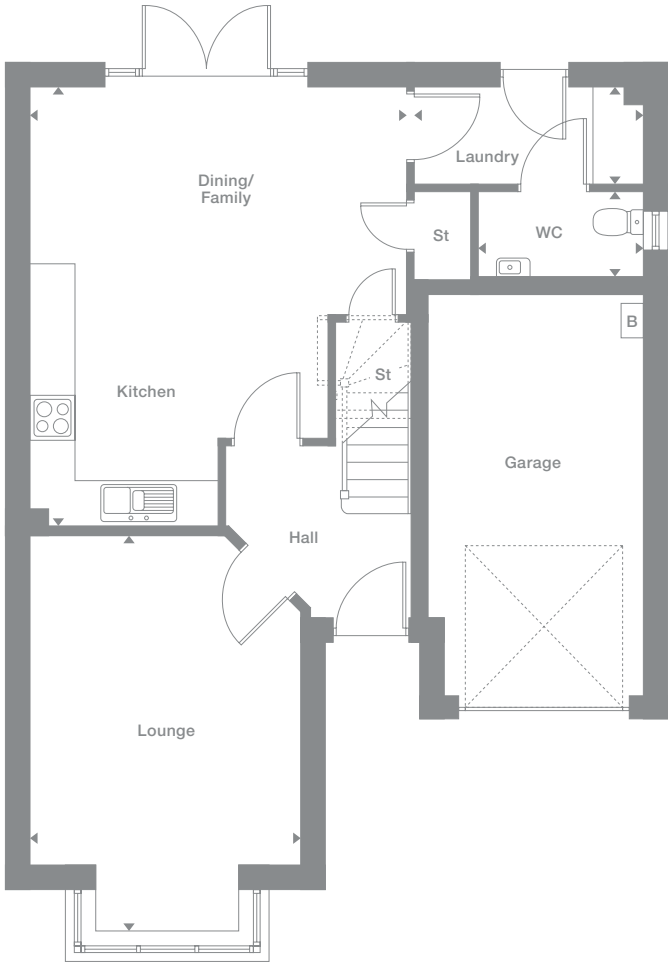
- Principal Bedroom**  
2.945m x 3.985m  
9'8" x 13'1"
- En-Suite**  
2.517m x 1.487m  
8'3" x 4'11"
- Bedroom 2**  
3.571m x 3.798m  
11'9" x 12'6"
- Bedroom 3**  
2.565m x 4.048m  
8'5" x 13'3"
- Bedroom 4**  
2.801m x 2.920m  
9'2" x 9'7"
- Bathroom**  
2.565m x 2.222m  
8'5" x 7'3"

**Floor Space**

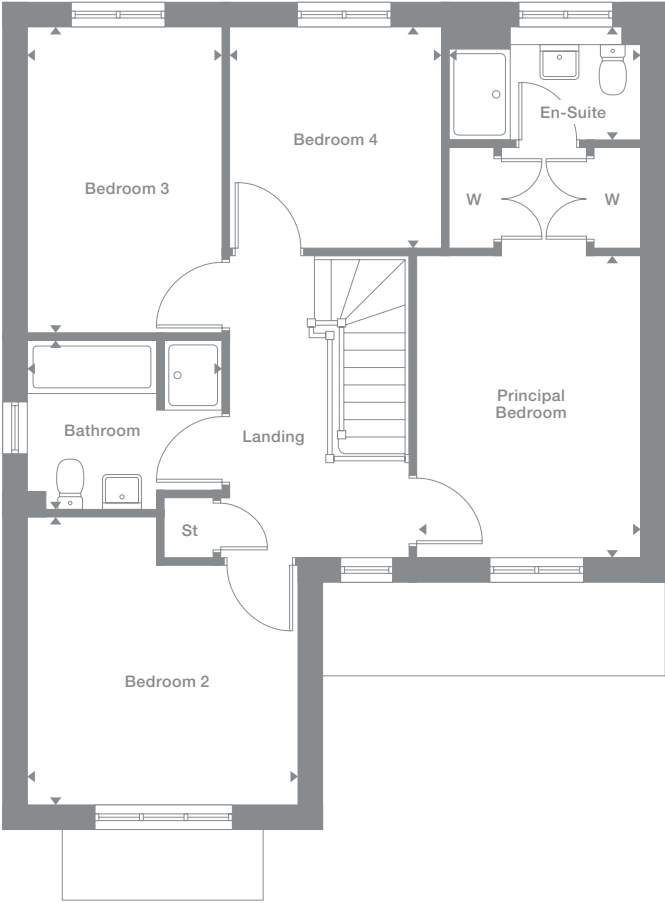
1,342 sq ft



**Ground Floor**



**First Floor**



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# Nairn

**Overview**

With twin windows and central french doors, the kitchen and dining room maximises the benefits of the garden to present an adaptable, comfortable setting for family life. The lounge features a stylish bay window, and the delightful principal bedroom includes an en-suite shower and a sumptuous dressing area with twin wardrobes.

**Ground Floor**

- Lounge**  
3.003m x 4.728m  
9'10" x 15'6"
- Family/Dining/Kitchen**  
8.143m x 2.800m  
26'9" x 9'2"
- Laundry**  
1.654m x 1.287m  
5'5" x 4'3"
- WC**  
1.469m x 1.774m  
4'10" x 5'10"

**First Floor**

- Principal Bedroom**  
5.017m x 4.291m  
16'6" x 14'1"
- En-Suite**  
2.637m x 1.230m  
8'8" x 4'0"
- Bedroom 2**  
3.026m x 4.014m  
9'11" x 13'2"
- Bedroom 3**  
2.435m x 4.224m  
8'0" x 13'10"
- Bedroom 4**  
3.066m x 3.004m  
10'1" x 9'10"
- Bathroom**  
2.443m x 3.004m  
8'0" x 9'10"

**Floor Space**

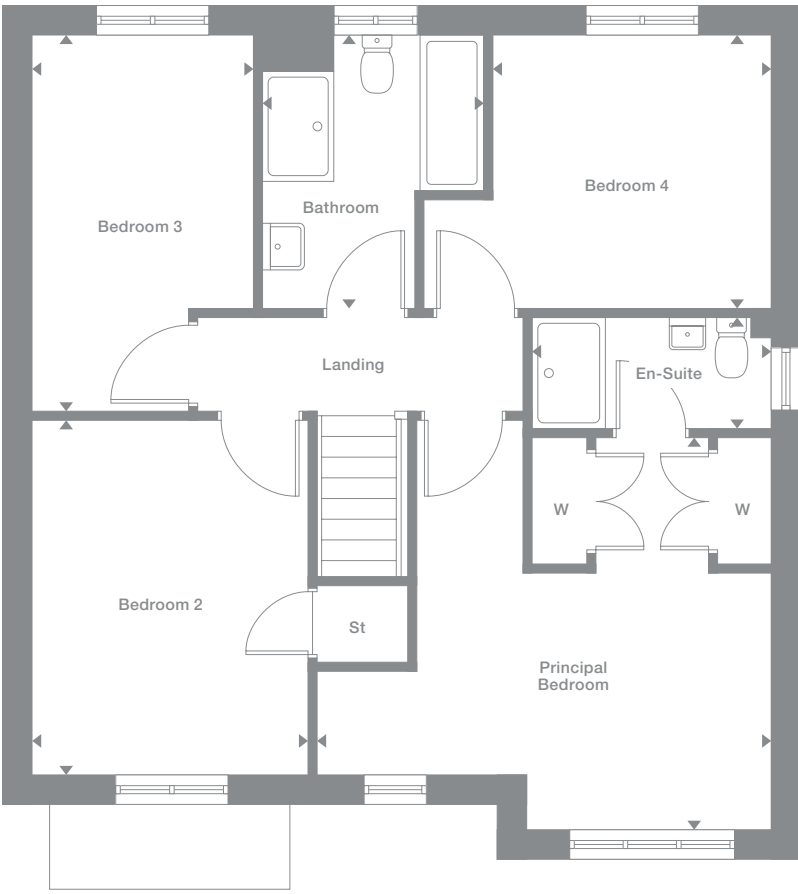
1,297 sq ft



**Ground Floor**



**First Floor**



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# Murray

## Overview

A bay window adds distinction to the frontage while enhancing the lounge's bright, elegant interior, and the laundry room helps keep the kitchen free for cooking and conversation. French doors add flexibility to the dining area, and the principal bedroom suite offers a luxurious retreat.

## Ground Floor

- Lounge**  
3.480m x 5.956m  
11'5" x 19'6"
- Dining/Kitchen**  
6.210m x 3.439m  
20'4" x 11'3"
- Laundry**  
1.815m x 1.845m  
5'11" x 6'1"
- WC**  
1.815m x 1.494m  
5'11" x 4'11"

## First Floor

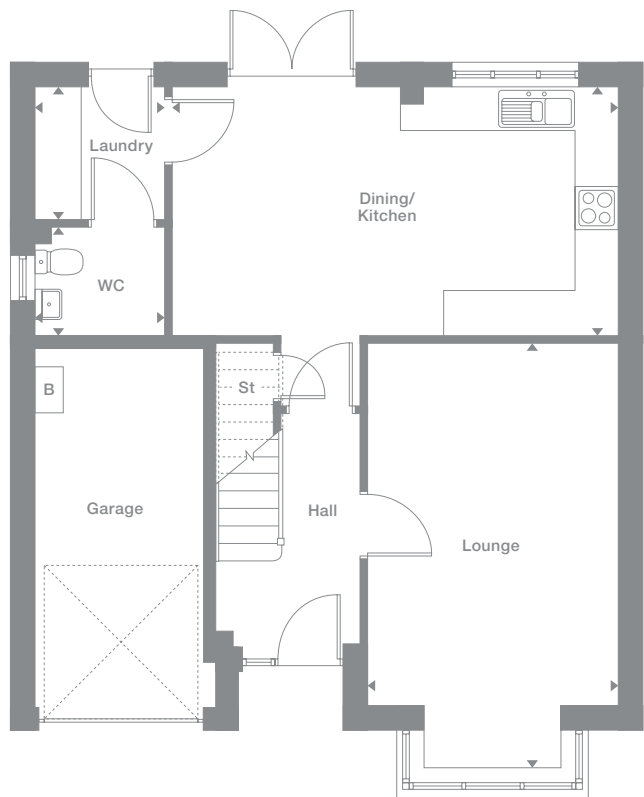
- Principal Bedroom**  
3.480m x 4.082m  
11'5" x 13'5"
- En-Suite**  
2.006m x 1.422m  
6'7" x 4'8"
- Bedroom 2**  
2.439m x 4.741m  
8'0" x 15'7"
- Bedroom 3**  
2.987m x 3.736m  
9'10" x 12'3"
- Bedroom 4**  
2.697m x 2.977m  
8'10" x 9'9"
- Bathroom**  
2.242m x 2.605m  
7'4" x 8'7"

## Floor Space

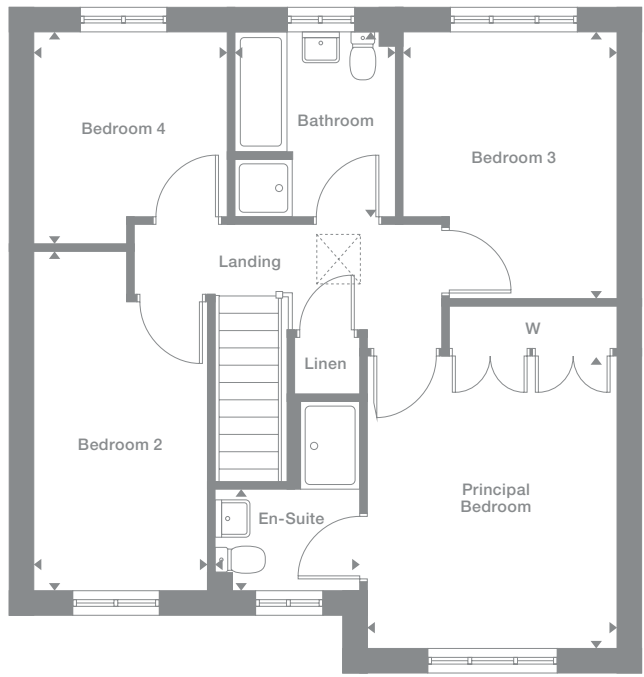
1,326 sq ft



## Ground Floor



## First Floor



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B = Boiler

# Grant

**Overview**

The bay-windowed lounge opens via double doors into the light-filled dining area and kitchen, where french doors offer garden access, to create a superb setting for large gatherings. The many premium features include a separate study and a principal bedroom suite with a walk-in wardrobe.

**Ground Floor**

- Lounge**  
3.042m x 5.510m  
10'0" x 18'1"
- Dining/Family**  
3.077m x 3.017m  
10'1" x 9'11"
- Kitchen**  
4.898m x 3.017m  
16'1" x 9'11"
- Laundry**  
1.649m x 1.714m  
5'5" x 5'7"
- Study**  
2.659m x 2.337m  
8'9" x 7'8"
- WC**  
2.659m x 1.241m  
8'9" x 4'1"

**First Floor**

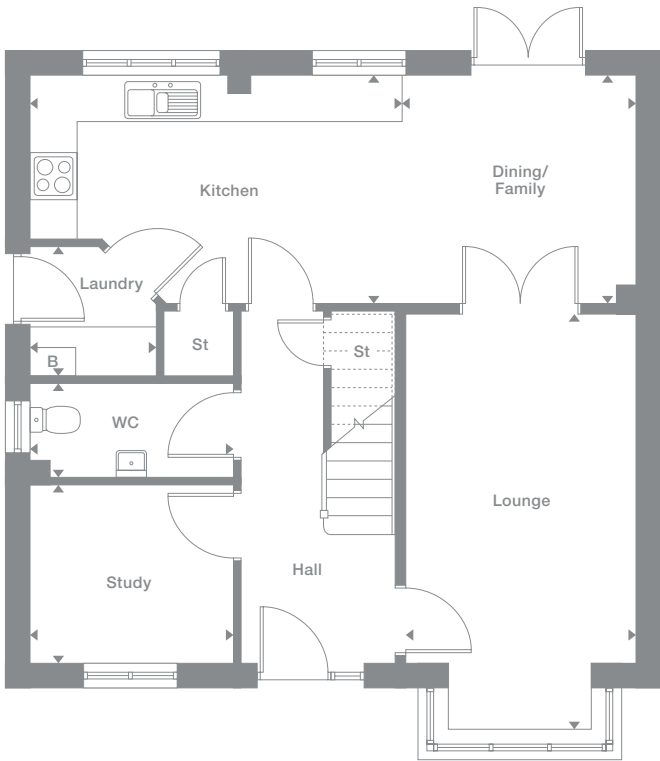
- Principal Bedroom**  
5.309m x 2.962m  
17'5" x 9'9"
- En-Suite**  
1.523m x 2.200m  
5'0" x 7'3"
- Bedroom 2**  
2.565m x 3.854m  
8'5" x 12'8"
- Bedroom 3**  
2.566m x 3.796m  
8'5" x 12'5"
- Bedroom 4**  
2.513m x 2.388m  
8'3" x 7'10"
- Bathroom**  
2.696m x 1.913m  
8'10" x 6'3"

**Floor Space**

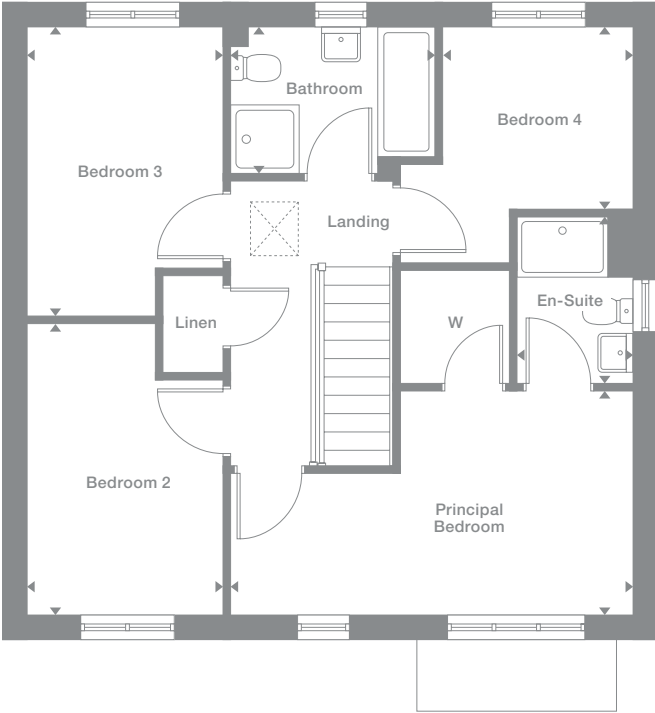
1,348 sq ft



**Ground Floor**



**First Floor**



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# Fletcher

**Overview**

With french doors and a separate laundry room for dealing with household management, the dining kitchen has a wonderfully open, airy appeal. Two of the four bedrooms opening off the bright gallery landing are en-suite, presenting the opportunity to offer some very special guest accommodation.

**Ground Floor**

- Lounge**  
3.635m x 5.856m  
11'11" x 19'3"
- Dining**  
2.977m x 4.223m  
9'9" x 13'10"
- Kitchen**  
3.230m x 4.223m  
10'7" x 13'10"
- Laundry**  
1.818m x 2.737m  
6'0" x 9'0"
- WC**  
1.818m x 1.386m  
6'0" x 4'7"

**First Floor**

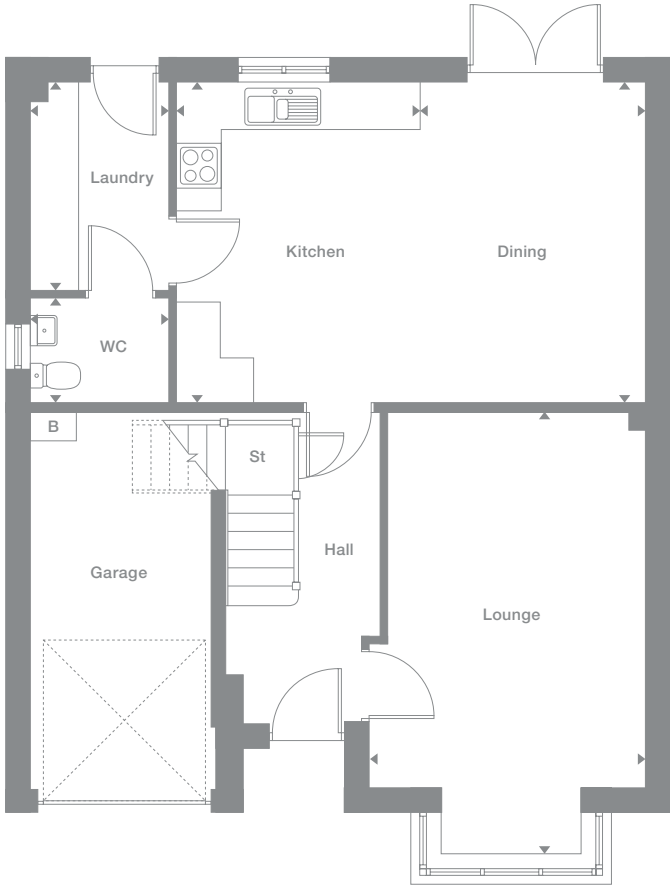
- Principal Bedroom**  
3.464m x 3.319m  
11'4" x 10'11"
- En-Suite 1**  
1.982m x 1.670m  
6'6" x 5'6"
- Bedroom 2**  
3.492m x 3.173m  
11'5" x 10'5"
- En-Suite 2**  
2.337m x 1.910m  
7'8" x 6'3"
- Bedroom 3**  
2.475m x 3.173m  
8'1" x 10'5"
- Bedroom 4**  
2.479m x 2.934m  
8'2" x 9'8"
- Bathroom**  
1.958m x 3.173m  
6'5" x 10'5"

**Floor Space**

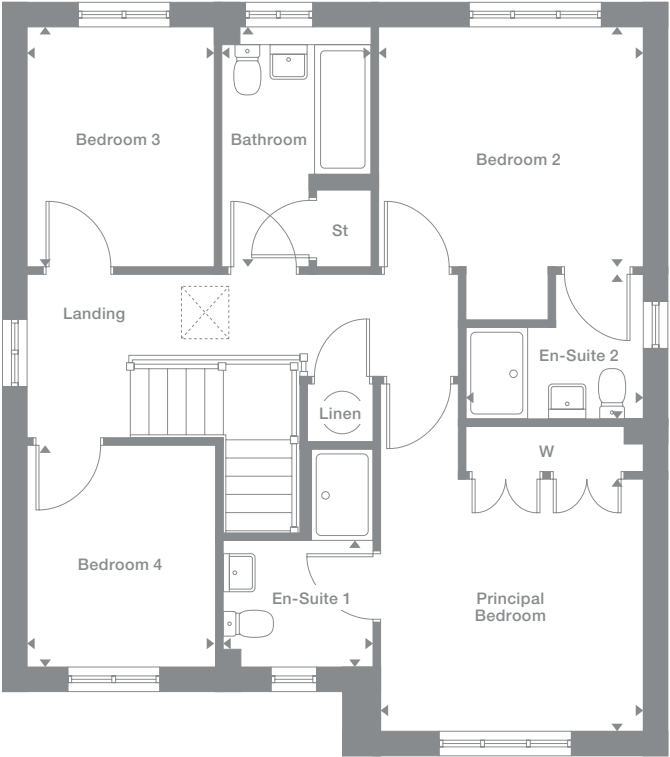
1,446 sq ft



**Ground Floor**



**First Floor**



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# Pringle

## Overview

The lounge extends from an attractive bay window to elegant double doors into the light-filled dining kitchen and family room, creating an attractive and adaptable living space. A separate study and two en-suite shower rooms add a touch of prestige to comfort.

## Ground Floor

- Lounge**  
3.611m x 6.328m  
11'10" x 20'9"
- Kitchen**  
3.766m x 2.928m  
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 x 1.978m  
3'11" x 6'6"

## First Floor

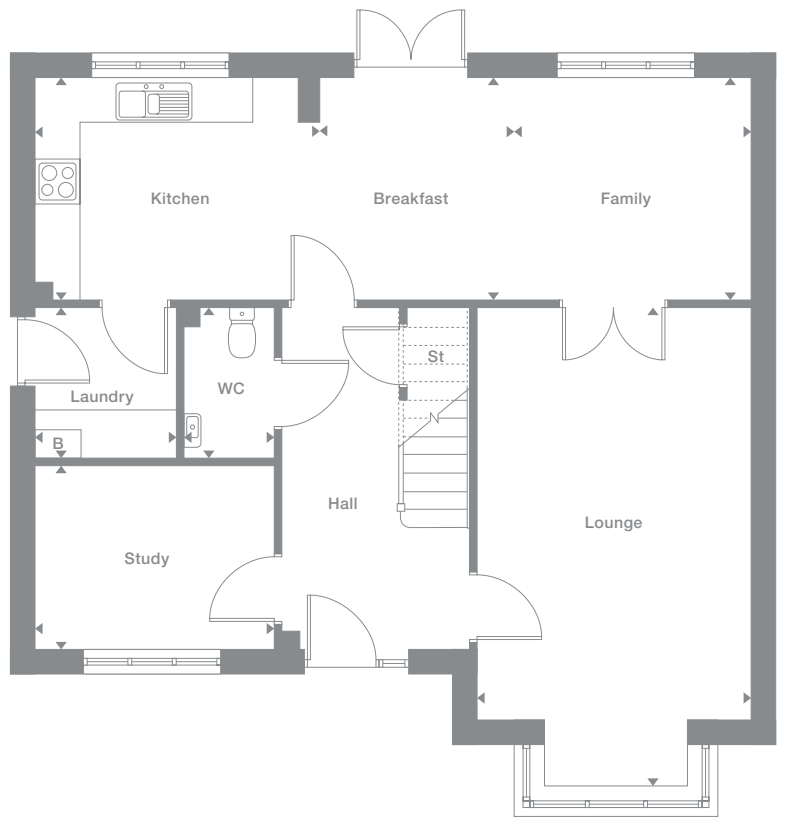
- Principal Bedroom**  
3.611m x 4.459m  
11'10" x 14'8"
- En-Suite 1**  
1.966m x 1.732m  
6'5" x 5'8"
- Bedroom 2**  
3.684m x 2.996m  
12'1" x 9'10"
- En-Suite 2**  
2.554m x 1.010m  
8'5" x 3'4"
- Bedroom 3**  
3.408m x 3.344m  
11'2" x 11'0"
- Bedroom 4**  
2.460m x 3.225m  
8'1" x 10'7"
- Bathroom**  
2.583m x 1.815m  
8'6" x 5'11"

## Floor Space

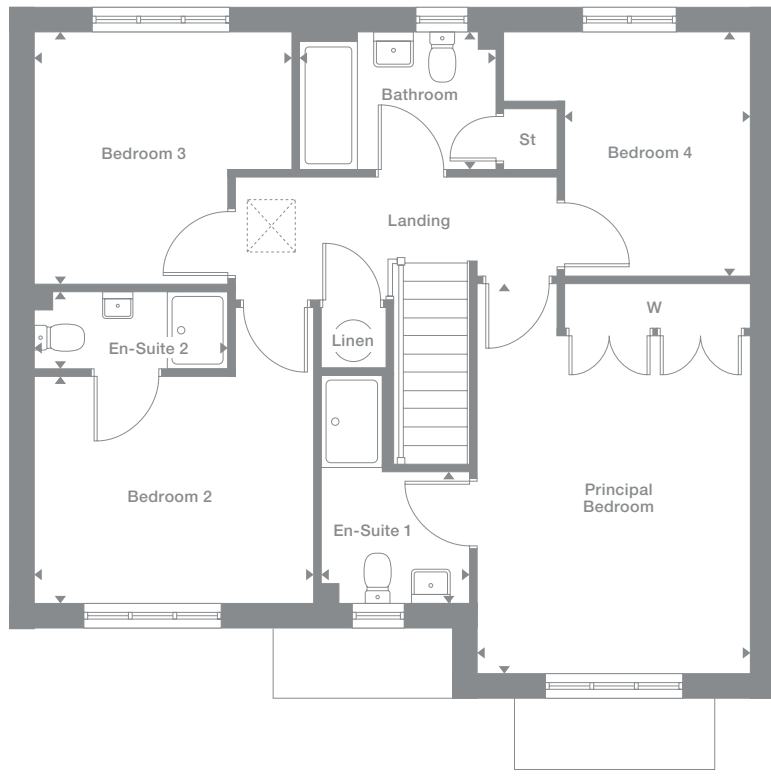
1,628 sq ft



## Ground Floor



## First Floor



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\* Plots are a mirror image of plans shown above

Please speak to Development Sales Manager for bespoke plan of Plot 2

B = Boiler



# Kinnaird

**Overview**

The arrangement of the bay-windowed lounge and superb kitchen, where double doors open to create a single L-shaped space, offers flexibility as well as instant appeal. A gallery landing leads to five bedrooms, two of them en-suite and one with an adjoining dressing room.

**Ground Floor**

- Lounge**  
3.381m x 5.861m  
11'1" x 19'3"
- Kitchen**  
5.033m x 2.948m  
16'6" x 9'8"
- Breakfast**  
3.412m x 2.999m  
11'2" x 9'10"
- Laundry**  
2.125m x 1.780m  
7'0" x 5'10"
- WC**  
2.125m x 1.119m  
7'0" x 3'8"

**First Floor**

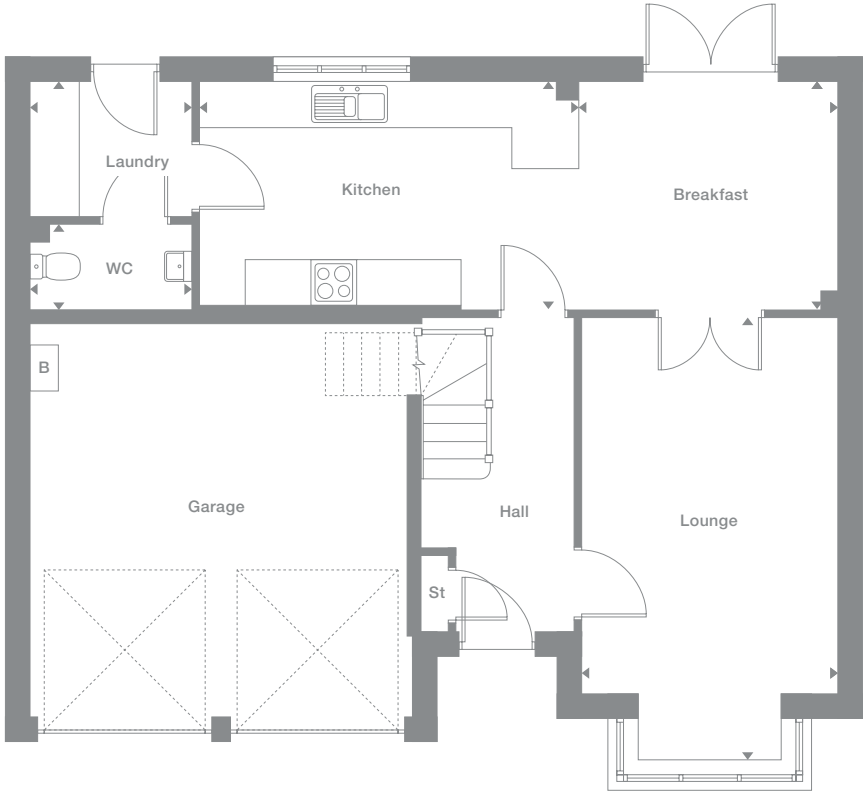
- Principal Bedroom**  
3.381m x 3.544m  
11'1" x 11'8"
- Dressing**  
1.646m x 2.013m  
5'5" x 6'7"
- En-Suite 1**  
2.326m x 1.210m  
7'8" x 4'0"
- Bedroom 2**  
2.537m x 5.173m  
8'4" x 17'0"
- En-Suite 2**  
1.845m x 1.995m  
6'1" x 6'7"
- Bedroom 3**  
3.381m x 3.128m  
11'1" x 10'3"
- Bedroom 4**  
2.806m x 2.986m  
9'2" x 9'10"
- Bedroom 5**  
3.105m x 1.995m  
10'2" x 6'7"
- Bathroom**  
2.039m x 1.995m  
6'8" x 6'7"

**Floor Space**

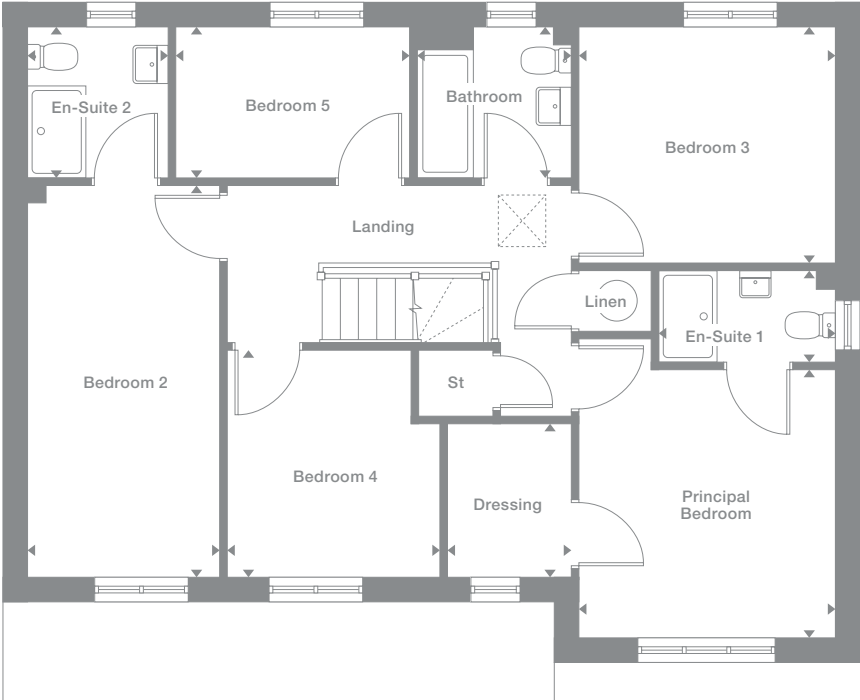
1,509 sq ft



**Ground Floor**



**First Floor**



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\* Plots are a mirror image of plans shown above

B = Boiler

# Napier

**Overview**

The magnificent entrance hall sets the tone for a home filled with premium features. Both the lounge and the dining room include bay windows, twin french doors open out from the breakfasting kitchen and the study/family room, and two of the bedrooms are en-suite.

**Ground Floor**

- Lounge**  
3.443m x 5.081m  
11'4" x 16'8"
- Dining**  
3.443m x 3.297m  
11'4" x 10'10"
- Kitchen/Breakfast**  
3.443m x 4.701m  
11'4" x 15'5"
- Laundry**  
2.027m x 1.932m  
6'8" x 6'4"
- Study/Family**  
3.443m x 2.916m  
11'4" x 9'7"
- WC**  
1.297m x 1.757m  
4'3" x 5'9"

**First Floor**

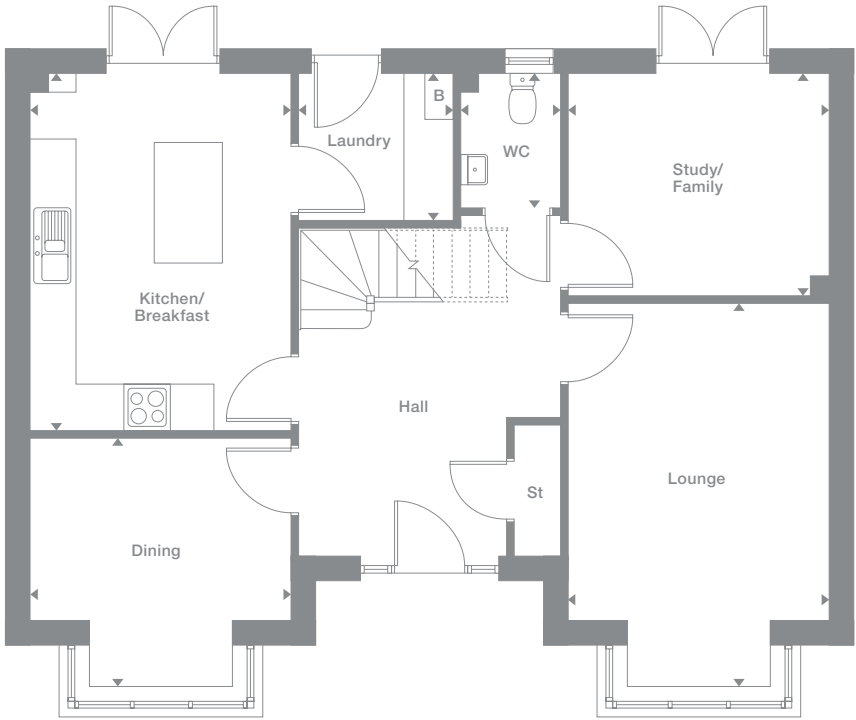
- Principal Bedroom**  
3.466m x 2.600m  
11'4" x 8'6"
- En-Suite 1**  
1.750m x 1.955m  
5'9" x 6'5"
- Bedroom 2**  
3.443m x 2.795m  
11'4" x 9'2"
- En-Suite 2**  
1.853m x 1.750m  
6'1" x 5'9"
- Bedroom 3**  
3.443m x 3.820m  
11'4" x 12'6"
- Bedroom 4**  
2.903m x 2.475m  
9'6" x 8'1"
- Bedroom 5**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

**Floor Space**

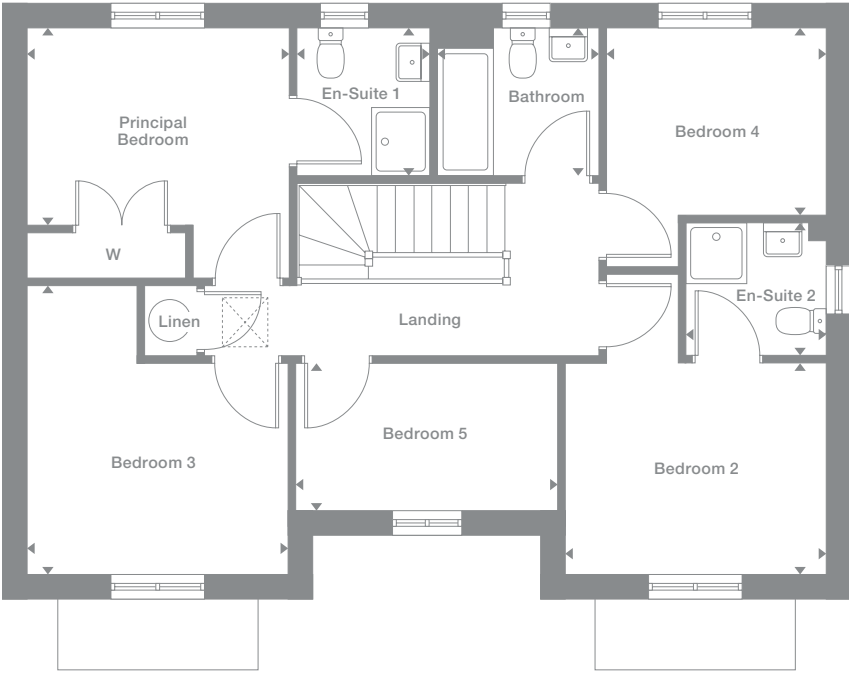
1,610 sq ft



**Ground Floor**



**First Floor**



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B = Boiler



# Dewar

**Overview**

The traditional bay window gives the lounge an elegant appeal, complementing a superb L-shaped dining and family room that opens on to the garden, and extends into an ergonomically designed kitchen with a separate laundry room. Two of the five bedrooms are en-suite, and one features an impressive dedicated dressing room.

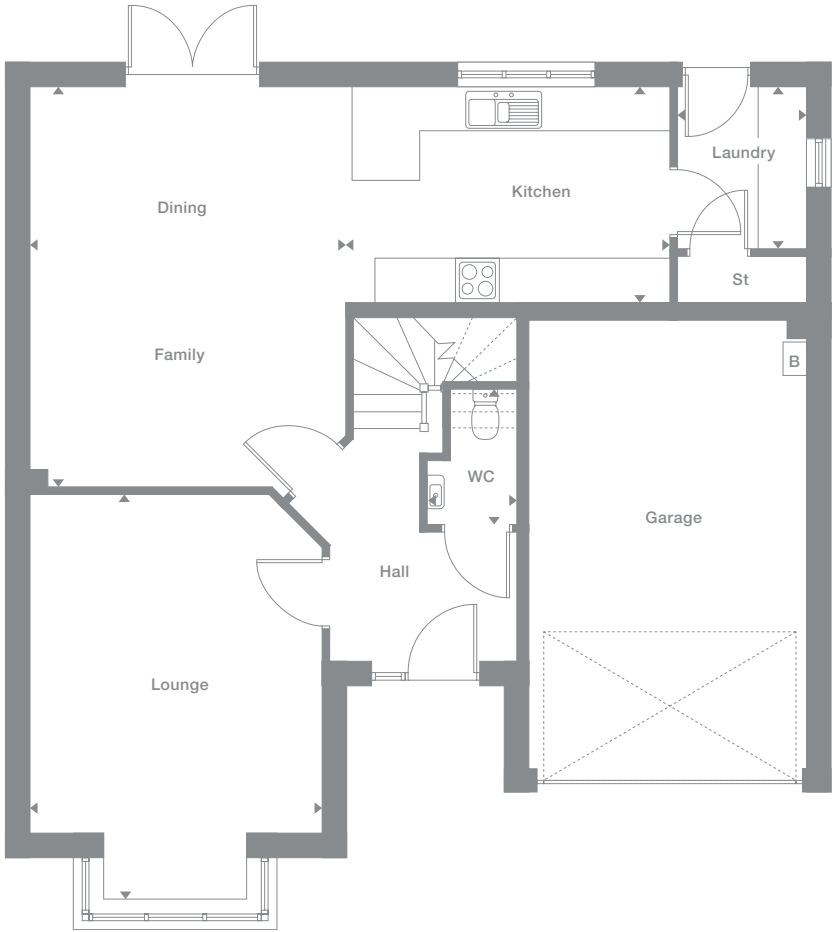
**Ground Floor**  
 Lounge  
 3.855m x 5.379m  
 12'8" x 17'8"  
 Kitchen  
 4.285m x 2.884m  
 14'1" x 9'6"  
 Family/Dining  
 4.183m x 5.297m  
 13'9" x 17'5"  
 Laundry  
 1.716m x 2.150m  
 5'8" x 7'1"  
 WC  
 1.172m x 1.789m  
 3'10" x 5'10"

**First Floor**  
 Principal Bedroom  
 4.145m x 4.018m  
 13'7" x 13'2"  
 Dressing  
 2.205m x 1.718m  
 7'3" x 5'8"  
 En-Suite 1  
 2.226m x 1.210m  
 7'4" x 4'0"  
 Bedroom 2  
 3.026m x 3.414m  
 9'11" x 11'2"  
 En-Suite 2  
 2.226m x 1.860m  
 7'4" x 6'1"  
 Bedroom 3  
 3.769m x 2.945m  
 12'4" x 9'8"  
 Bedroom 4  
 3.277m x 2.945m  
 10'9" x 9'8"  
 Bedroom 5  
 3.722m x 2.445m  
 12'3" x 8'0"  
 Bathroom  
 2.610m x 2.009m  
 8'7" x 6'7"

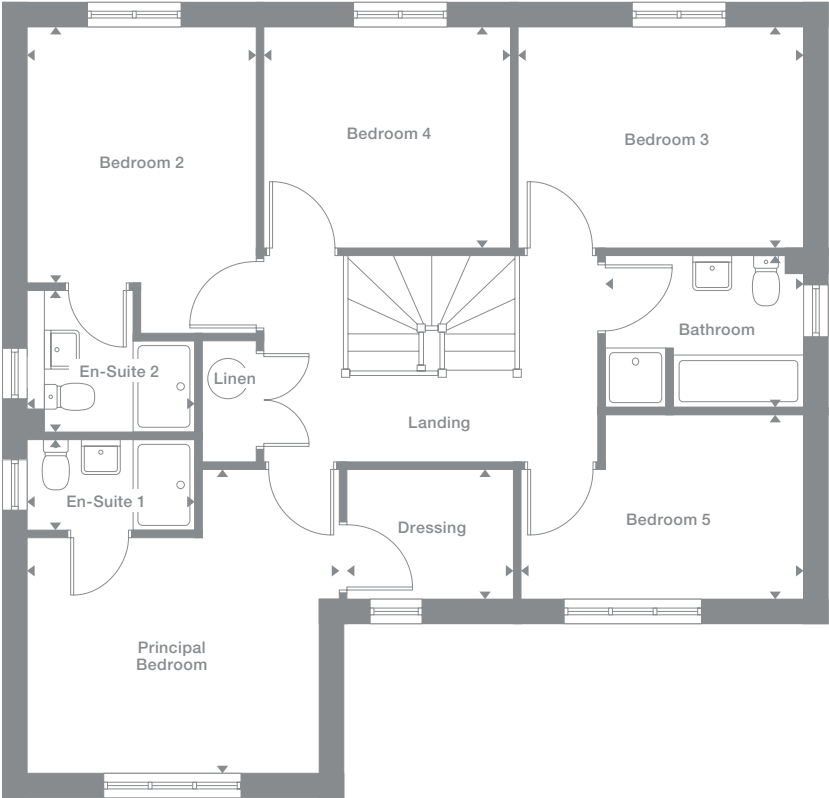
**Floor Space**  
 1,693 sq ft



**Ground Floor**



**First Floor**



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\* Plots are a mirror image of plans shown above 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 to the garden area. 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

3.621m x 5.561m  
11'11" x 18'3"

### Dining

3.682m x 2.942m  
12'1" x 9'8"

### Kitchen

3.960m x 2.942m  
12'9" x 9'8"

### Breakfast

2.657m x 2.942m  
8'9" x 9'8"

### Laundry

1.556m x 1.830m  
5'1" x 6'0"

### WC

1.753m x 1.881m  
5'9" x 6'2"

## First Floor

### Principal Bedroom

5.021m x 3.857m  
16'6" x 12'8"

### En-Suite 1

2.012m x 1.771m  
6'7" x 5'10"

### Bedroom 2

3.079m x 3.685m  
10'1" x 12'1"

### En-Suite 2

1.388m x 1.583m  
4'7" x 5'2"

### Bedroom 3

3.389m x 2.965m  
11'1" x 9'9"

### Bedroom 4

3.731m x 2.965m  
12'3" x 9'9"

### Bedroom 5

3.695m x 2.591m  
12'1" x 8'6"

### Bathroom

2.560m x 1.970m  
8'5" x 6'6"

## Floor Space

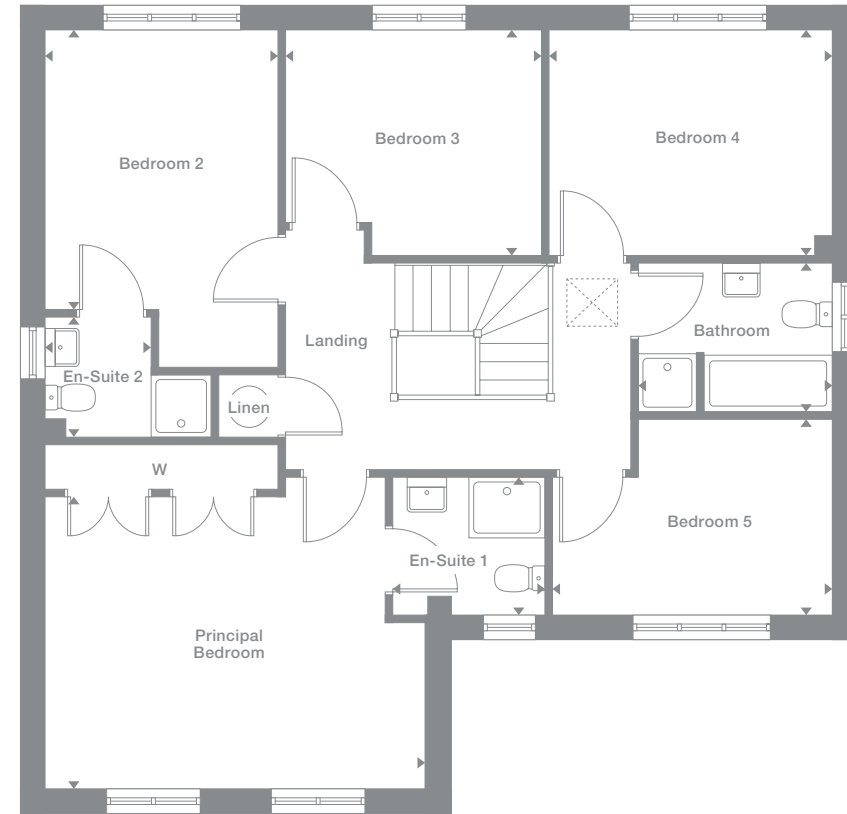
1,723 sq ft



## Ground Floor



## First Floor



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B = Boiler



# Rossie

## Overview

Twin french doors help to integrate the bright kitchen and dining room with the garden, producing an airy, convivial family space that has a really special, natural appeal. With five bedrooms, two of them en-suite, there is scope to create a dedicated library or studio.

## Ground Floor

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

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

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

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

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

## First Floor

**Principal 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"

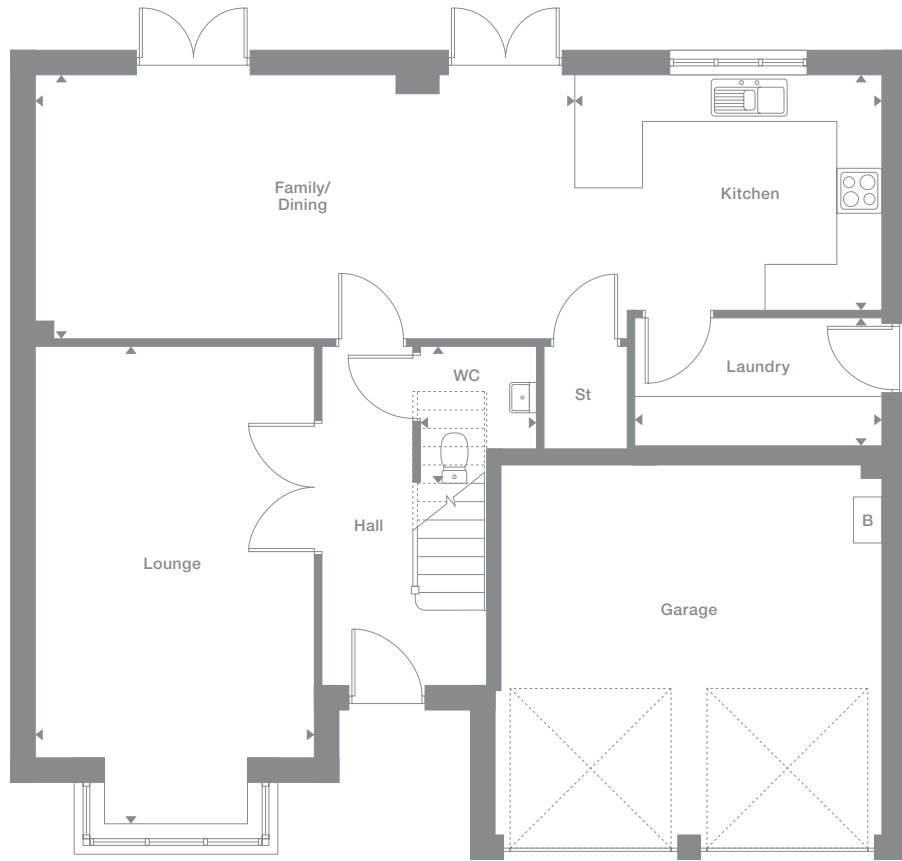
**Bathroom**  
2.134m x 2.805m  
7'0" x 9'2"

## Floor Space

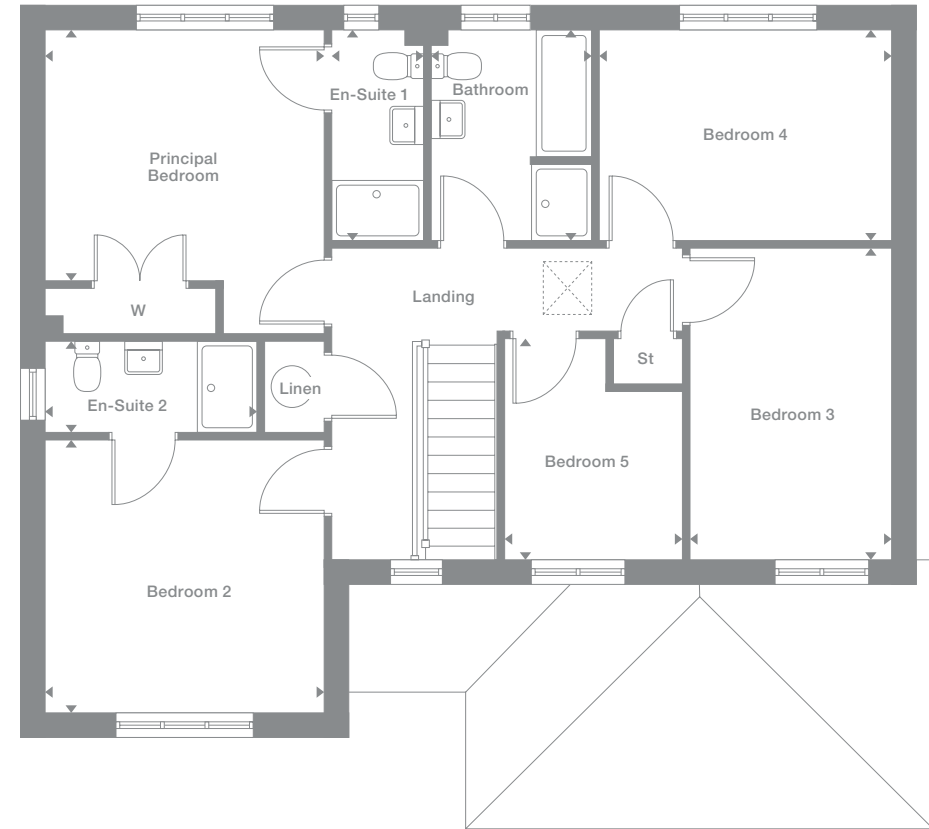
1,779 sq ft



## Ground Floor



## First Floor



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\* Plots are a mirror image of plans shown above

B = Boiler

# Hopkirk

## Overview

From the superb entrance hall and feature staircase to the principal bedroom with its sumptuous dressing area, every detail demonstrates the exceptional quality of this prestigious home. With a separate study and two en-suite bedrooms, it offers comfort and flexibility for even the largest family.

## Ground Floor

- Lounge**  
3.586m x 5.215m  
11'9" x 17'1"
- Dining**  
3.586m x 2.792m  
11'9" 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"
- 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"

## First Floor

- Principal 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

1,902 sq ft



## Ground Floor



## First Floor



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\* Plots are a mirror image of plans shown above

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.

## 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.

"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."

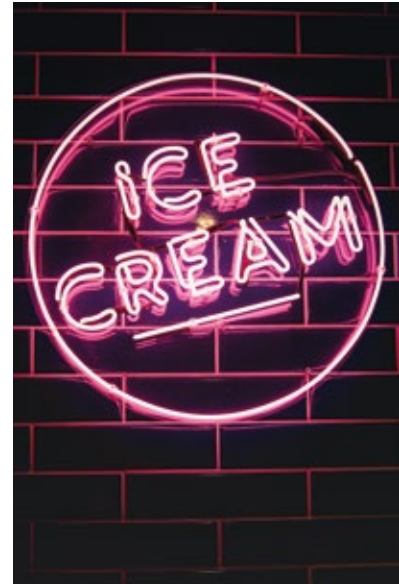
Helen Moscrop  
Miller Home Owner





Local amenities include two nearby restaurants, one just a few yards away, and the Morrisons supermarket 20 minutes' walk from the development includes a pharmacy. Sainsbury and Aldi stores can be found just a little further away. Most of the town's retailers are housed in covered malls such as The Centre, which has well over 100 high street names, including an Asda store incorporating a post office, alongside restaurants and play facilities. Other malls include Livingston Designer Outlet, where the shops are complemented by a Vue multi-screen cinema.

Xcite Livingston, in the town centre, offers swimming pools, flumes, a fully equipped Technogym, sauna and play area. Fairnielea is also well placed for a wealth of outdoor activities, from exploring the wildlife habitats of the adjacent Wilderness Woods, or relaxing in the town parks and walking or cycling alongside the River Almond, to rambling in the Pentland Hills. Easy access to Edinburgh and Glasgow opens up an enormous variety of world-class drama, live music, galleries and festivals.

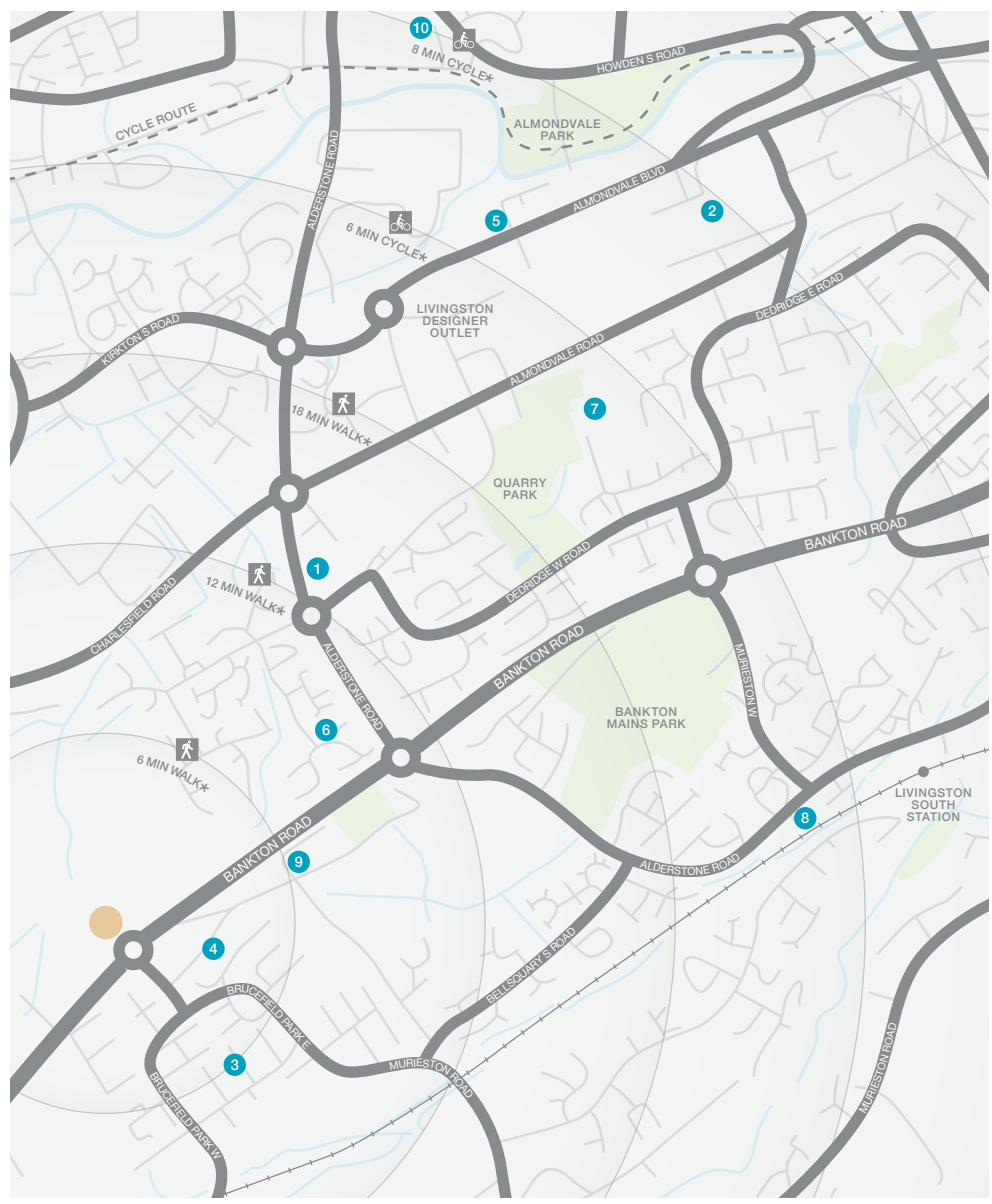




When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite 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.

Fairnielea is in the catchment area for Bankton Primary School and St Ninian's RC Primary School, from where pupils normally move on to the James Young High School, around a mile and a half away, or St Margaret's RC Academy.

For health care Murieston Medical Practice, just over a mile away, provides full-time GP services and there is a dental surgery, Bellsquarry Dentistry, less than half a mile from the development.



- 1 Morrisons Pharmacy  
Alexander Drive  
01506 462 003
  - 2 Livingston Post Office,  
The Centre  
Almondvale Boulevard,  
01506 835 980
  - 3 Astro Gymnastics  
5 Hutton Square  
01506 410 945
  - 4 The Larder  
Cook School,  
Unit 6 B2  
Brewster Square,  
01506 412 819
  - 5 Xcite Livingston  
Almondvale Parkway,  
01506 237 970
  - 6 Bankton Primary School,  
Kenilworth Rise  
01506 413 001
  - 7 The James Young High School,  
Quentin Rise  
01506 414 244
  - 8 Murieston Medical Practice,  
Hamilton Square  
01506 461 464
  - 9 Bellsquarry Dentistry  
44 Calder Road  
01506 465 956
  - 10 St Margaret's RC Academy,  
Howden South Road  
01506 497 104
- Five Sisters Zoo  
Gavieside  
West Calder  
01506 870 000

\* 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



HELP YOURSELF  
TO OUR  
VEGGIES  
and  
POTATOES  
*but*  
DON'T FORGET  
TO LEAVE ROOM FOR





# How to find us

Please see website for opening times:  
[millerhomes.co.uk](http://millerhomes.co.uk)  
 03300 375 892

**From Edinburgh via the A71**  
 Leave Edinburgh by Calder Road, following signs for Kilmarnock through the Sighthill and Bankhead roundabouts and the Calder Junction. Stay on the A71 for eight miles, passing through two more roundabouts. At Lizzie Brice's Roundabout take the first exit and carry on for two miles, through the Newpark roundabout, then at the Wilderness roundabout take the third exit into Fairnielea.

**From the M8**  
 Leave the M8 at junction 3 following signs for Livingston via the A899. Stay on the A899 for two and a half miles. At Lizzie Brice's Roundabout take the third exit and carry on for another two miles, passing through the Newpark roundabout, and at the Wilderness roundabout take the third exit into Fairnielea.

Sat Nav: EH54 9BU

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®



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 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.

**CONSUMER CODE FOR HOME BUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)

*the place to be*®

## 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.

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[millerhomes.co.uk](http://millerhomes.co.uk)

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