Close to the Sidlaw Hills and surrounded by open countryside, this prestigious selection of four and five bedroom homes is permeated by a sense of peaceful retreat. Camperdown Park and Wildlife Centre is just a few minutes walk away. Yet, just a mile from the A90 and four miles from the city centre, the beautiful, tree-lined neighbourhood provides an excellent base for travel throughout the city and further afield. Welcome to Sycamore Dell...





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.

the place to be<sup>®</sup>



### 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.



Development
Opening Times
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times or call 03301 623 789.

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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.

#### Development Summary

Please note, this brochure is purely a summary introductory guide to the Sycamore Dell 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.

#### Download our free QR reader

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.

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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 siteplan is not drawn to scale.

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 master bedroom and a cupboard by the front door.



1,132 sq ft

Mackie

Featuring french doors and

a natural hub for family life.

features built-in wardrobes

room is cleverly shared by

two bedrooms.

1,558 sq ft

The en-suite master bedroom

and a second en-suite shower

a separate laundry room, the

kitchen and dining room forms

## Lyle

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. Upstairs there are four bedrooms, one of them en-suite with a built-in wardrobe.



4 Bed 1,246 sq ft

Pringle

The lounge extends from

an attractive bay window

to elegant double doors into

the light-filled dining kitchen

and family room, creating an

space. A separate study and

attractive and adaptable living

two en-suite shower rooms add

a touch of prestige to comfort.

The bay-windowed lounge opens via double doors into the dining area and kitchen, where french doors offer garden access. The many premium features include a separate study and a master bedroom with an en-suite and a walk-in wardrobe.

Grant



4 Bed 1,349 sq ft

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

an adjoining dressing room.

of them en-suite and one with

Kinnaird

## Fletcher

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



4 Bed



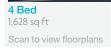
### Lockhart

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



,628 sq ft







1,510 sq ft







1,723 sq ft





1,446 sq ft

# Hopkirk

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



5 Bed 1,903 sq ft



