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The Grange



**The Grange
Muireston**

the place to be®

millerhomes

This prestigious new neighbourhood, set on the southern edge of Livingston, presents a superb selection of new build homes for sale in a peaceful, attractive countryside setting. With excellent transport links and convenient local amenities, these attractive, energy efficient four and five bedroom properties are close to Livingston South railway station, within half an hour's drive of the theatres, concerts and galleries of Edinburgh and just 40 minutes from Glasgow.



Create your perfect home



The great thing about buying a Miller home is that you are able to make it your own from the very beginning. Once you've reserved your home, you can start thinking about how you'd like things to be and even make a few decisions before you move in.

It could be a simple item such as an additional electrical socket or maybe you want to add flooring or fitted wardrobes. Whatever you choose it can be provided before completion of your new home, so you avoid any future disruption.

You may already have some ideas about what you want for your home. Or maybe you're looking for some inspiration. Our award winning specification provides the perfect place to start. Wherever practical, we ask you to choose your own kitchen and bathroom including your own tiles, worktops, appliances and other options. But that is just the beginning. We have a large range of options and extras that you can consider.

When it comes to getting the details right, we're committed to quality throughout. We only work with high-quality brands, Symphony for kitchens, Porcelanosa for ceramic tiles, Ideal Standard sanitaryware, Vado fittings and the opportunity to select Zanussi or AEG appliances.

From sleek, designer kitchens to cool, contemporary bathrooms, down to the fine details of tiles and taps, there's plenty to fire your imagination and suggest a whole range of possibilities for you to create a unique living environment.

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 Sales Adviser and confirmed with solicitors.

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

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.

Nairn

With its french doors and separate laundry room, the family kitchen and dining room forms a natural household focal point, complementing a charming, bay windowed lounge. The en-suite master bedroom includes a luxurious dressing area.



4 Bed
1,297 sq ft



Scan to view floorplans

Grant

A bay window and double doors give the lounge an elegance that counterpoints the relaxed family kitchen and dining room with its feature french doors. There is a separate laundry room and a study, and the four bedrooms include a luxurious L-shaped en-suite master bedroom.



4 Bed
1,349 sq ft



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Fletcher

The elegantly proportioned exterior reflects the immense prestige of this family home. From the lounge's bay window to the feature staircase, from the french doors of the dining room to the built-in wardrobes in the master bedroom, comfort is combined with visual attraction.



4 Bed
1,446 sq ft



Scan to view floorplans

Rossie

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 master bedroom includes built-in wardrobes.



5 Bed
1,779 sq ft



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Hopkirk

From 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.



5 Bed
1,903 sq ft



Scan to view floorplans

Porterfield

Double doors and a bay window set the classic tone of the lounge, counterpointing the flexibility of the breathtaking family kitchen and dining room. One of the two en-suite bedrooms features a walk-in dressing room.



5 Bed
2,001 sq ft



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Development Summary

Please note, this brochure is purely a summary introductory guide to The Grange development. Further in-depth information is available on our website. In addition the QR codes shown throughout will take you straight to the appropriate information online.

Mackie

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 private shower room shared by two bedrooms means that three of the four bedrooms have en-suite facilities.



4 Bed
1,558 sq ft



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Kerr

The welcoming hall opens on to a bay-windowed lounge, a study, and a magnificent family kitchen featuring a light-filled triple-aspect dining area with roof windows and garden access. Two of the five bedrooms are en-suite.



5 Bed
1,601 sq ft



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Weir

This substantial, distinguished family home features bay windows in the lounge and family room, a dramatic, light-filled island style kitchen with bi-fold doors, a separate garden dining room and a sumptuous dual aspect master suite.



5 Bed
2,130 sq ft



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Mackintosh

Beyond the courtyard entrance lies a succession of impressive interiors including 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 dormer window.



5 Bed
2,231 sq ft



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Throughout our showhomes, or in some of our brochures, you'll see QR codes. The codes on stickers beside appliances in the showhome link to informative 'how to' videos about that particular feature. The codes in the brochures take you to visualisations of a specific home, or of the whole development. So just download the free reader via the Miller Homes website, the App Store or Google Play, and you'll have expert advice and information at your fingertips.

It's another of the little ways we try to help.



millerhomes.co.uk/QRapp

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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.



5 stars for customer satisfaction

Development Opening Times

Please see millerhomes.co.uk for development opening times or call 03301 622 576.

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