



**West Craigs Manor  
Edinburgh**

**mill**erhomes

*the place to be*

Just five miles from Princes Street and exceptionally well situated for travel to Glasgow, Fife and the north, this attractive new neighbourhood of two, three, four and five bedroom new build homes for sale offers excellent access to air, tram and bus travel. With good local shops and amenities, and all the celebrated attractions and festivals of Edinburgh in easy reach, this is a very special place to live.

Welcome to West Craigs Manor...



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 Development Sales Manager and confirmed with solicitors.



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 West Craigs Manor development. Further in-depth information is available on our website.

**Vermont**

The contemporary, open design of the living room, with its integrated staircase, maximises the sense of space, and the built-in storage includes a useful cupboard as well as a built-in wardrobe in the principal bedroom. The second bedroom, ideal for guests, could also become a useful home office.



**2 Bed**  
650 sq ft

**Halston**

Designed for maximum practicality and convenience, the kitchen shares the ground floor with a living and dining room where french doors opening to the garden fill the interior with fresh, natural light. In addition the principal bedroom has a useful store, and there is a cupboard in the hall and under the stairs.



**3 Bed**  
750 sq ft

**Carlton DA**

The impact of natural, welcoming light created by the triple windowed, dual aspect lounge is further enhanced by the dual aspect kitchen with its french doors adding a focal point to the dining area. The principal bedroom, incorporating en-suite facilities presents a private retreat with a dash of luxury.



**3 Bed**  
897 sq ft

**Fulton**

The lounge opens, through a separate lobby, into a beautifully designed kitchen and dining room where french doors keep the room light and airy, and make outdoor meals a tempting option. One of the three bedrooms features an en-suite shower and there is a useful storage cupboard on the landing.



**3 Bed**  
900 sq ft

**Leawood**

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, there is always an opportunity to find peaceful seclusion.



**4 Bed**  
1,036 sq ft

**Larchwood**

French doors add a focal point to the living and dining room, while the adjoining kitchen keeps cooking and household management separate from the social space without any loss of convenience. The principal bedroom includes an en-suite shower.



**4 Bed**  
1,119 sq ft

**Leyton**

The stylishly ergonomic walk-through kitchen and the bright dining room, opening out to the garden, makes innovative use of space to create an inspiring setting for family evenings, as well as an ideal backdrop to relaxed entertaining. The lounge shares the first floor with an en-suite principal bedroom.



**3 Bed**  
1,202 sq ft

**Riverwood**

The open, flexible layout of the kitchen and dining room, with its french doors and convenient self-contained laundry space, offers both a relaxed family area and a convivial backdrop to entertaining. There is an en-suite principal bedroom and the fourth bedroom could become a useful home office.



**4 Bed**  
1,219 sq ft

**Maplewood**

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.



**4 Bed**  
1,297 sq ft

**Langwood**

A bay window and double doors give the lounge a classic elegance that complements the bright, 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 principal bedroom.



**4 Bed**  
1,349 sq ft

**Lockwood**

The elegantly proportioned exterior reflects the immense prestige of this exceptional family home. From the lounge's bay window to the feature staircase with half landing, from the french doors of the dining room to the en-suite showers in the principal bedroom, comfort is combined with visual appeal.



**4 Bed**  
1,446 sq ft

**Elmford**

Double doors open to combine the lounge, dining room and kitchen into a single space from bay window to french doors, an unforgettable setting for relaxed social gatherings. With five bedrooms, two of which have en-suite showers, this is a home capable of accommodating the largest family in comfort.



**5 Bed**  
1,510 sq ft

**Castleford**

From the lounge's traditional bay window to the striking natural lighting of the magnificent, open, dual aspect family kitchen and dining room, from the separate study to the five bedrooms, two of them en-suite, this is an impressively spacious and prestigious family home.



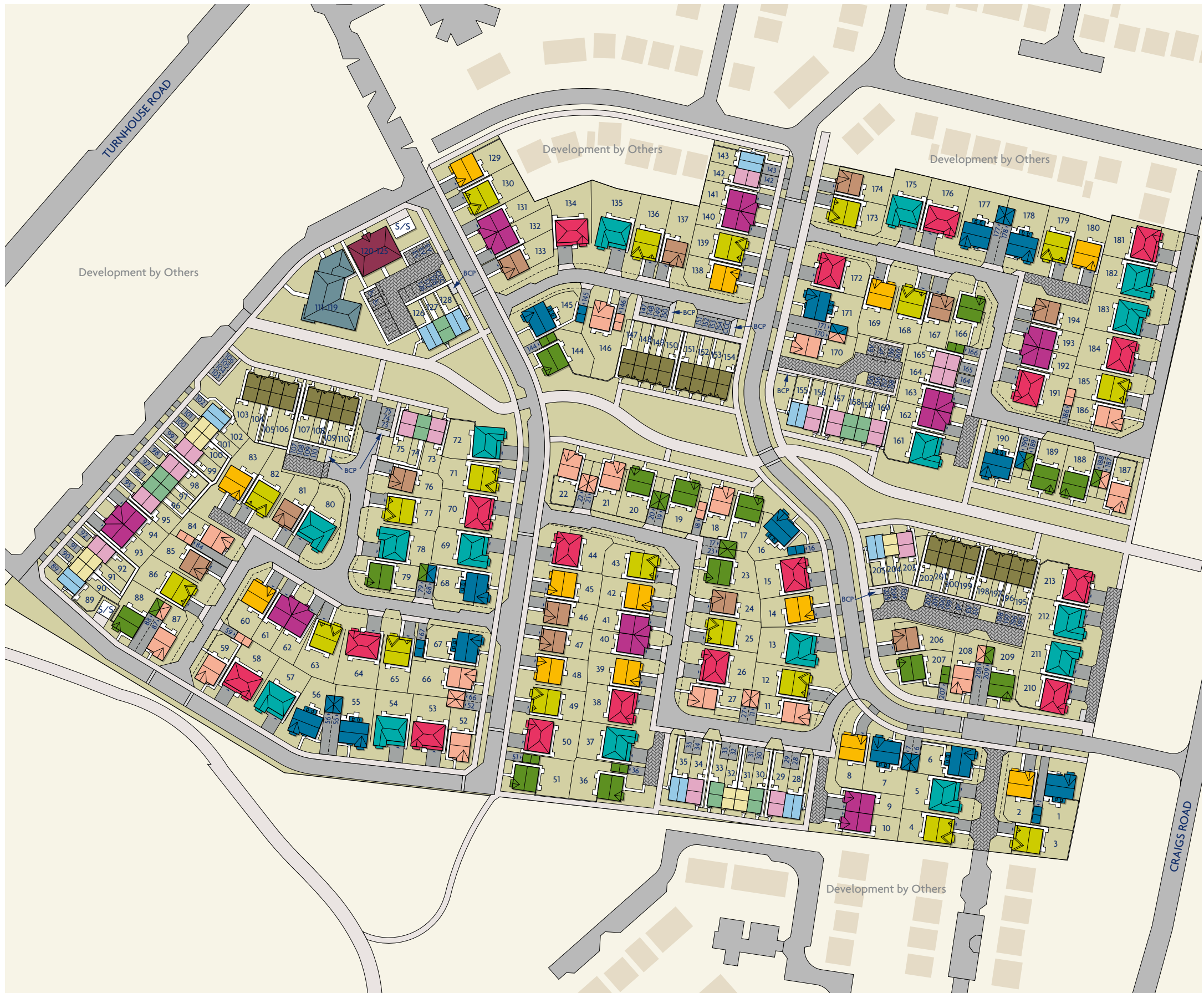
**5 Bed**  
1,601 sq ft

**Thetford**

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 a dedicated dressing room.



**5 Bed**  
1,693 sq ft



Apartment Block 1  
 Apartment Block 2

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.

## 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](http://millerhomes.co.uk) for development opening times or call 03301 730 383

Sat Nav: EH12 0BD

This brochure is printed on GalerArt and contains material sourced from responsibly managed forests. It's certified by the Forest Stewardship Council, an organisation dedicated to promoting responsible forest management and manufacture of wood products, like paper. It's a small thing, we know, but enough small things make a big difference. Please recycle this brochure and help make that difference.

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

**millerhomes**

*the place to be*®