



**Kinglass Meadows
Bo'ness**

millershomes

the place to be®

On the edge of the historic town, buffered by open green landscapes to the south and just a mile from the town centre, this prestigious development of three, four and five bedroom homes presents an opportunity to settle in a mature, traditional community within easy commuting range of Edinburgh and the whole central belt. Close to local shops and amenities, and adjacent to bus routes and footpaths, it combines convenience with a real sense of roots. Welcome to Kinglass Meadows...



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.

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

tsj
APPROVED CODE
TRADINGSTANDARDS.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.

Development Summary

Please note, this brochure is purely a summary introductory guide to the Kinglass Meadows 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.

Graton

Combining comfort with convenience, the bright living room opens through to a well-planned, ergonomic kitchen, presenting a welcoming and exceptionally practical setting for relaxing at home or entertaining guests. And with three bedrooms, one of them en-suite, a peaceful private retreat is always available.



3 Bed
800 sq ft

Carlton

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

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

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

Bayford

The bay-windowed lounge and the light, welcoming dining area, adjoining a beautifully planned kitchen, create a perfect setting for entertaining. There is a separate laundry room, and the striking gallery landing opens on to four bedrooms, two of them en-suite. The principal bedroom features a self-contained dressing room.



5 Bed
1,476 sq ft

Hazelwood

The lounge opens on to a light-filled family kitchen, a beautifully designed space with feature french doors adding extra appeal to the dining area. With a separate laundry, a useful cupboard in the fourth bedroom and an en-suite principal bedroom, this is a practical, attractive home.



4 Bed
1,150 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

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

Bridgeford

From the feature staircase and gallery landing to the french doors in both the dining and family rooms, from the private study to the five bedrooms, two of them en-suite and one incorporating a luxurious dressing area, this exceptional home will provide comfort and privacy to even the largest families and their guests.



5 Bed
1,885 sq ft

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



- Electrical Substation S/S
- Bin Collection Point BCP
- Gas Governor G/G
- Pumping Station P/S

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.

Graton

Overview

Combining comfort with convenience, the bright living room opens through to a well-planned, ergonomic kitchen, presenting a welcoming and exceptionally practical setting for relaxing at home or entertaining guests. And with three bedrooms, one of them en-suite with a built-in wardrobe, a peaceful private retreat is always available.

Ground Floor

Lounge
3.710m x 4.516m
12'2" x 14'10"

Kitchen
3.563m x 3.080m
11'8" x 10'1"

WC
1.099m x 1.746m
3'7" x 5'9"

First Floor

Principal Bedroom
3.010m x 2.391m
9'11" x 7'10"

En-Suite
1.690m x 1.876m
5'7" x 6'2"

Bedroom 2
2.587m x 2.787m
8'6" x 9'2"

Bedroom 3
2.151m x 2.665m
7'1" x 8'9"

Bathroom
1.710m x 2.305m
5'7" x 7'7"

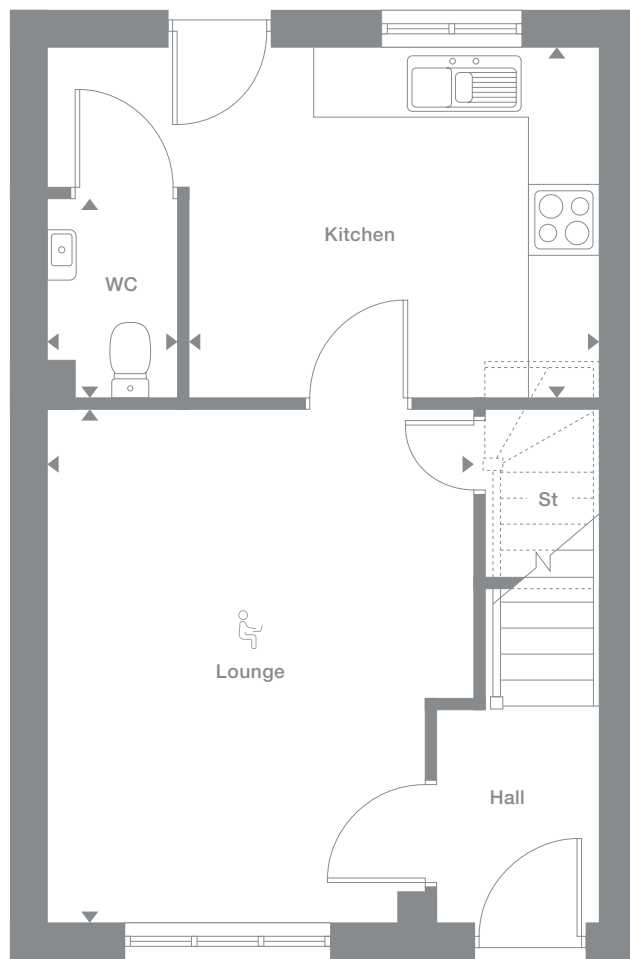
Floor Space

800 sq ft

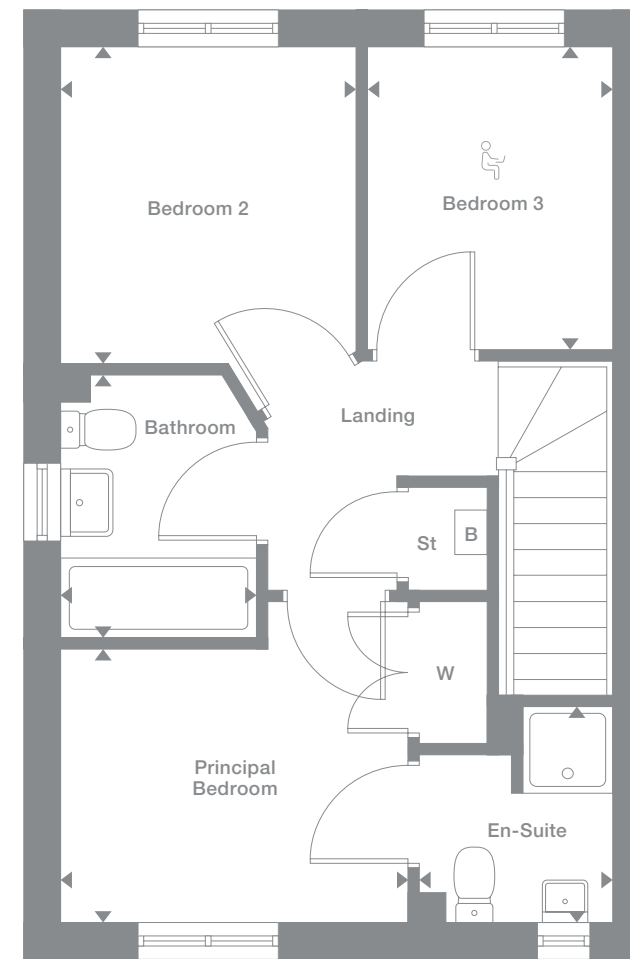
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Carlton

Overview

The lounge, beautifully lit by windows at either end, shares the ground floor with a dual aspect kitchen featuring french doors in the dining area, further enhancing the light, open appeal. A separate laundry room aids household management, and the en-suite principal bedroom incorporates a convenient built-in wardrobe.

Ground Floor

Lounge
3.023m x 5.430m
9'11" x 17'10"

Kitchen/Dining
2.206m x 5.430m
7'3" x 17'10"

Laundry
2.163m x 1.607m
7'1" x 5'3"

WC
1.108m x 2.047m
3'8" x 6'9"

First Floor

Principal Bedroom
3.045m x 2.489m
10'0" x 8'2"

En-Suite
1.968m x 1.693m
6'5" x 5'7"

Bedroom 2
2.424m x 2.891m
7'11" x 9'6"

Bedroom 3
2.424m x 2.439m
7'11" x 8'0"

Bathroom
1.840m x 2.148m
6'0" x 7'1"

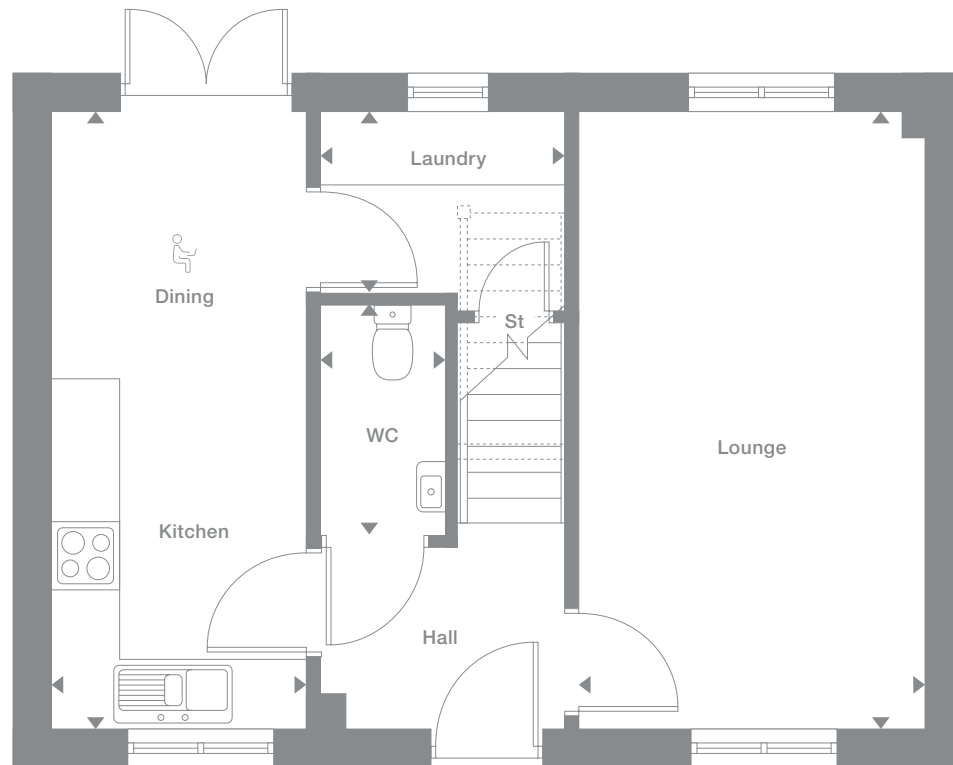
Floor Space

897 sq ft

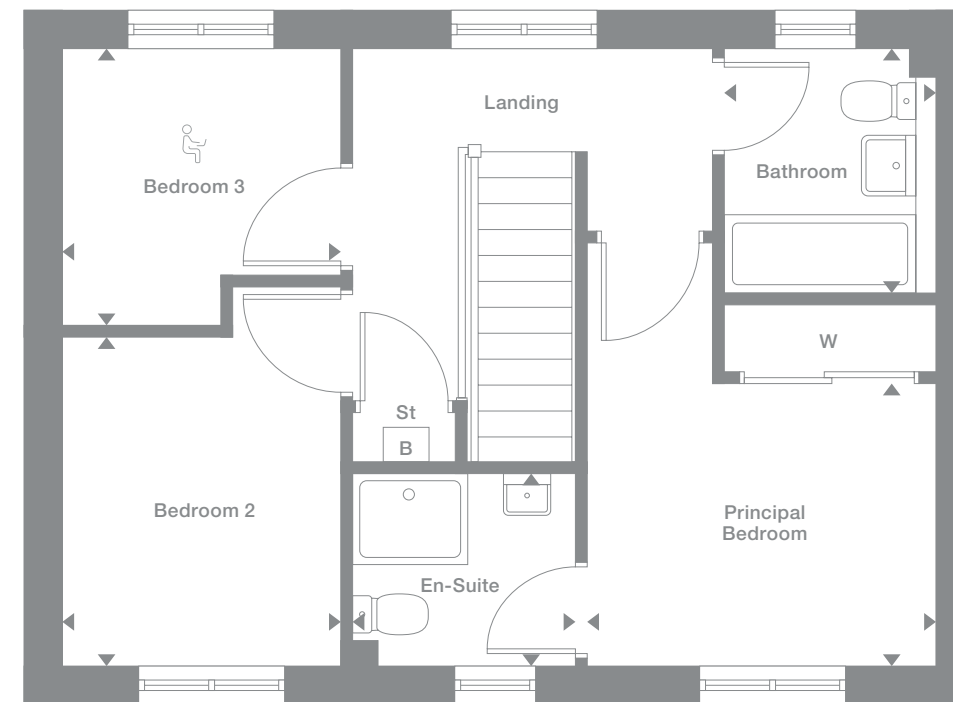
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Carlton DA

Overview

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 and a built-in wardrobe, presents a private retreat with a dash of luxury.

Ground Floor

Lounge
3.059m x 5.392m
10'0" x 17'10"

Kitchen/Dining
2.244m x 5.392m
7'4" x 17'10"

Laundry
2.163m x 1.570m
7'1" x 5'2"

WC
1.108m x 2.047m
3'8" x 6'9"

First Floor

Principal Bedroom
3.083m x 2.489m
10'1" x 8'2"

En-Suite
1.968m x 1.693m
6'5" x 5'7"

Bedroom 2
2.462m x 2.891m
8'1" x 9'6"

Bedroom 3
2.462m x 2.439m
8'1" x 8'0"

Bathroom
1.875m x 2.110m
6'2" x 6'11"

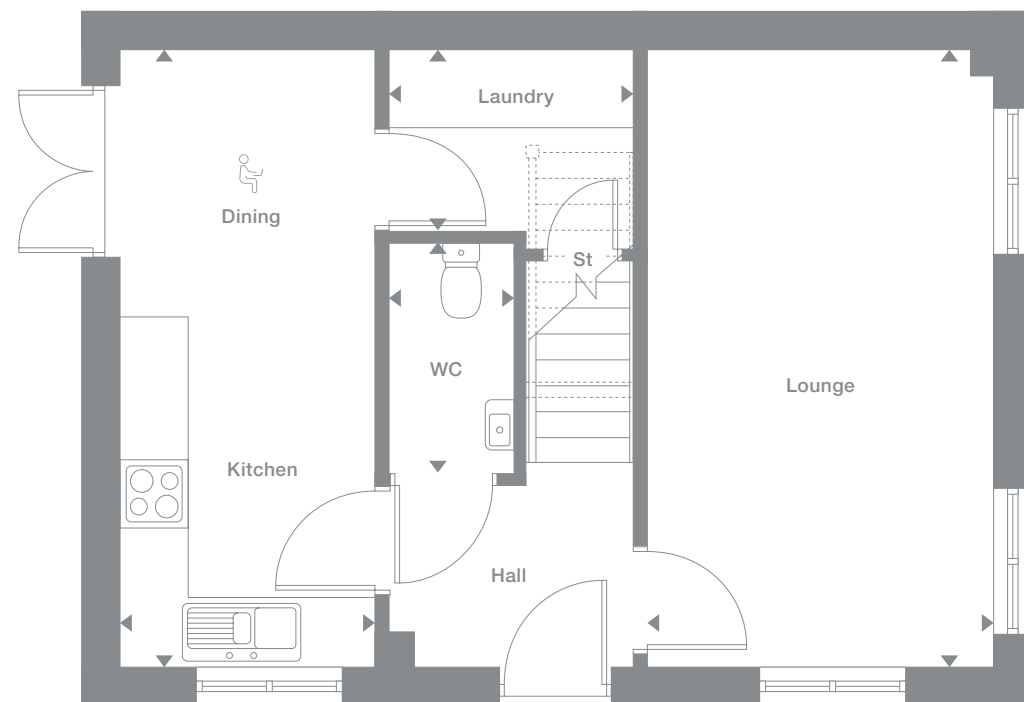
Floor Space

897 sq ft

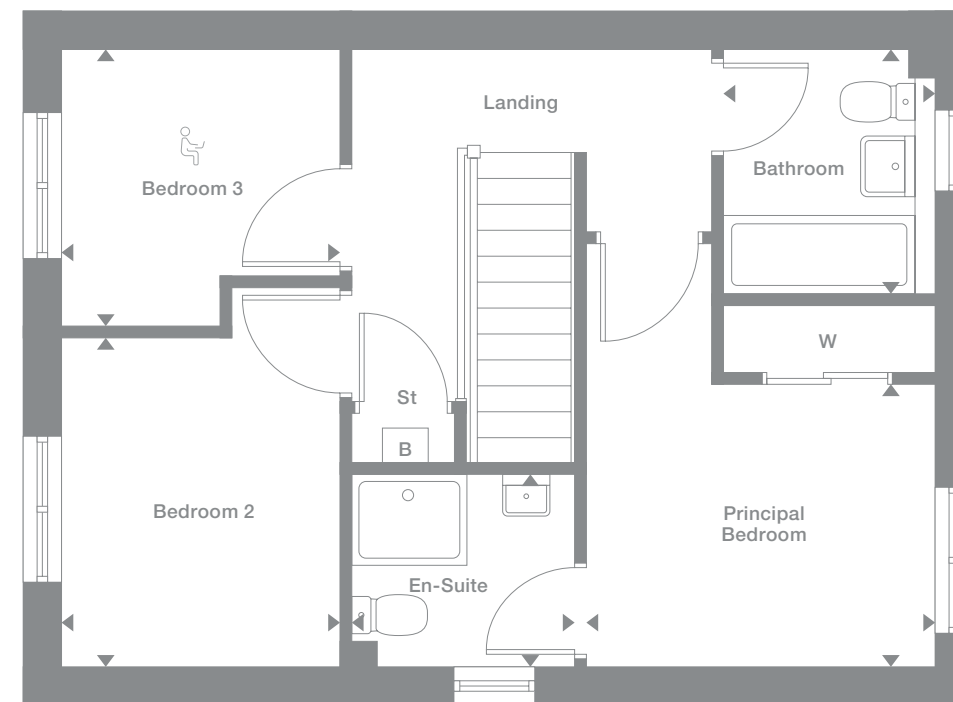
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Hazelwood

Overview

The lounge opens on to a light-filled family kitchen, a beautifully designed space with feature french doors adding extra appeal to the dining area. With a separate laundry, a useful cupboard in the fourth bedroom and a built-in wardrobe in the en-suite principal bedroom, this is a practical, attractive home.

Ground Floor

Lounge
3.319m x 4.929m
10'11" x 16'2"

Kitchen/Dining
5.399m x 3.189m
17'9" x 10'6"

Laundry
2.067m x 1.958m
6'9" x 6'5"

WC
2.067m x 1.080m
6'9" x 3'7"

First Floor

Principal Bedroom
3.685m x 2.893m
12'1" x 9'6"

En-Suite
2.062m x 2.541m
6'9" x 8'4"

Bedroom 2
3.736m x 2.608m
12'3" x 8'7"

Bedroom 3
3.732m x 2.608m
12'3" x 8'7"

Bedroom 4
3.056m x 2.648m
10'0" x 8'8"

Bathroom
1.922m x 2.223m
6'4" x 7'4"

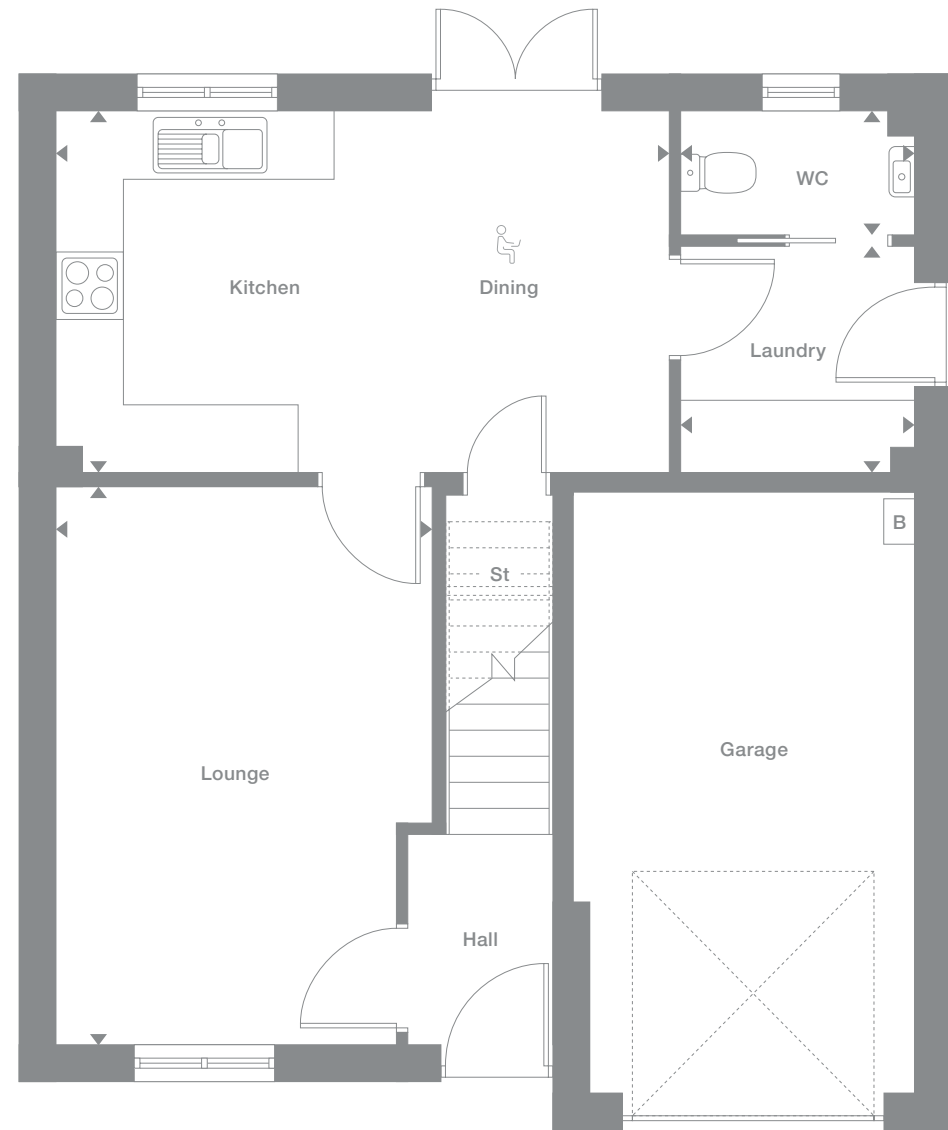
Floor Space

1,150 sq ft

Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



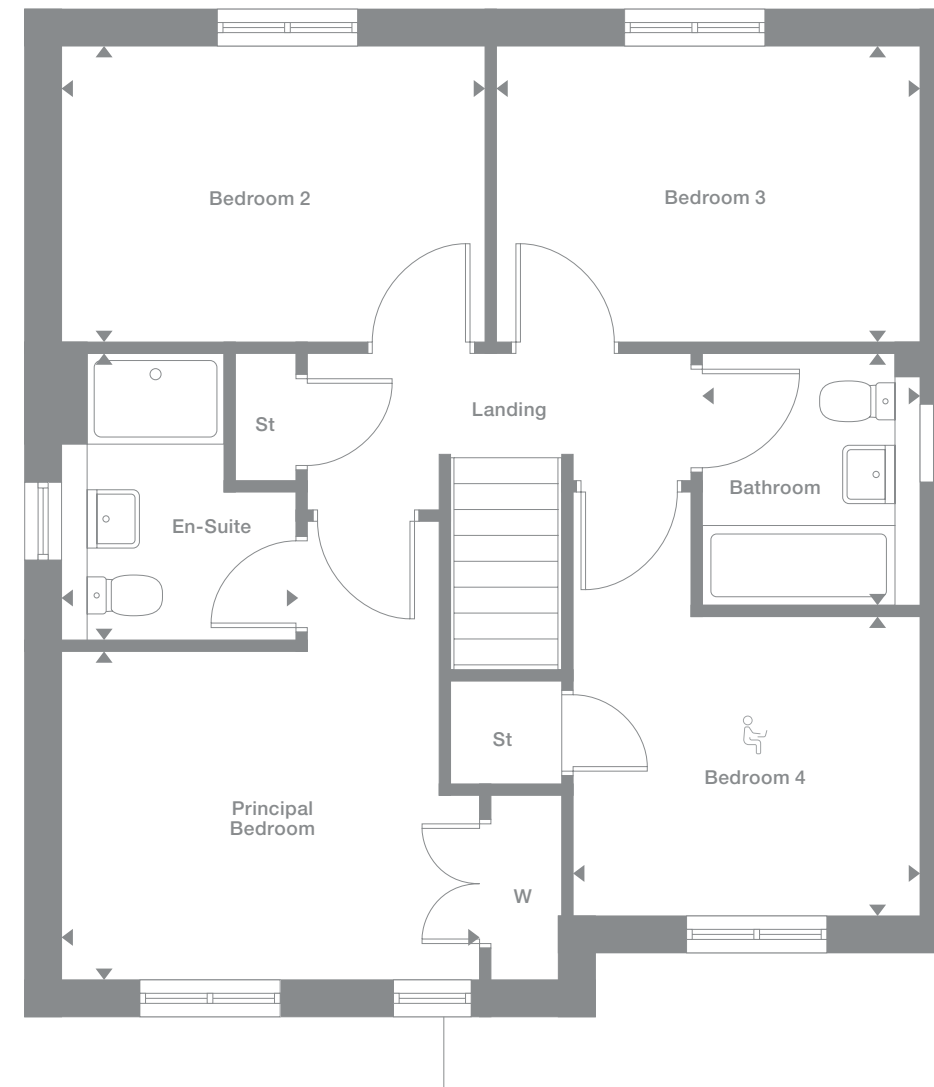
Ground Floor



Kinglass Meadows

Office space area

First Floor



B = Boiler

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Riverwood

Overview

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. The en-suite principal bedroom includes a built-in wardrobe, and the fourth bedroom could become a useful home office.

Ground Floor

Lounge
3.576m x 4.563m
11'9" x 15'0"

Kitchen/Family/Dining
6.476m x 4.511m
21'3" x 14'10"

Laundry
1.599m x 0.972m
5'3" x 3'2"

WC
1.072m x 2.091m
3'6" x 6'10"

First Floor

Principal Bedroom
2.829m x 3.030m
9'3" x 9'11"

En-Suite
2.410m x 1.210m
7'11" x 4'0"

Bedroom 2
2.847m x 3.781m
9'4" x 12'5"

Bedroom 3
3.529m x 2.487m
11'7" x 8'2"

Bedroom 4
2.847m x 2.090m
9'4" x 6'10"

Bathroom
2.410m x 2.169m
7'11" x 7'1"

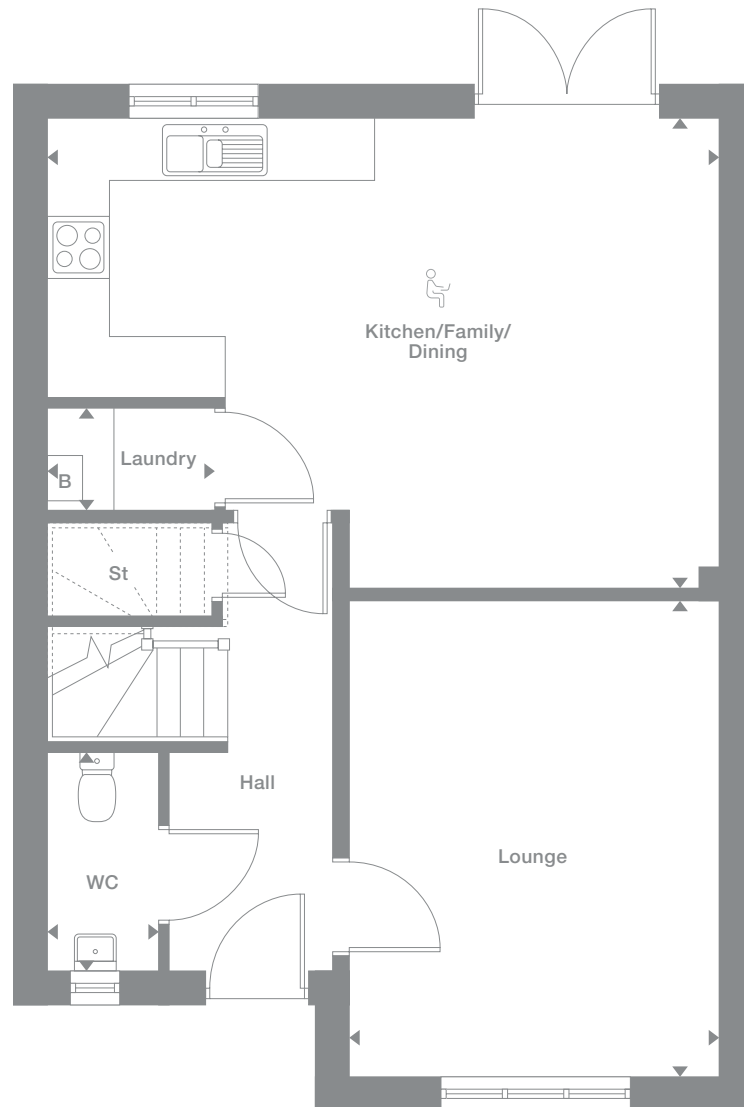
Floor Space

1,219 sq ft

Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



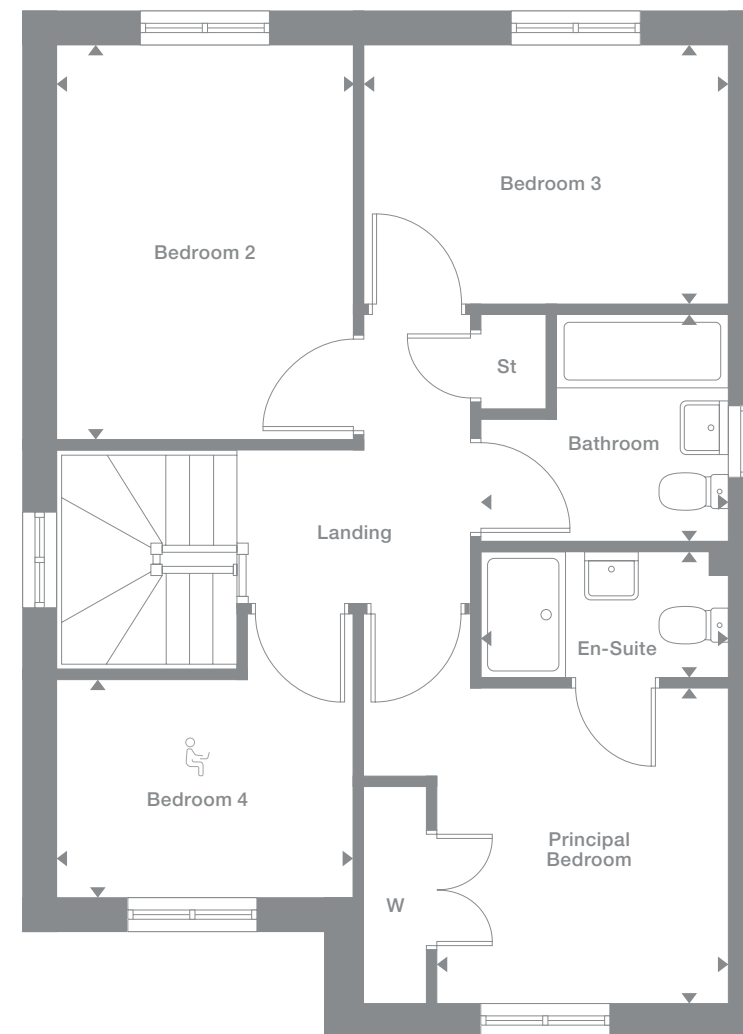
Ground Floor



Kinglass Meadows

Office space area

First Floor



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Maplewood

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



Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details

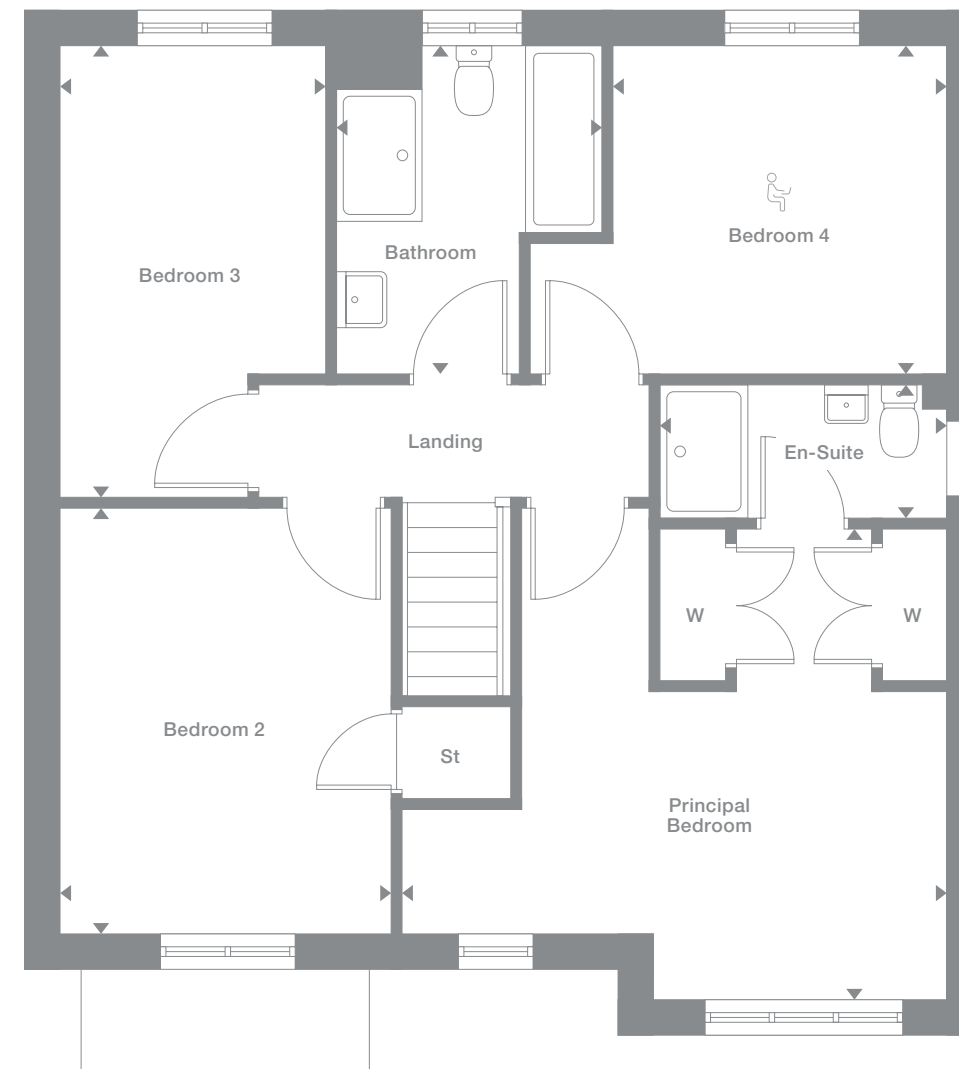
Ground Floor



Kinglass Meadows

Office space area

First Floor



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Langwood

Overview
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 with a walk-in wardrobe.

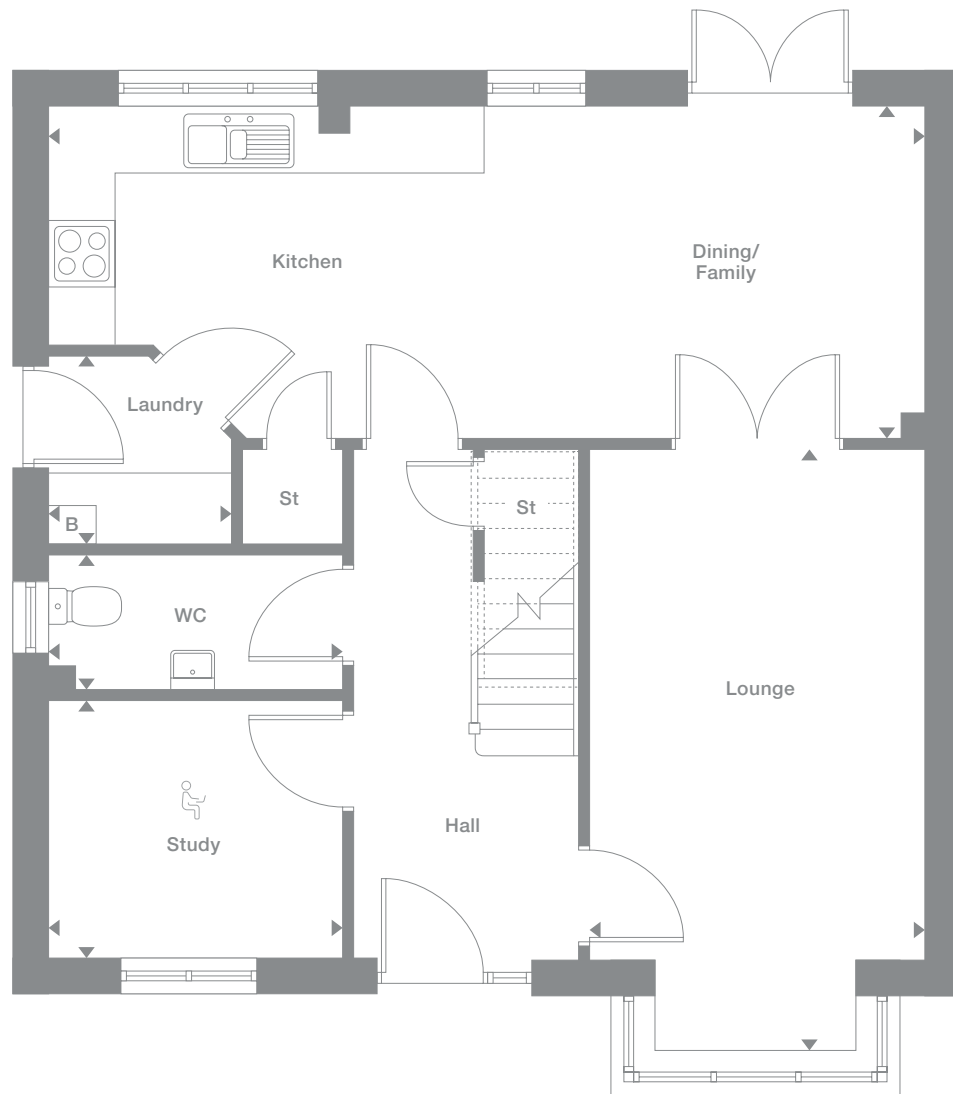
- | | |
|---|--|
| Ground Floor | First Floor |
| Lounge
3.042m x 5.510m
10'0" x 18'1" | Principal Bedroom
5.309m x 2.962m
17'5" x 9'9" |
| Kitchen/Dining/Family
7.975m x 3.017m
26'2" x 9'11" | En-Suite
1.523m x 2.200m
5'0" x 7'3" |
| Laundry
1.649m x 1.714m
5'5" x 5'7" | Bedroom 2
2.565m x 3.854m
8'5" x 12'8" |
| Study
2.659m x 2.337m
8'9" x 7'8" | Bedroom 3
2.566m x 3.796m
8'5" x 12'5" |
| WC
2.659m x 1.241m
8'9" x 4'1" | 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
1,349 sq ft

Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



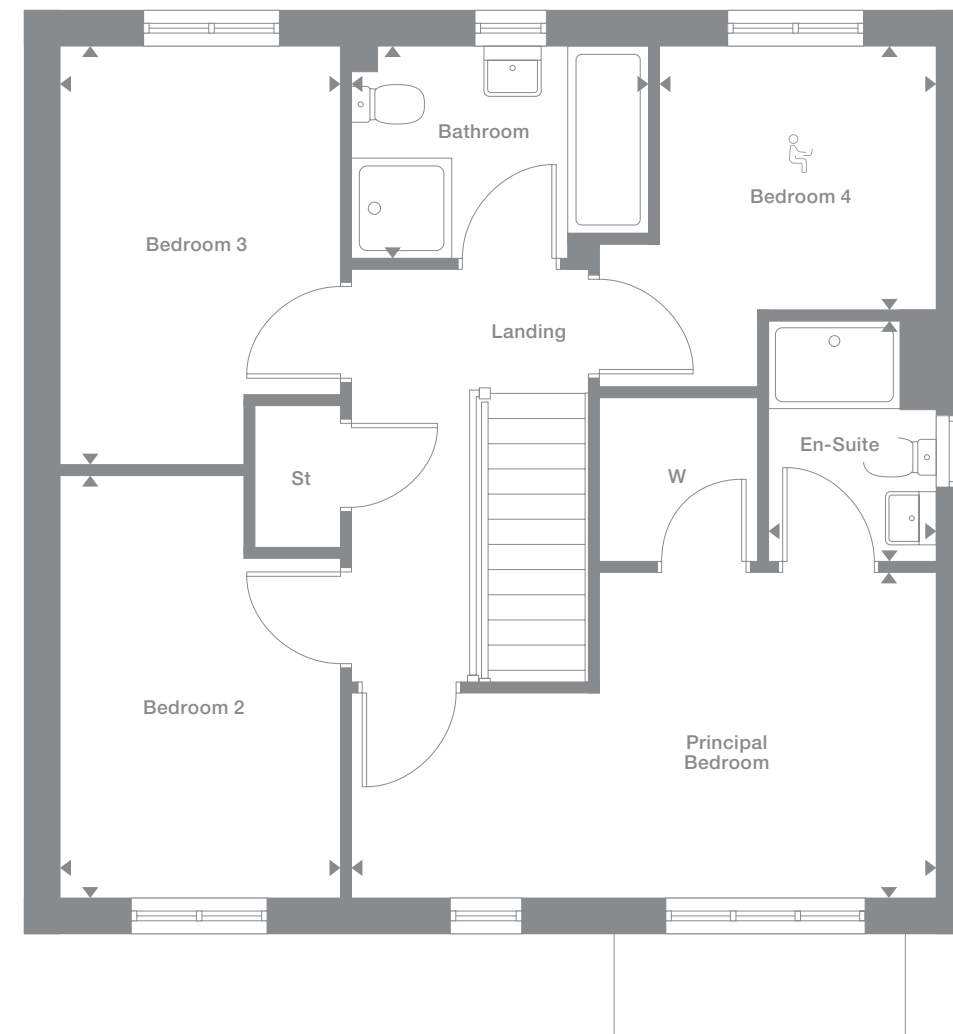
Ground Floor



Kinglass Meadows

Office space area

First Floor



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Lockwood

Overview

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 and built-in wardrobes in the principal bedroom, comfort is combined with visual appeal.

Ground Floor

Lounge
3.635m x 5.856m
11'11" x 19'3"

Kitchen/Dining
6.207m x 4.223m
20'4" 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"

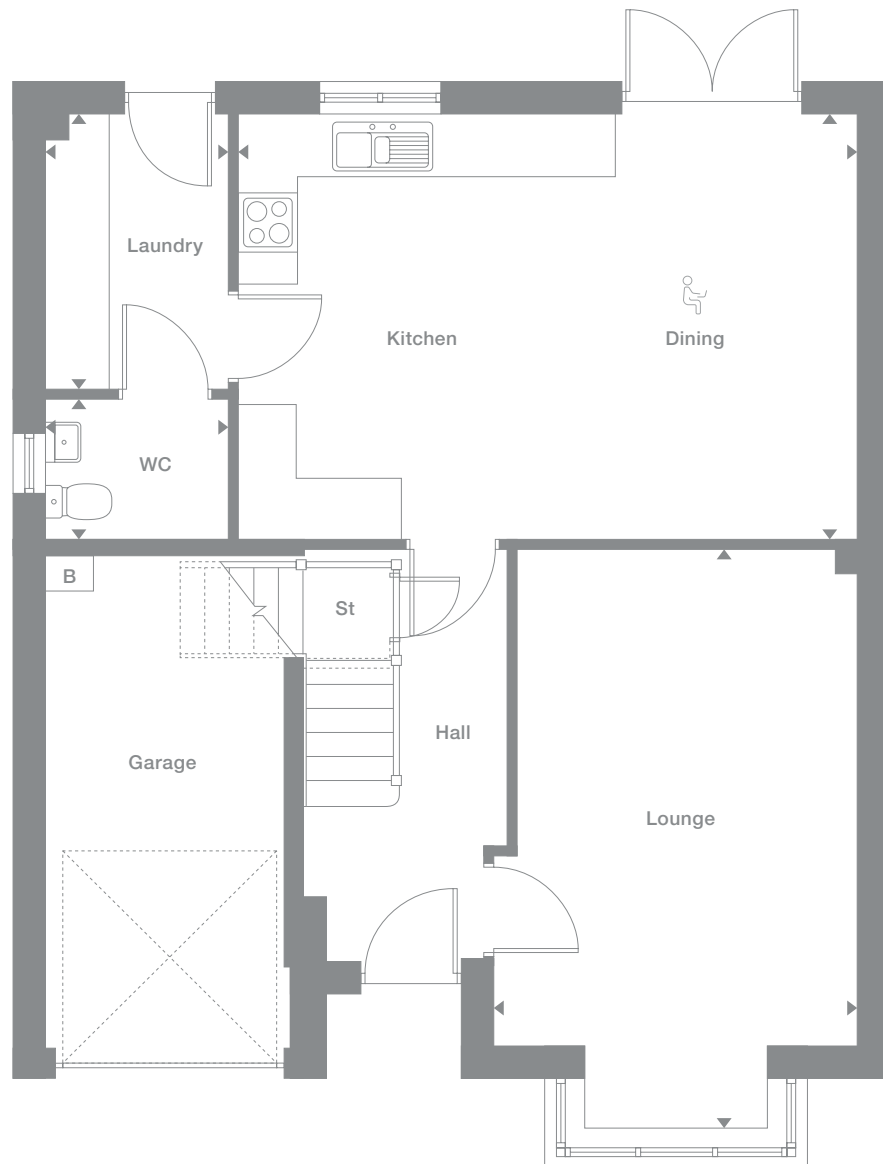
Floor Space

1,446 sq ft

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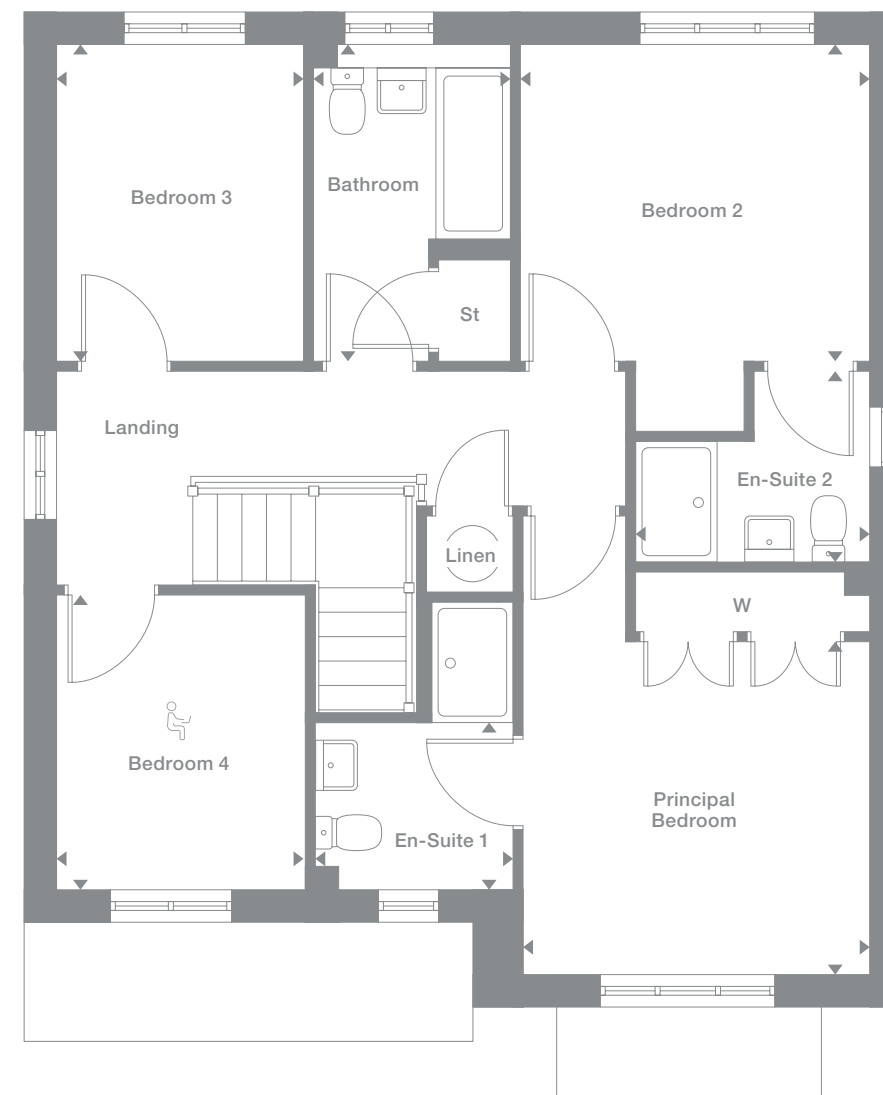
Ground Floor



Kinglass Meadows

Office space area

First Floor



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Bayford

Overview

The bay-windowed lounge and the light, welcoming dining area, adjoining a beautifully planned kitchen, create a perfect setting for lively entertaining. There is a separate laundry room, and the striking gallery landing opens on to four bedrooms, two of them en-suite. The principal bedroom also features a self-contained dressing room.

Ground Floor

- Lounge**
3.391m x 5.790m
11'2" x 19'0"
- Kitchen/Family/Dining**
8.144m x 3.078m
26'9" x 10'1"
- Laundry**
2.035m x 1.960m
6'8" x 6'5"
- WC**
2.035m x 1.055m
6'8" x 3'6"

First Floor

- Principal Bedroom**
3.391m x 3.196m
11'2" x 10'6"
- Dressing**
2.305m x 1.448m
7'7" x 4'9"
- En-Suite 1**
1.812m x 1.825m
5'11" x 6'0"
- Bedroom 2**
2.615m x 4.009m
8'7" x 13'2"
- En-Suite 2**
1.790m x 2.077m
5'10" x 6'10"
- Bedroom 3**
3.103m x 3.248m
10'2" x 10'8"
- Bedroom 4**
2.615m x 3.170m
8'7" x 10'5"
- Bedroom 5**
2.472m x 2.077m
8'1" x 6'10"
- Bathroom**
2.162m x 1.825m
7'1" x 6'0"

Floor Space

1,476 sq ft

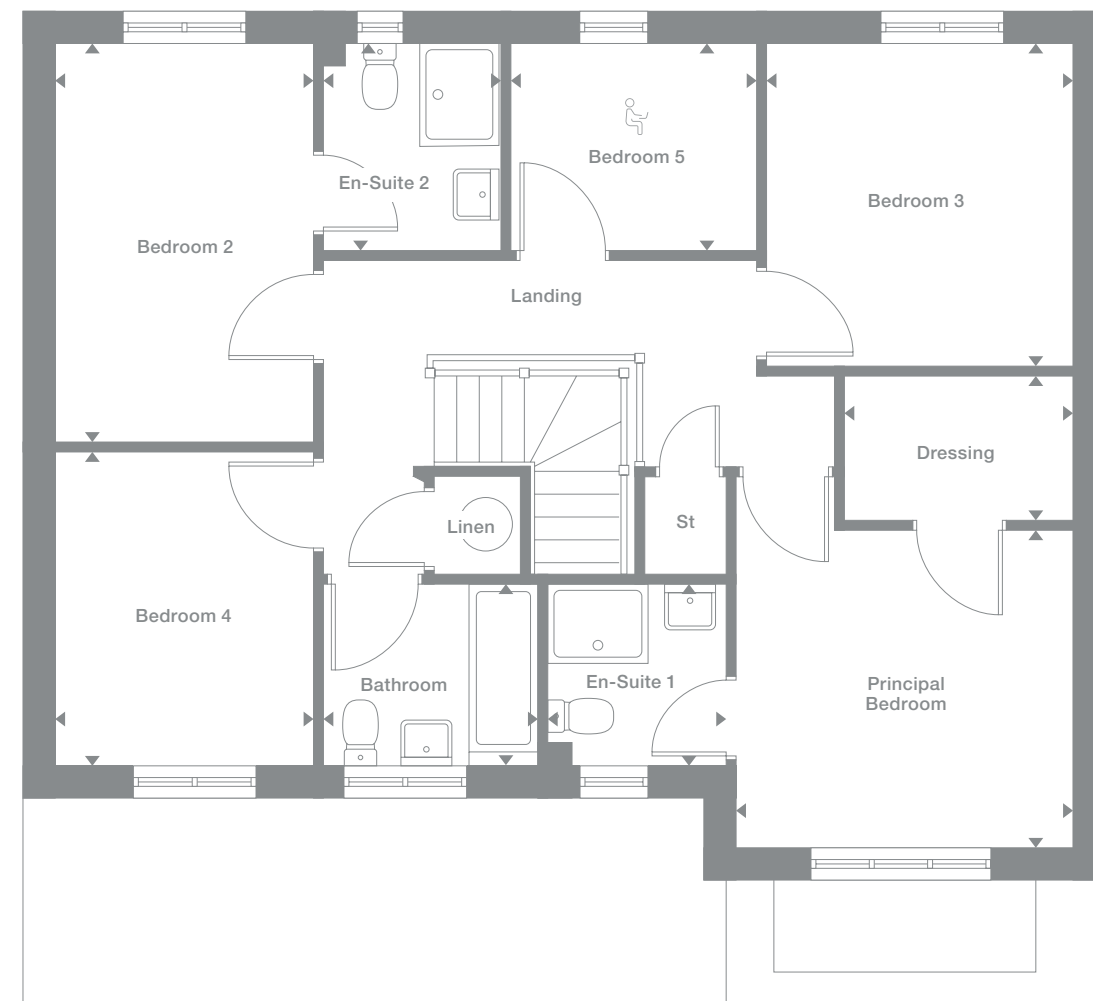
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Ground Floor



First Floor



Castleford

Overview

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 and one incorporating twin built-in wardrobes, this is an impressively spacious and prestigious family home.

Ground Floor

Lounge
3.515m x 5.849m
11'6" x 19'2"

Kitchen
3.038m x 2.829m
10'0" x 9'3"

Dining
3.850m x 4.516m
12'8" x 14'10"

Family
2.587m x 2.829m
8'6" x 9'3"

Study
3.014m x 2.048m
9'11" x 6'9"

Laundry
1.813m x 2.014m
5'11" x 6'7"

WC
1.100m x 2.014m
3'7" x 6'7"

First Floor

Principal Bedroom
3.515m x 5.212m
11'6" x 17'1"

En-Suite 1
1.424m x 2.219m
4'8" x 7'3"

Bedroom 2
2.945m x 3.283m
9'8" x 10'9"

En-Suite 2
1.715m x 2.423m
5'8" x 7'11"

Bedroom 3
3.546m x 2.591m
11'8" x 8'6"

Bedroom 4
2.585m x 2.591m
8'6" x 8'6"

Bedroom 5
3.145m x 1.791m
10'4" x 5'10"

Bathroom
1.923m x 2.534m
6'4" x 8'4"

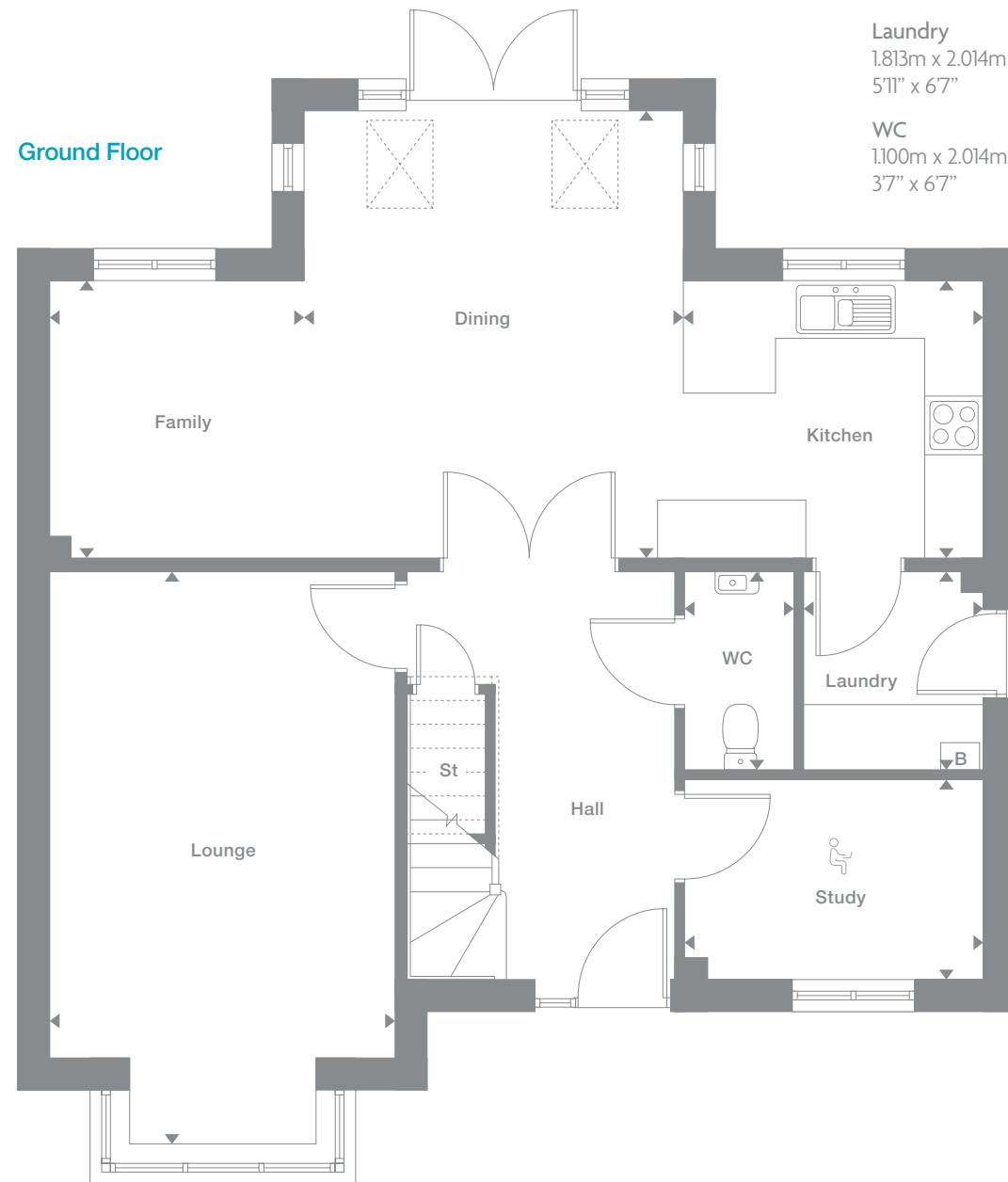
Floor Space

1,601 sq ft

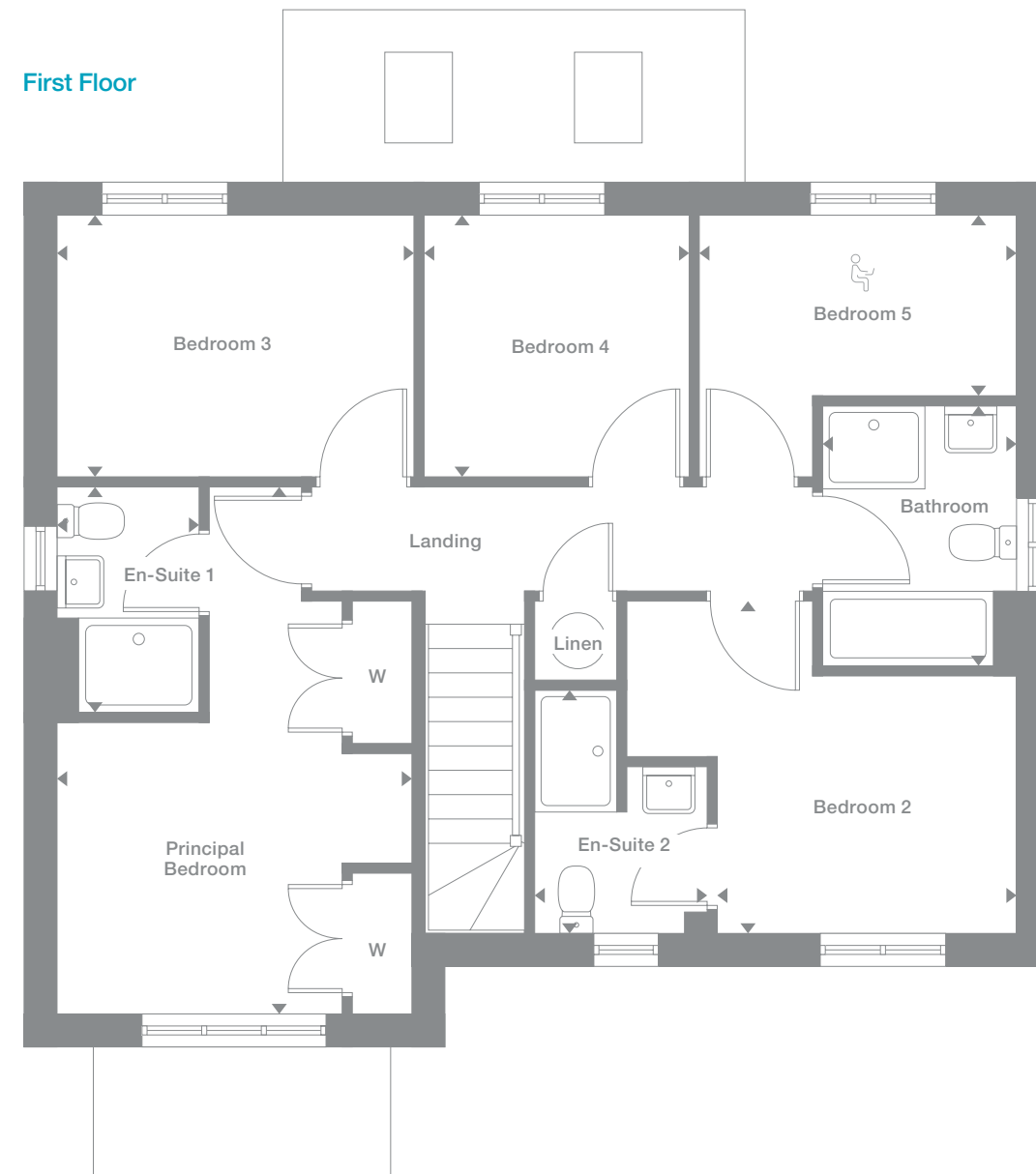


Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details

Ground Floor



First Floor



Thetford

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"

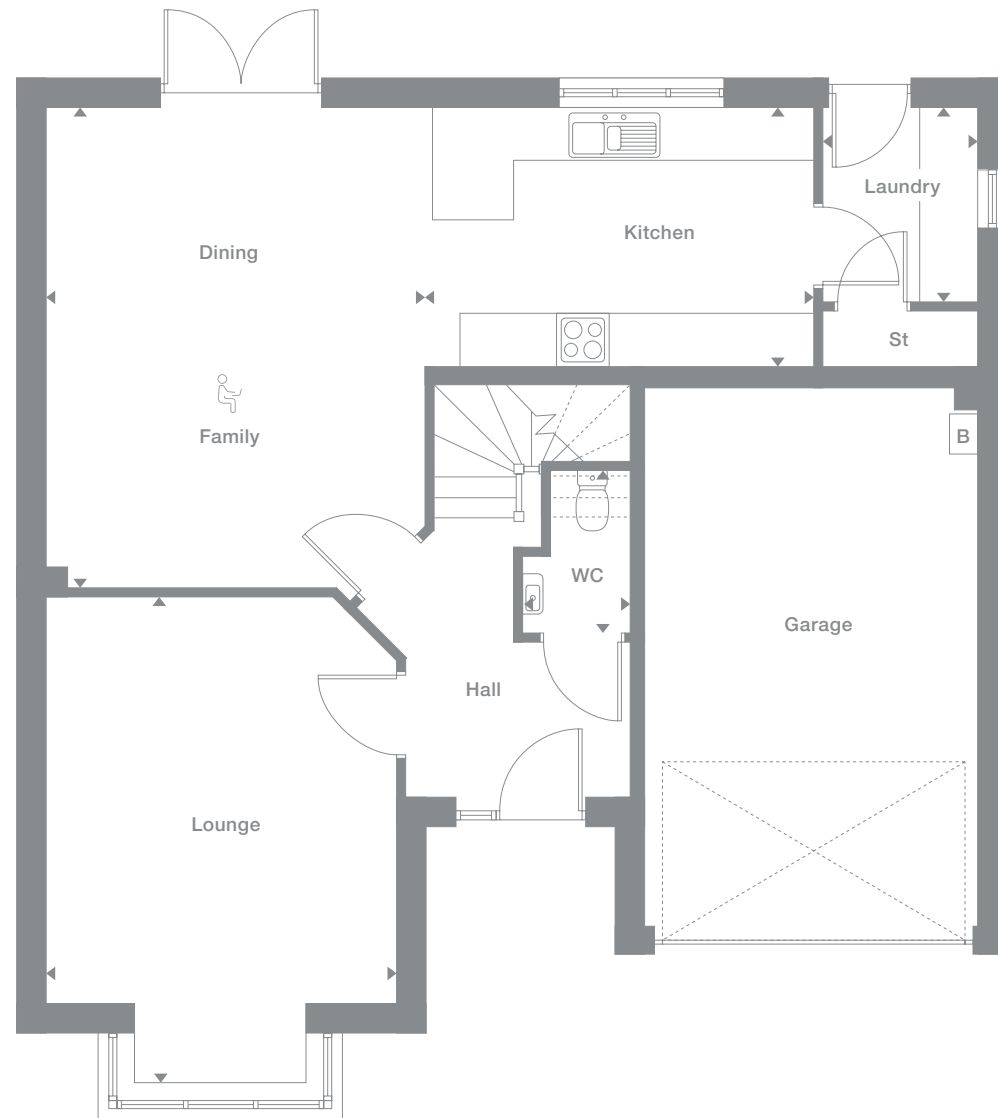
Floor Space

1,693 sq ft

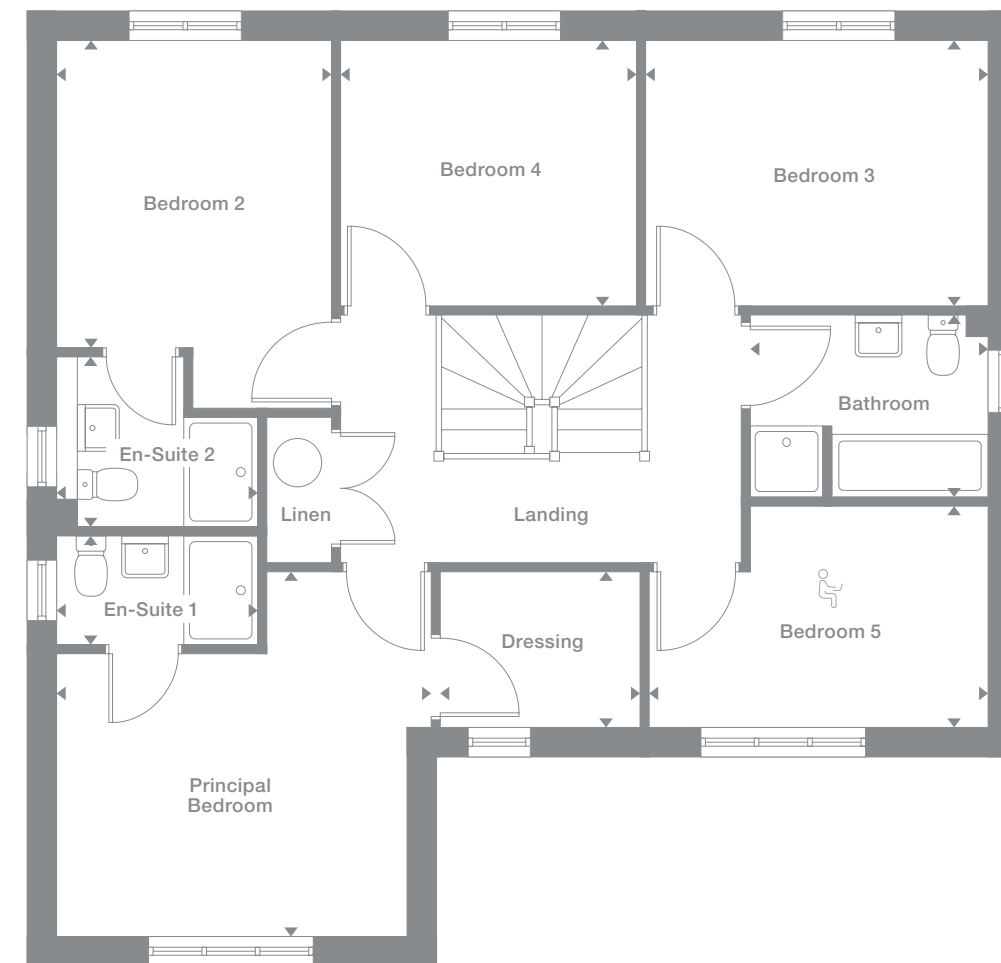
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Bridgeford

Overview

From the feature staircase and gallery landing to the french doors in both the dining and family rooms, from the private study to the five bedrooms, two of them en-suite and one incorporating a luxurious dressing area, this exceptional home will provide comfort and privacy to even the largest families and their guests.

Ground Floor

- Lounge**
3.586m x 5.215m
11'9" x 17'1"
- Kitchen**
3.966m x 3.504m
13'0" x 11'6"
- Breakfast/Family**
2.755m x 5.112m
9'0" x 16'9"
- Dining**
3.586m x 2.792m
11'9" x 9'2"
- 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**
1.204m x 2.268m
3'11" 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"

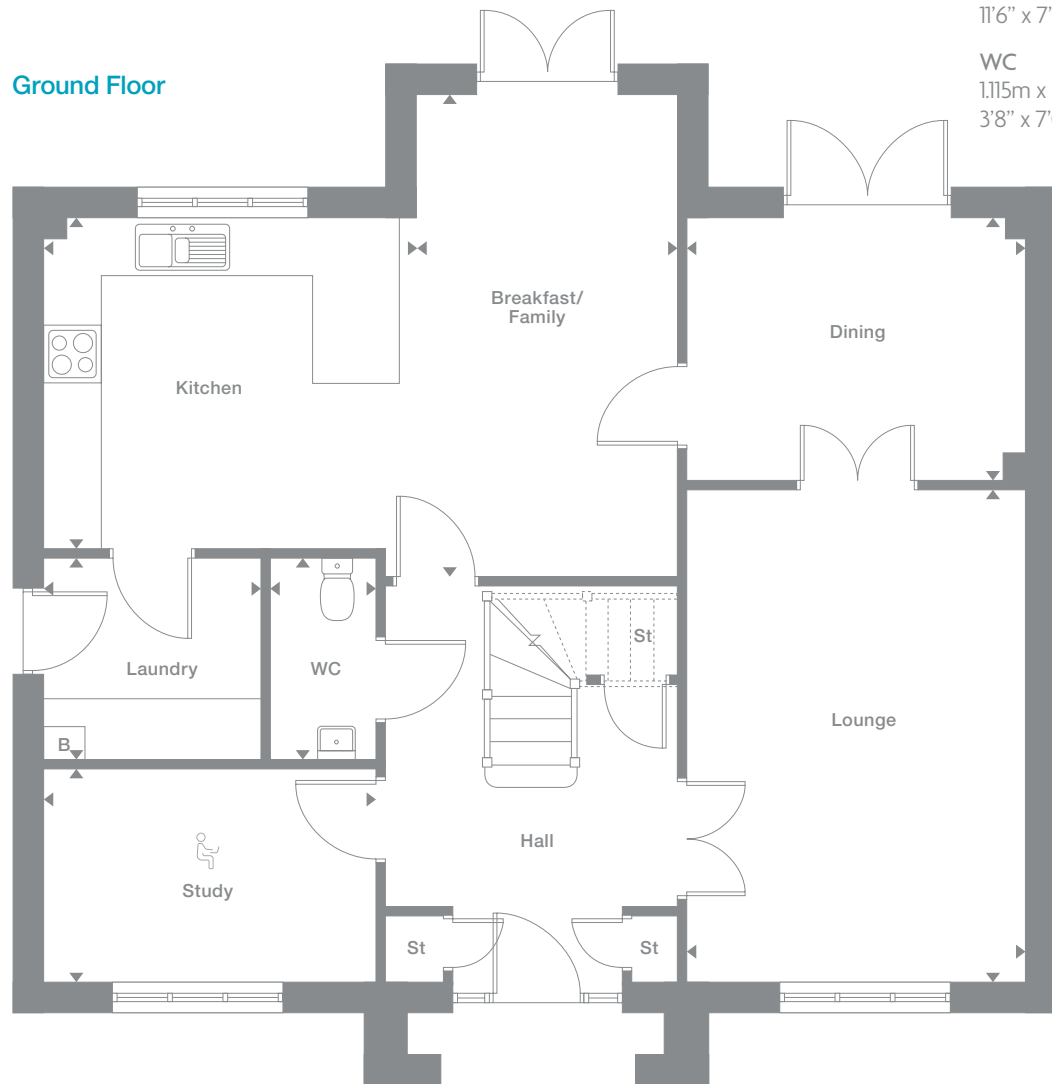
Floor Space

1,885 sq ft

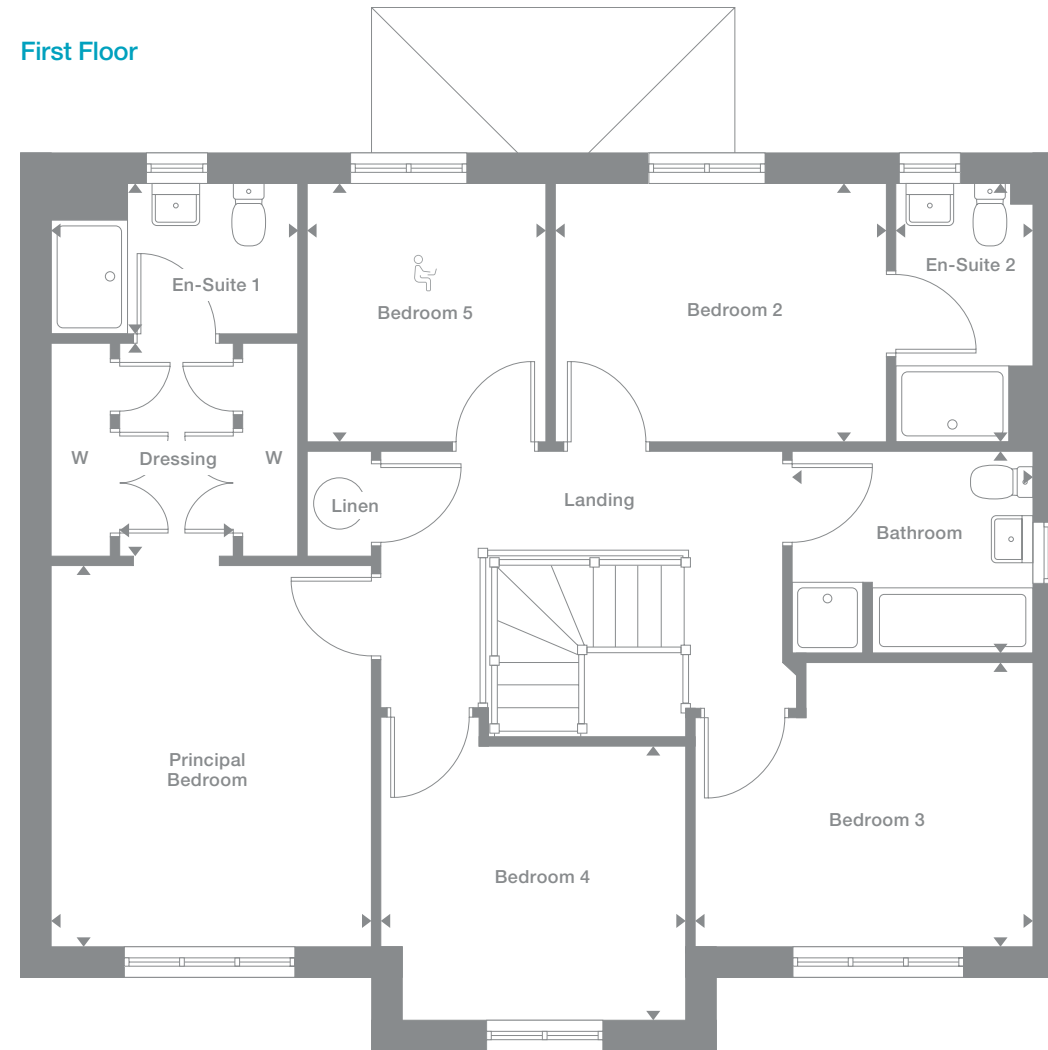
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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

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