

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...



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CODE FOR  
HOME BUILDERS**  
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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



Scan here to find out more about Sycamore Dell

### Development Opening Times

Please see [millerhomes.co.uk](http://millerhomes.co.uk) for development opening times or call 03301 623 789.

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East Area

**Sycamore Dell  
Liff**

**millerhomes**

the place to be®

the place to be®

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.

**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.

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



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

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**Fraser**

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.



**4 Bed**  
1,132 sq ft  
Scan to view floorplans

**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  
Scan to view floorplans

**Grant**

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.



**4 Bed**  
1,349 sq ft  
Scan to view floorplans

**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**  
1,446 sq ft  
Scan to view floorplans

**Mackie**

Featuring french doors and a separate laundry room, the kitchen and dining room forms a natural hub for family life. The en-suite master bedroom features built-in wardrobes and a second en-suite shower room is cleverly shared by two bedrooms.



**4 Bed**  
1,558 sq ft  
Scan to view floorplans

**Pringle**

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.



**4 Bed**  
1,628 sq ft  
Scan to view floorplans

**Kinnaird**

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.



**5 Bed**  
1,510 sq ft  
Scan to view floorplans

**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.



**5 Bed**  
1,723 sq ft  
Scan to view floorplans

**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  
Scan to view floorplans