



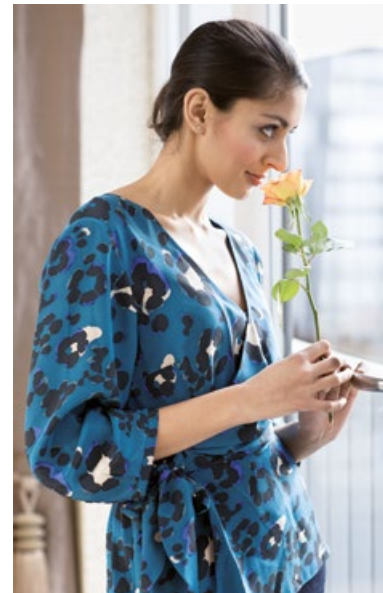
**Antonine Brae  
Bo'ness**

**millerhomes**

*the place to be®*

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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.

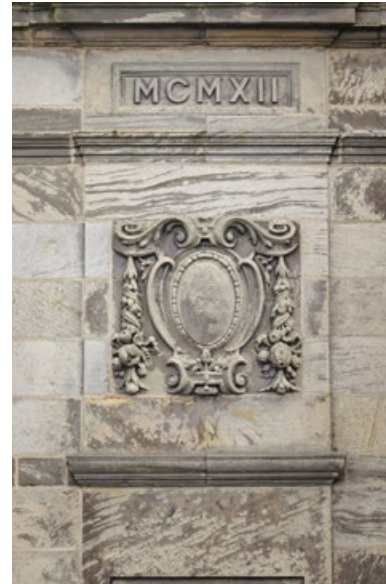




Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and your family, as well as being a pleasant place to live. So here's some useful information about the area around Antonine Brae.

Half an hour's drive from central Edinburgh, 40 minutes from Glasgow and just 15 minutes away from the Queensferry Crossing, Bo'ness is a perfect base not only for Scotland's cities but also for access to some of the country's most magnificent outdoor areas. Bus services between Edinburgh, Edinburgh Airport, Bo'ness and Stirling stop beside the development, as do services to Linlithgow, Grangemoull and Falkirk. Trains between Glasgow and Edinburgh call at Linlithgow, three and a half miles away. For cyclists and walkers, the John Muir Way runs along the shore less than a mile to the north.

There are convenience stores in Drumpark Avenue, five minutes' walk from the development, and in a small precinct at Grange Park, Bo'ness town centre, a little over a mile away, is a traditional shopping environment with a wide assortment of businesses arranged along its small network of streets. From family butchers, bakers and ironmongers to bookshops, craft suppliers and delicatessens, the retailers are interspersed with cafés, pubs, hairdressers and food takeaways. The local traders are complemented by large Farmfoods, Tesco and Lidl stores.



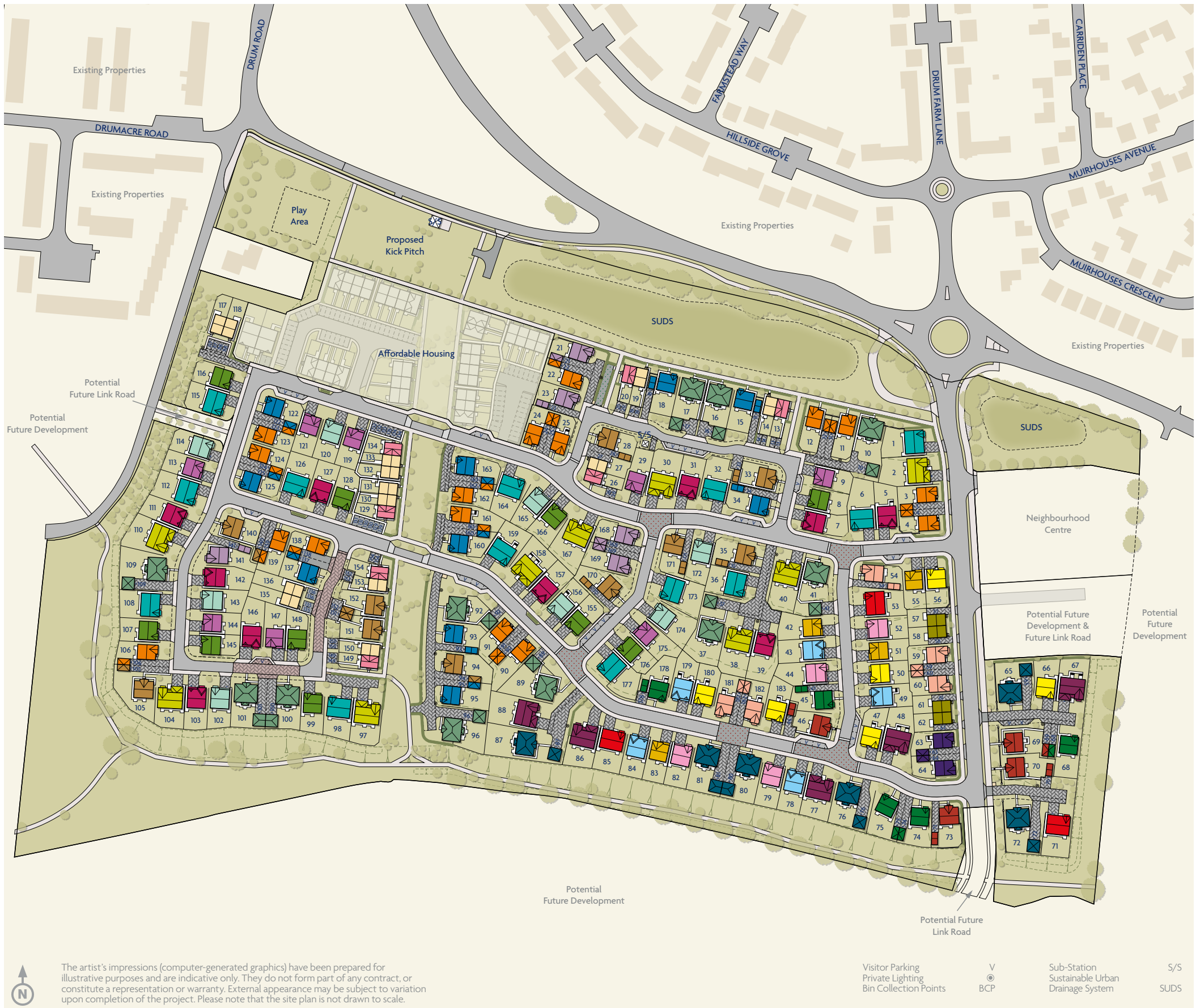
# Welcome home

Fringed by trees and incorporating pleasant green recreational spaces, this attractive selection of energy efficient three, four and five bedroom homes brings a peaceful new neighbourhood into a superb base for travel throughout Scotland. Within walking distance of the shops and attractions of Bo'ness town centre, with easy access to Edinburgh, Stirling and the Queensferry Crossing, it offers an opportunity to settle down in one of Scotland's most historic communities. Welcome to Antonine Brae...

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.



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Visitor Parking  
 Private Lighting  
 Bin Collection Points

V  
 ●  
 BCP

Sub-Station  
 Sustainable Urban  
 Drainage System

S/S  
 SUDS

## 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, with its en-suite facilities, presents a private retreat with a dash of luxury.

## Ground Floor

**Lounge**  
3.05m x 5.39m  
10'0" x 17'10"

**Kitchen/Dining**  
2.24m x 5.39m  
7'4" x 17'10"

**Laundry**  
2.16m x 1.57m  
7'1" x 5'2"

**WC**  
1.10m x 2.04m  
3'8" x 6'9"

## First Floor

**Principal Bedroom**  
3.08m x 3.18m  
10'1" x 10'5"

**En-Suite**  
1.96m x 1.69m  
6'5" x 5'7"

**Bedroom 2**  
2.46m x 2.89m  
8'1" x 9'6"

**Bedroom 3**  
2.46m x 2.43m  
8'1" x 8'0"

**Bathroom**  
1.87m x 2.11m  
6'2" x 6'11"

## Floor Space

897 sq ft

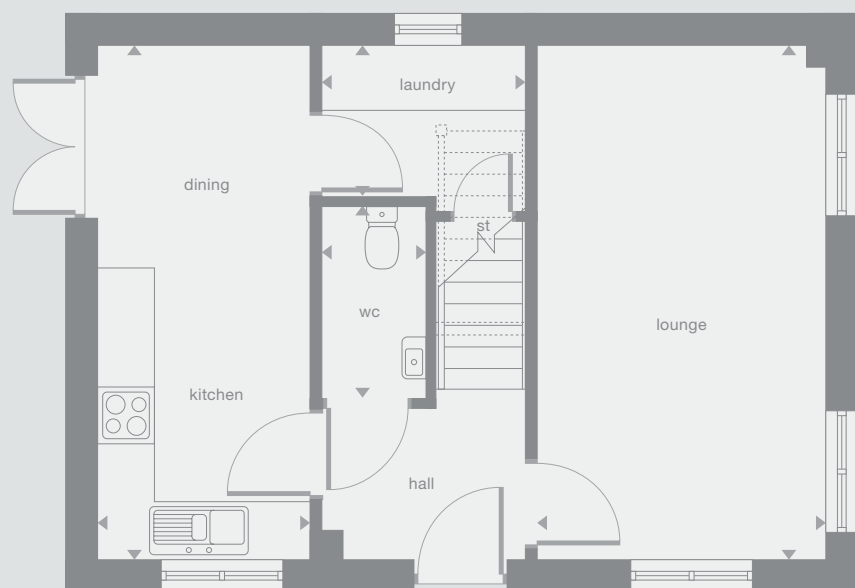
Plots 13 and 20 have an enhanced exterior. Please see Development Sales Manager for details

b Boiler

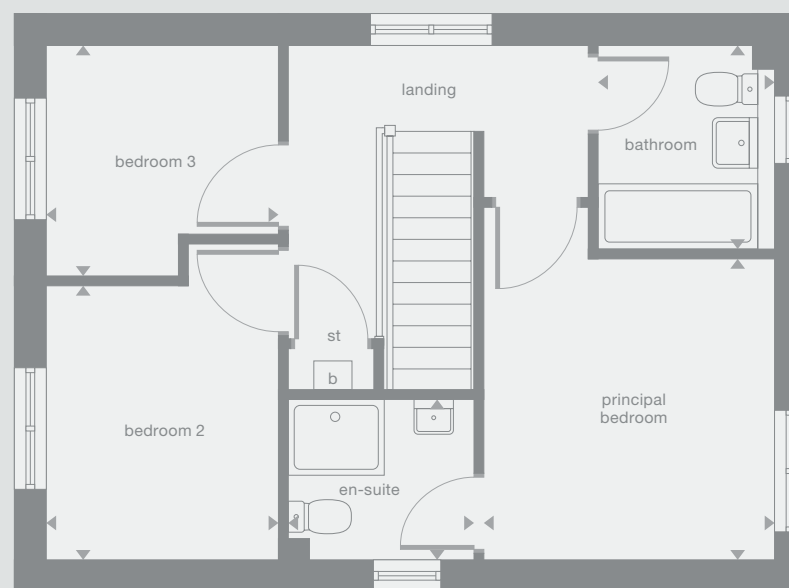
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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# Fulton

## Overview

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.

## Ground Floor

**Lounge**  
3.98m x 3.87m  
13'1" x 12'8"

**Kitchen/Dining**  
5.05m x 2.99m  
16'7" x 9'10"

**WC**  
1.88m x 1.17m  
6'2" x 3'10"

## First Floor

**Principal Bedroom**  
2.88m x 3.59m  
9'6" x 11'10"

**En-Suite**  
2.29m x 1.42m  
7'6" x 4'8"

**Bedroom 2**  
2.92m x 2.92m  
9'7" x 9'7"

**Bedroom 3**  
2.26m x 2.43m  
7'5" x 8'0"

**Bathroom**  
2.10m x 1.70m  
6'11" x 5'7"

## Floor Space

900 sq ft

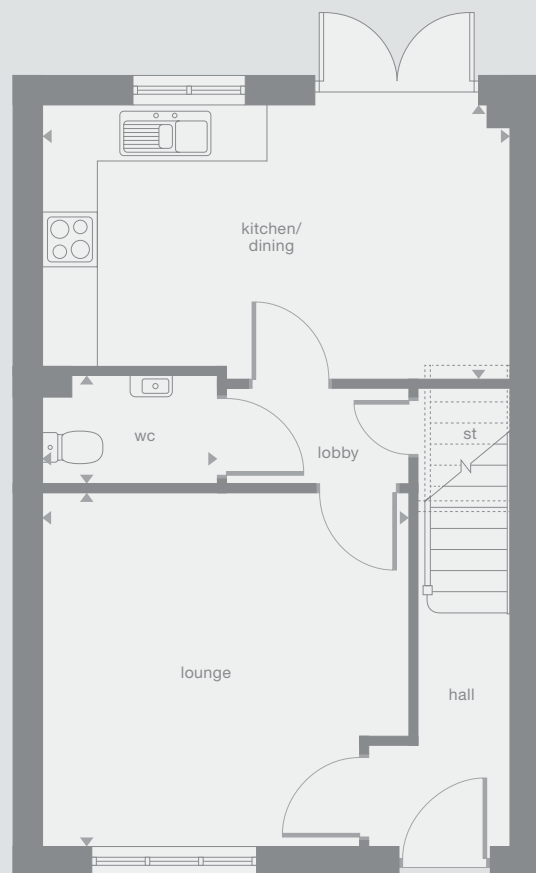
Plots 14 and 19 have an enhanced exterior. Please see Development Sales Manager for details

b Boiler

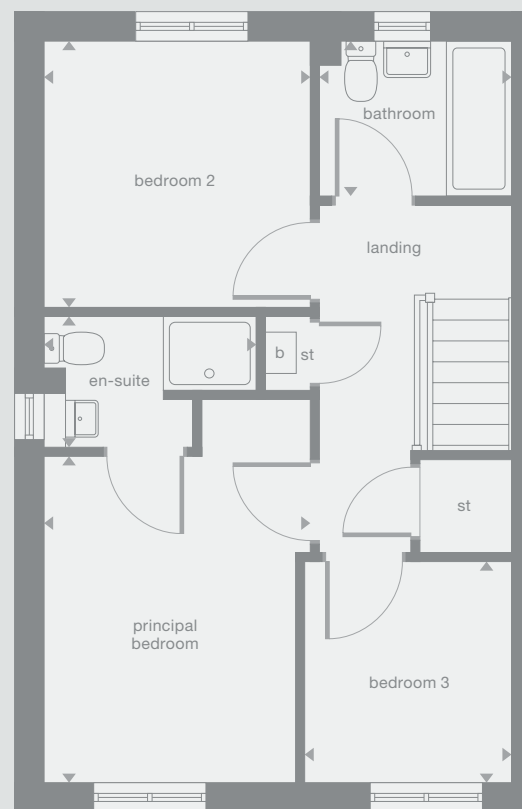
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Fenton

**Overview**

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.

**Ground Floor**

- Lounge**  
3.94m x 3.92m  
12'11" x 12'10"
- Kitchen/Dining**  
5.05m x 2.99m  
16'7" x 9'10"
- WC**  
1.77m x 1.17m  
5'10" x 3'10"

**First Floor**

- Principal Bedroom**  
2.72m x 3.46m  
8'11" x 11'4"
- En-Suite**  
2.06m x 1.61m  
6'9" x 5'3"
- Bedroom 2**  
3.00m x 2.92m  
9'10" x 9'7"
- Bedroom 3**  
2.26m x 2.38m  
7'5" x 7'10"
- Bathroom**  
2.03m x 1.70m  
6'8" x 5'7"

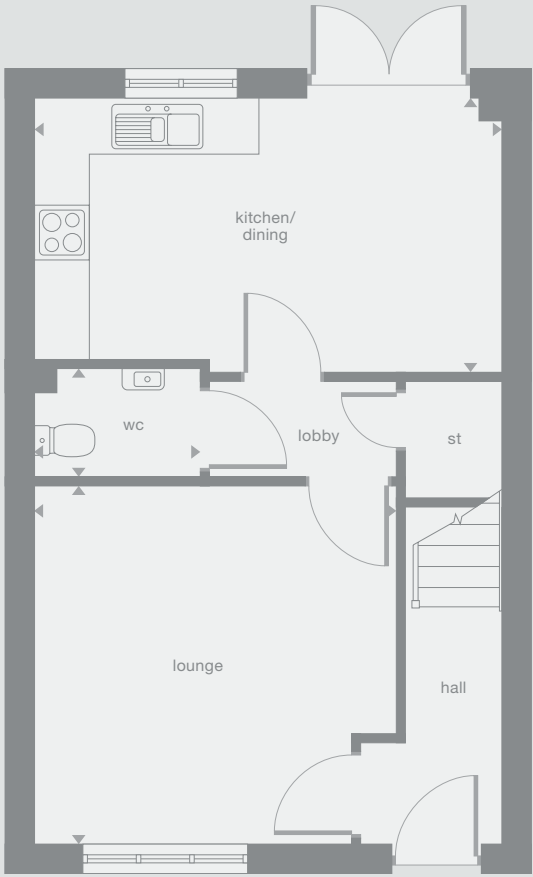
**Floor Space**

904 sq ft

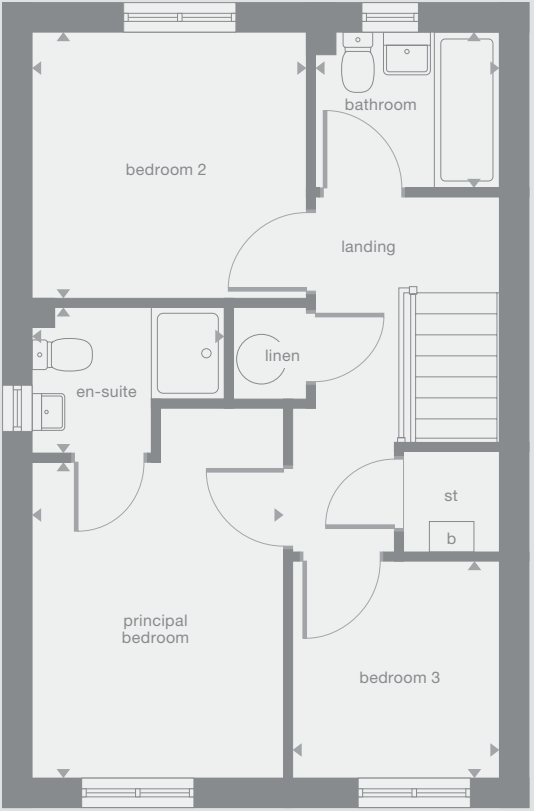
b Boiler  
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# 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 an en-suite principal bedroom, this is a practical, attractive home.

## Ground Floor

**Lounge**  
3.31m x 4.92m  
10'11" x 16'2"

**Kitchen/Dining**  
5.39m x 3.18m  
17'9" x 10'6"

**Laundry**  
2.06m x 1.95m  
6'9" x 6'5"

**WC**  
2.06m x 1.08m  
6'9" x 3'7"

## First Floor

**Principal Bedroom**  
4.38m x 2.89m  
14'5" x 9'6"

**En-Suite**  
2.06m x 2.54m  
6'9" x 8'4"

**Bedroom 2**  
3.73m x 2.60m  
12'3" x 8'7"

**Bedroom 3**  
3.73m x 2.60m  
12'3" x 8'7"

**Bedroom 4**  
3.05m x 2.64m  
10'0" x 8'8"

**Bathroom**  
1.92m x 2.22m  
6'4" x 7'4"

## Floor Space

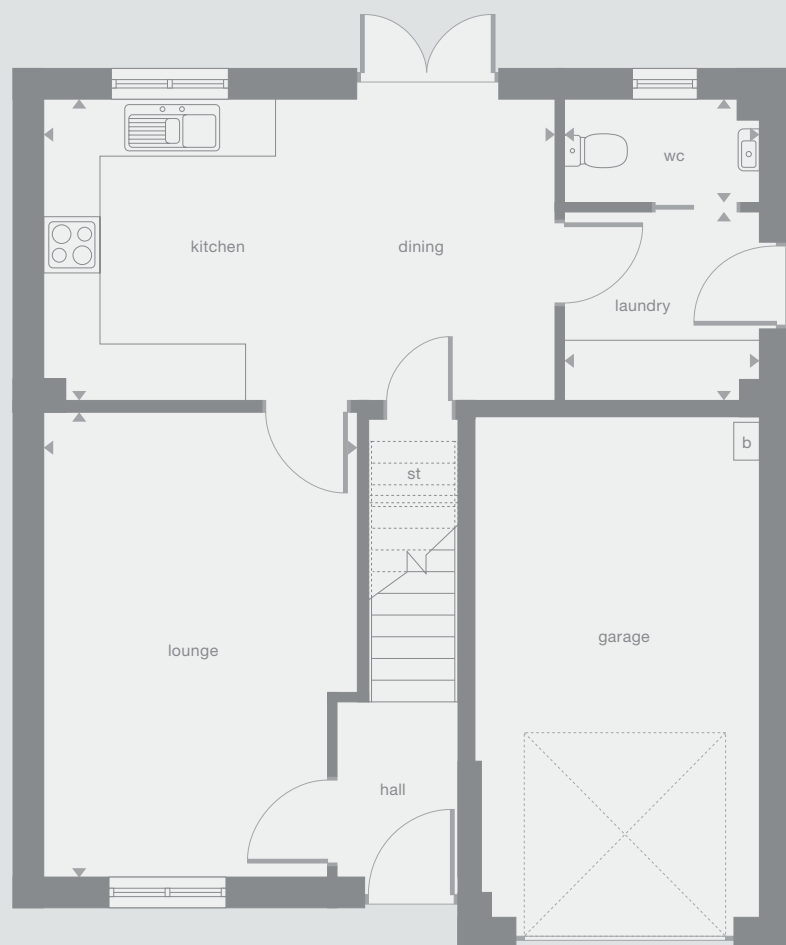
1,150 sq ft

b Boiler

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



## Ground Floor



## First Floor



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# Bellwood

**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 an en-suite principal bedroom, this is a practical, attractive home.

**Ground Floor**

**Lounge**  
3.31m x 4.92m  
10'10" x 16'2"

**Kitchen/Dining**  
5.40m x 3.19m  
17'9" x 10'6"

**Laundry**  
2.07m x 1.80m  
6'9" x 5'11"

**WC**  
2.07m x 1.25m  
6'9" x 4'1"

**First Floor**

**Principal Bedroom**  
4.38m x 2.89m  
14'4" x 9'6"

**En-Suite**  
2.06m x 2.57m  
6'9" x 8'5"

**Bedroom 2**  
3.73m x 2.58m  
12'3" x 8'6"

**Bedroom 3**  
3.73m x 2.58m  
12'3" x 8'6"

**Bedroom 4**  
3.06m x 2.65m  
10'0" x 8'8"

**Bathroom**  
1.93m x 2.25m  
6'4" x 7'5"

**Floor Space**

1,150 sq ft

b Boiler

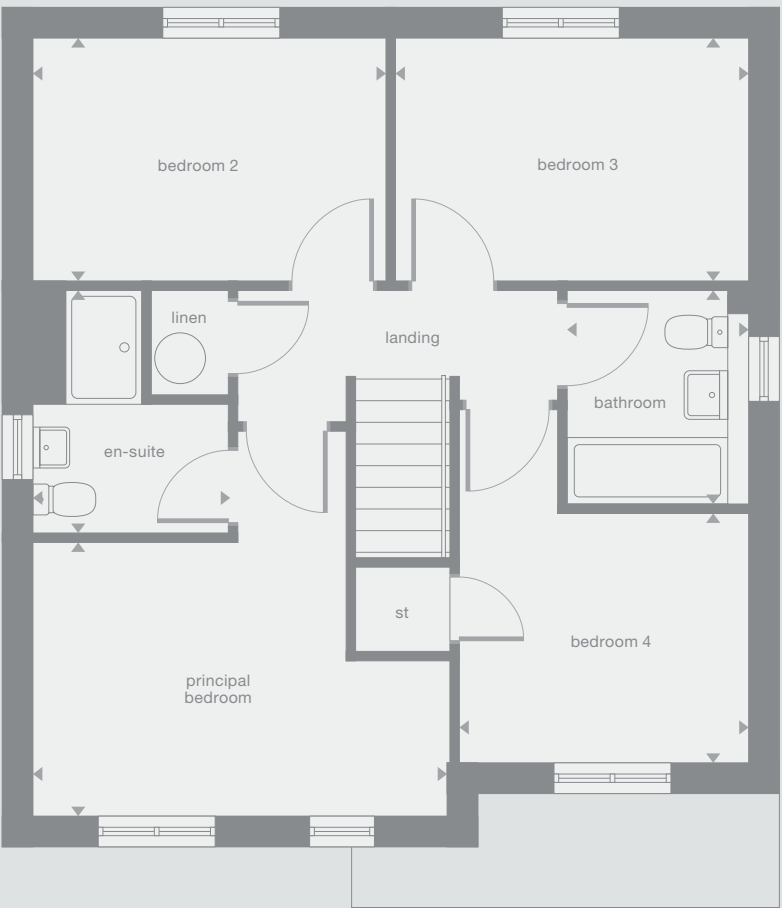
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Ground Floor



First Floor



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## 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 principal bedroom is en-suite, and the fourth bedroom could become a useful home office.

## Ground Floor

**Lounge**  
3.57m x 4.56m  
11'9" x 15'0"

**Kitchen/Family/Dining**  
6.47m x 4.51m  
21'3" x 14'10"

**Laundry**  
1.56m x 0.97m  
5'1" x 3'2"

**WC**  
1.07m x 2.09m  
3'6" x 6'10"

## First Floor

**Principal Bedroom**  
3.53m x 3.03m  
11'7" x 9'11"

**En-Suite**  
2.41m x 1.21m  
7'11" x 4'0"

**Bedroom 2**  
2.65m x 3.78m  
8'8" x 12'5"

**Bedroom 3**  
3.73m x 2.49m  
12'3" x 8'2"

**Bedroom 4**  
2.85m x 2.09m  
9'4" x 6'10"

**Bathroom**  
2.41m x 2.17m  
7'11" x 7'1"

## Floor Space

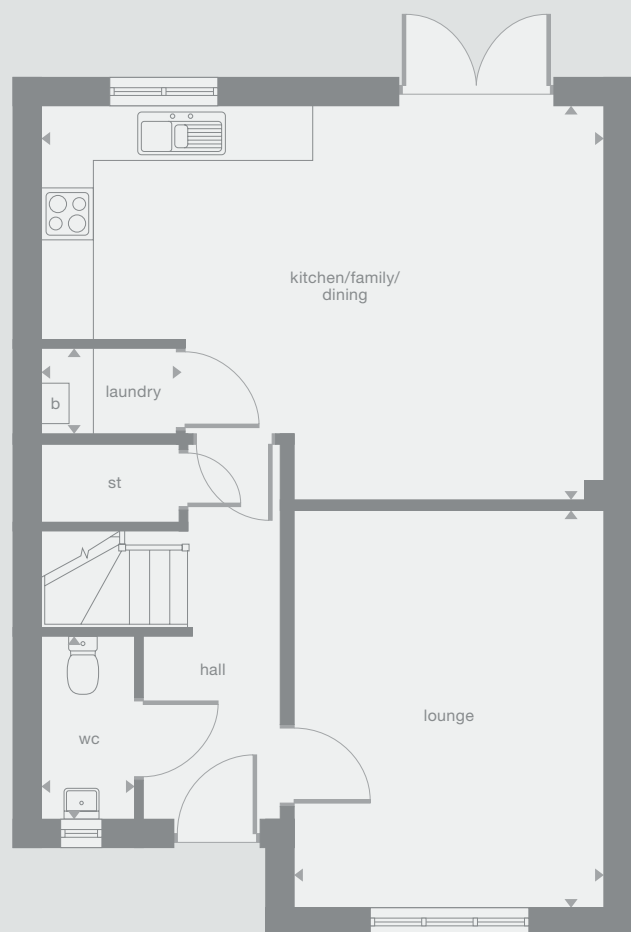
1,216 sq ft

b Boiler

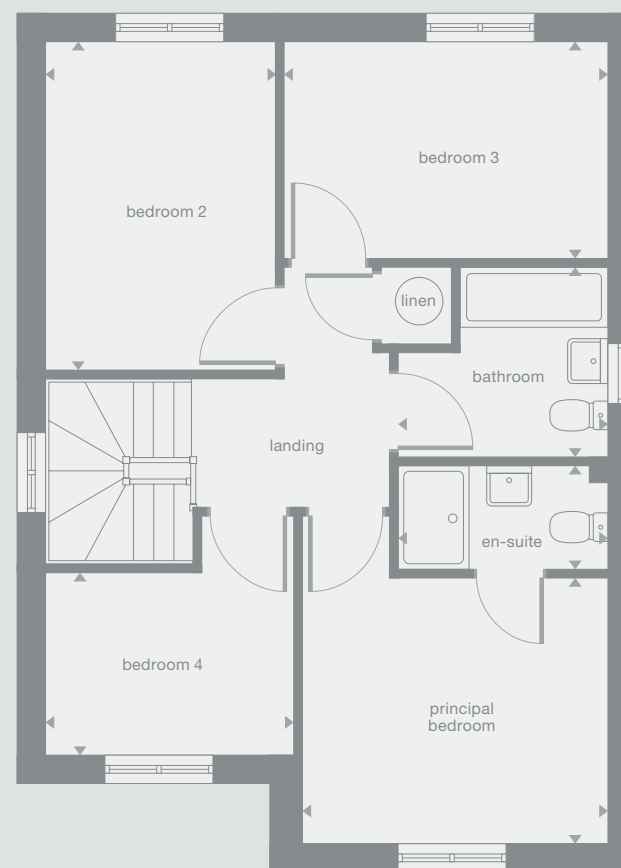
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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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 principal bedroom is en-suite, and the fourth bedroom could become a useful home office.

**Ground Floor**

**Lounge**  
3.57m x 4.56m  
11'9" x 15'0"

**Kitchen/Family/Dining**  
6.47m x 4.51m  
21'3" x 14'10"

**Laundry**  
1.59m x 0.97m  
5'3" x 3'2"

**WC**  
1.07m x 2.09m  
3'6" x 6'10"

**First Floor**

**Principal Bedroom**  
3.52m x 3.03m  
11'7" x 9'11"

**En-Suite**  
2.41m x 1.21m  
7'11" x 4'0"

**Bedroom 2**  
2.84m x 3.78m  
9'4" x 12'5"

**Bedroom 3**  
3.52m x 2.48m  
11'7" x 8'2"

**Bedroom 4**  
2.84m x 2.09m  
9'4" x 6'10"

**Bathroom**  
2.41m x 2.16m  
7'11" x 7'1"

**Floor Space**

1,219 sq ft

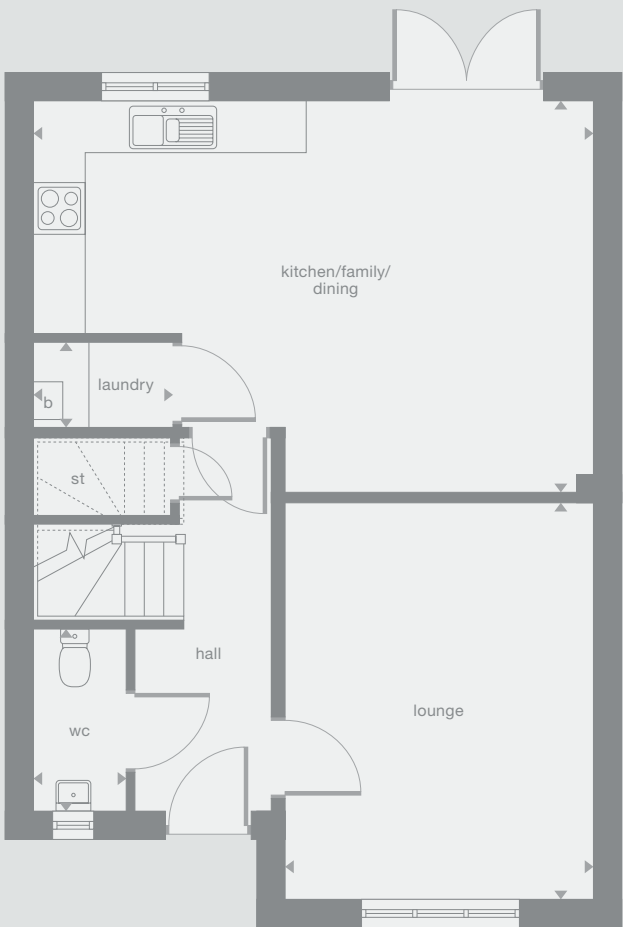
Plots 11, 12 and 22 have an enhanced exterior. Please see Development Sales Manager for details

b Boiler

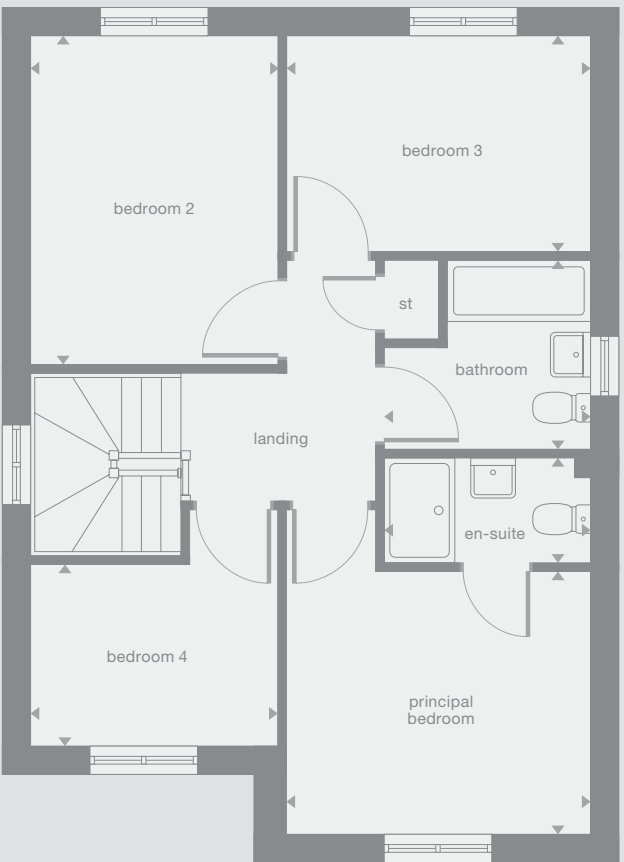
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**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.

Ground Floor	First Floor	Floor Space
<b>Lounge</b> 3.00m x 4.72m 9'10" x 15'6"	<b>Principal Bedroom</b> 5.01m x 2.80m 16'6" x 9'2"	<b>Bedroom 3</b> 2.43m x 4.22m 8'0" x 13'10"
<b>Family/Dining/Kitchen</b> 8.14m x 2.80m 26'9" x 9'2"	<b>En-Suite</b> 2.63m x 1.23m 8'8" x 4'0"	<b>Bedroom 4</b> 3.06m x 3.00m 10'1" x 9'10"
<b>Laundry</b> 1.77m x 1.28m 5'10" x 4'3"	<b>Dressing</b> 2.63m x 1.38m 8'8" x 4'7"	<b>Bathroom</b> 2.44m x 3.00m 8'0" x 9'10"
<b>WC</b> 1.46m x 1.77m 4'10" x 5'10"	<b>Bedroom 2</b> 3.02m x 4.01m 9'11" x 13'2"	

**Floor Space**  
 1,297 sq ft

b Boiler

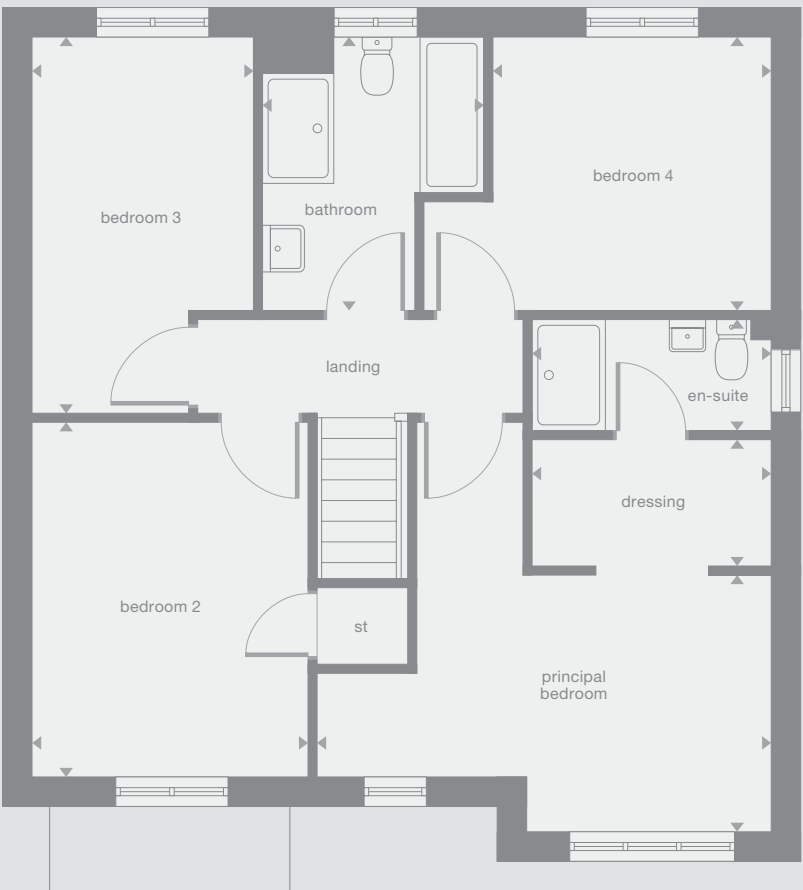
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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# Burlwood

**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.

**Ground Floor**

- Lounge**  
3.01m x 4.72m  
9'11" x 15'6"
- Family/Dining/Kitchen**  
8.14m x 2.80m  
26'8" x 9'2"
- Laundry**  
1.78m x 1.29m  
5'10" x 4'3"
- WC**  
1.52m x 1.77m  
5'0" x 5'10"

**First Floor**

- Principal Bedroom**  
5.00m x 2.80m  
16'5" x 9'2"
- En-Suite**  
2.63m x 1.23m  
8'8" x 4'0"
- Dressing**  
2.63m x 1.39m  
8'8" x 4'7"
- Bedroom 2**  
3.04m x 3.97m  
10'0" x 13'0"
- Bedroom 3**  
2.43m x 3.00m  
8'0" x 9'10"
- Bedroom 4**  
3.06m x 3.00m  
10'0" x 9'10"
- Bathroom**  
2.45m x 3.00m  
8'0" x 9'10"

**Floor Space**

1,298 sq ft

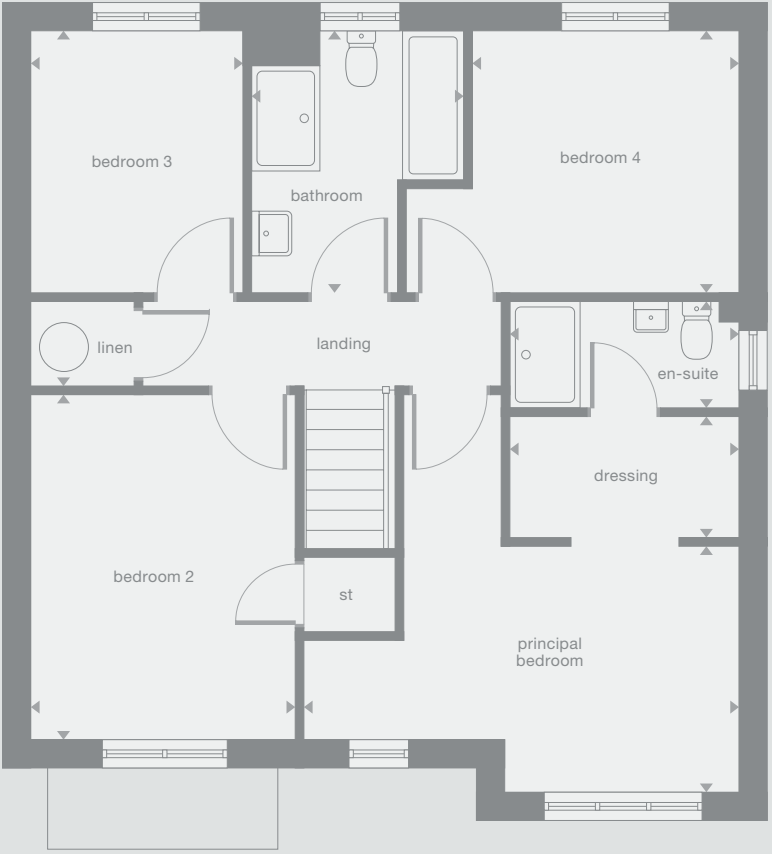
b Boiler  
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Brookwood

## 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.

## Ground Floor

**Lounge**  
3.04m x 5.51m  
10'0" x 18'1"

**Kitchen/Dining/Family**  
7.97m x 3.01m  
26'2" x 9'11"

**Laundry**  
1.64m x 1.71m  
5'5" x 5'7"

**Study**  
2.65m x 2.34m  
8'8" x 7'8"

**WC**  
2.65m x 1.24m  
8'8" x 4'1"

## First Floor

**Principal Bedroom**  
5.31m x 2.96m  
17'5" x 9'9"

**En-Suite**  
1.50m x 2.20m  
4'11" x 7'3"

**Dressing**  
1.46m x 1.50m  
4'10" x 4'11"

**Bedroom 2**  
2.56m x 3.85m  
8'5" x 12'8"

**Bedroom 3**  
2.56m x 3.79m  
8'5" x 12'5"

**Bedroom 4**  
2.51m x 2.39m  
8'3" x 7'10"

**Bathroom**  
2.70m x 1.91m  
8'10" x 6'3"

## Floor Space

1,347 sq ft

b Boiler

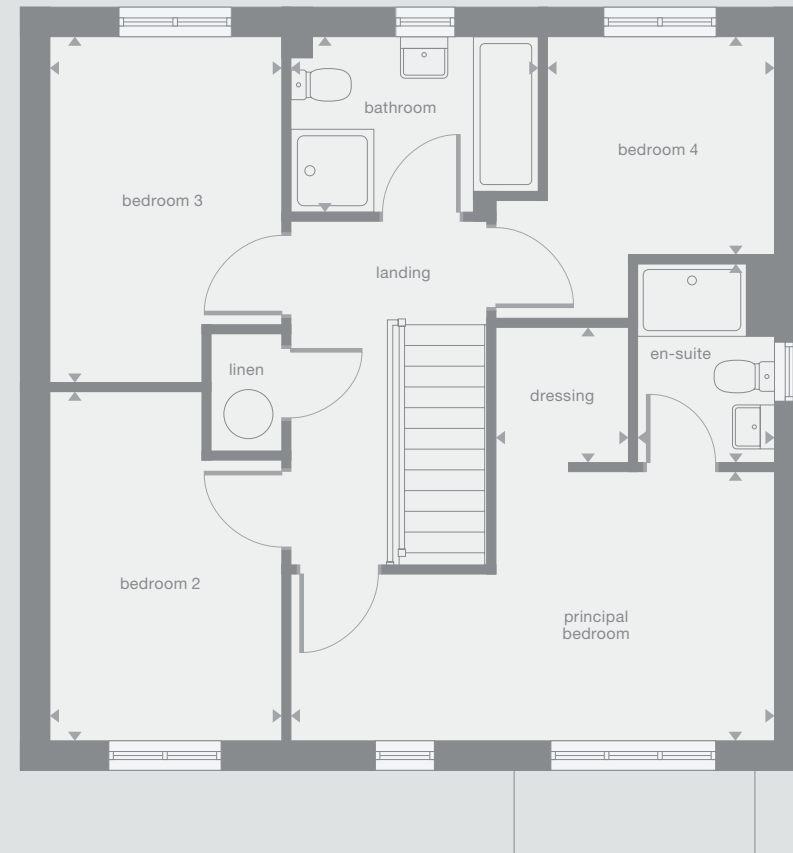
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## 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.

## Ground Floor

**Lounge**  
3.04m x 5.51m  
10'0" x 18'1"

**Kitchen/Dining/Family**  
7.97m x 3.01m  
26'2" x 9'11"

**Laundry**  
1.64m x 1.71m  
5'5" x 5'7"

**Study**  
2.65m x 2.33m  
8'9" x 7'8"

**WC**  
2.65m x 1.24m  
8'9" x 4'1"

## First Floor

**Principal Bedroom**  
5.30m x 2.96m  
17'5" x 9'9"

**En-Suite**  
1.52m x 2.20m  
5'0" x 7'3"

**Dressing**  
1.44m x 1.49m  
4'9" x 4'11"

**Bedroom 2**  
2.56m x 3.85m  
8'5" x 12'8"

**Bedroom 3**  
2.56m x 3.79m  
8'5" x 12'5"

**Bedroom 4**  
2.51m x 2.38m  
8'3" x 7'10"

**Bathroom**  
2.69m x 1.91m  
8'10" x 6'3"

## Floor Space

1,349 sq ft

Plots 15 and 18 have an enhanced exterior. Please see Development Sales Manager for details

b Boiler

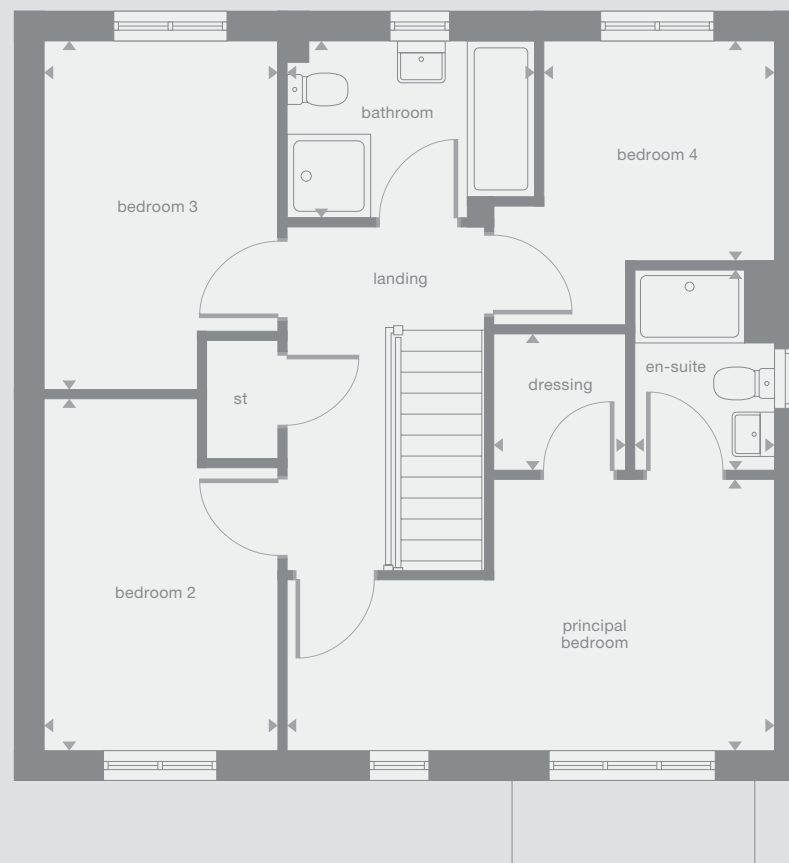
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

# Boswood

**Overview**

From the bay window in the lounge to the superb family kitchen with garden access, from the gallery landing to the en-suite principal bedroom, this is a home filled with premium features. The study provides a peaceful retreat for working from home or creating a computer room.

**Ground Floor**

**Lounge**  
3.56m x 5.47m  
11'8" x 17'11"

**Kitchen/Family/Dining**  
7.14m x 3.75m  
23'5" x 12'4"

**Study**  
2.05m x 2.36m  
6'9" x 7'9"

**Laundry**  
2.05m x 1.73m  
6'9" x 5'8"

**WC**  
2.05m x 1.12m  
6'9" x 3'8"

**First Floor**

**Principal Bedroom**  
3.65m x 3.05m  
12'0" x 10'0"

**En-Suite**  
2.35m x 1.44m  
7'9" x 4'9"

**Bedroom 2**  
3.79m x 2.75m  
12'5" x 9'0"

**Bedroom 3**  
3.25m x 2.75m  
10'8" x 9'0"

**Bedroom 4**  
3.40m x 3.18m  
11'2" x 10'5"

**Bathroom**  
2.61m x 2.00m  
8'7" x 6'7"

**Floor Space**

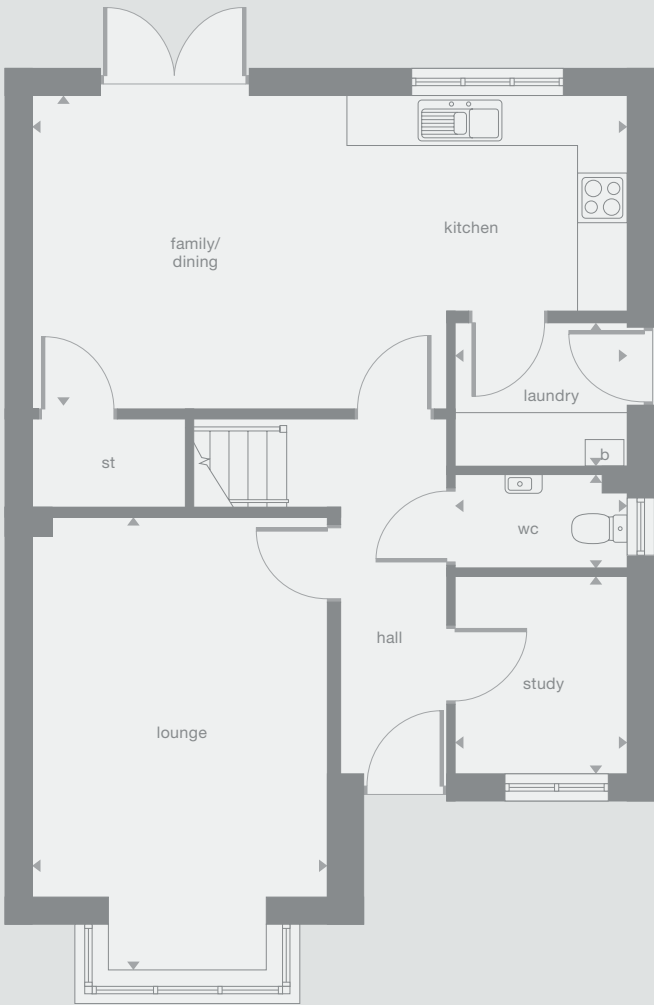
1,384 sq ft

b Boiler

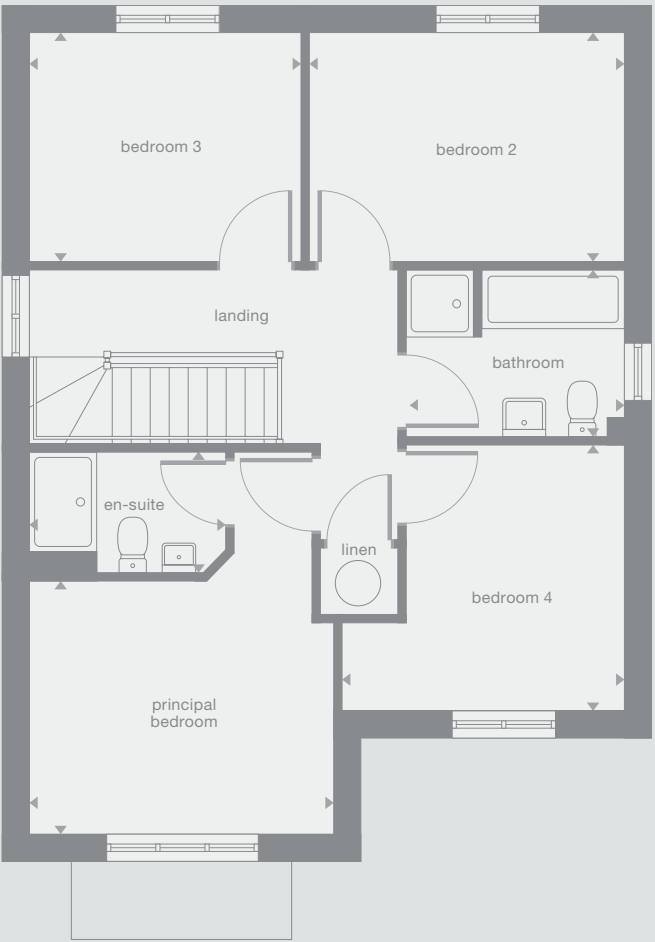
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Oakwood

**Overview**

From the bay window in the lounge to the superb family kitchen with garden access, from the gallery landing to the en-suite principal bedroom, this is a home filled with premium features. The study provides a peaceful retreat for working from home or creating a computer room.

**Ground Floor**

**Lounge**  
3.56m x 5.47m  
11'8" x 17'11"

**Kitchen/Family/Dining**  
7.14m x 3.80m  
23'5" x 12'6"

**Study**  
2.05m x 2.36m  
6'9" x 7'9"

**Laundry**  
2.05m x 1.73m  
6'9" x 5'8"

**WC**  
2.06m x 1.12m  
6'9" x 3'8"

**First Floor**

**Principal Bedroom**  
3.65m x 3.05m  
12'0" x 10'0"

**En-Suite**  
2.35m x 1.44m  
7'9" x 4'9"

**Bedroom 2**  
3.79m x 2.75m  
12'5" x 9'0"

**Bedroom 3**  
3.25m x 2.75m  
10'8" x 9'0"

**Bedroom 4**  
3.39m x 3.17m  
11'2" x 10'5"

**Bathroom**  
2.61m x 2.00m  
8'7" x 6'7"

**Floor Space**

1,388 sq ft

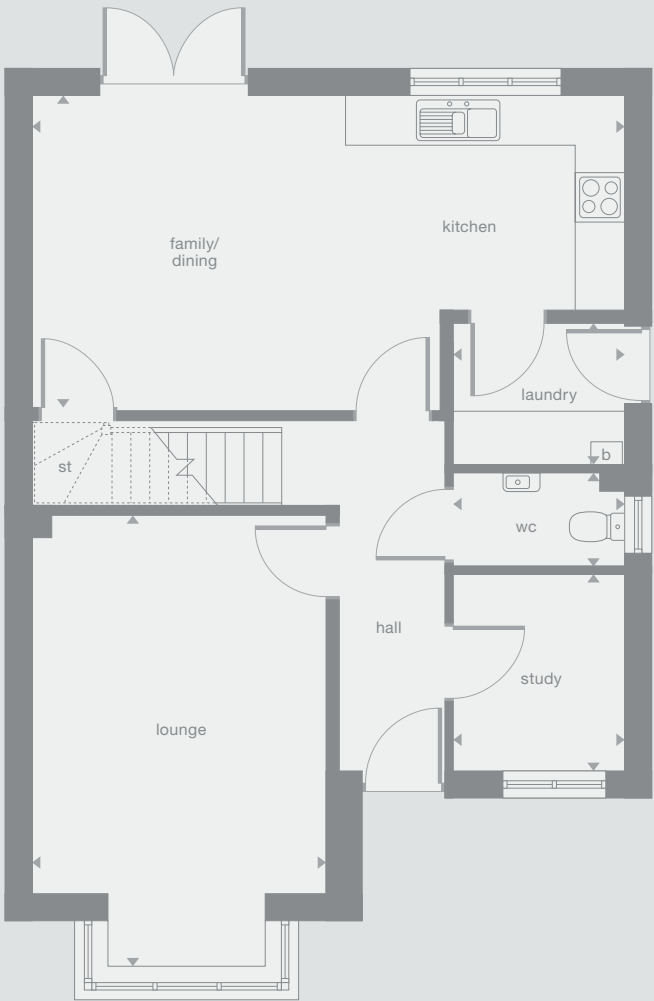
Plot 21 has an enhanced exterior. Please see Development Sales Manager for details

b Boiler

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



**Ground Floor**



**First Floor**



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# Hartwood

## Overview

Behind the attractive bay window and canopied entrance, this comfortable, exciting home features a lounge that opens through to a family dining space extending into a practical, expertly planned kitchen, while french doors keep the whole space light and fresh. Upstairs, a shared shower room provides three of the four bedrooms with en-suite facilities.

## Ground Floor

**Lounge**  
3.29m x 5.71m  
10'10" x 18'9"

**Kitchen/  
Breakfast/Family**  
8.20m x 3.25m  
26'11" x 10'8"

**WC**  
1.83m x 1.28m  
6'0" x 4'3"

## First Floor

**Principal Bedroom**  
4.00m x 4.15m  
13'2" x 13'7"

**En-Suite 1**  
2.10m x 1.69m  
6'11" x 5'7"

**Bedroom 2**  
4.09m x 3.07m  
13'5" x 10'1"

**En-Suite 2**  
1.71m x 1.85m  
5'7" x 6'1"

**Bedroom 3**  
3.28m x 3.17m  
10'9" x 10'5"

**Bedroom 4**  
2.52m x 3.42m  
8'3" x 11'3"

**Bathroom**  
2.19m x 2.28m  
7'3" x 7'6"

## Floor Space

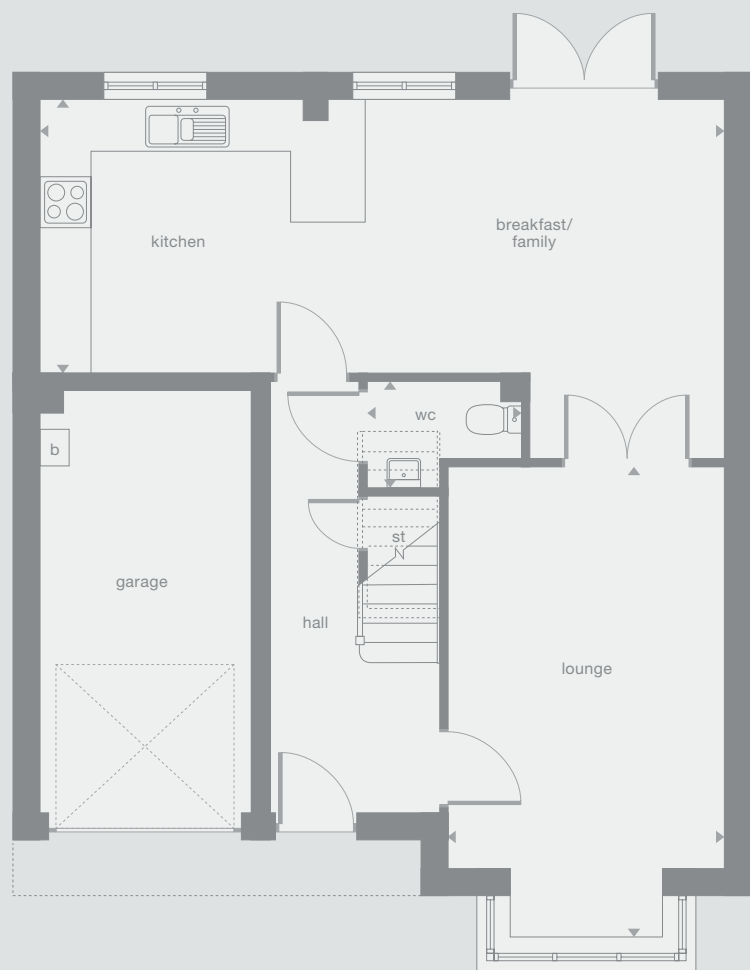
1,424 sq ft

b Boiler

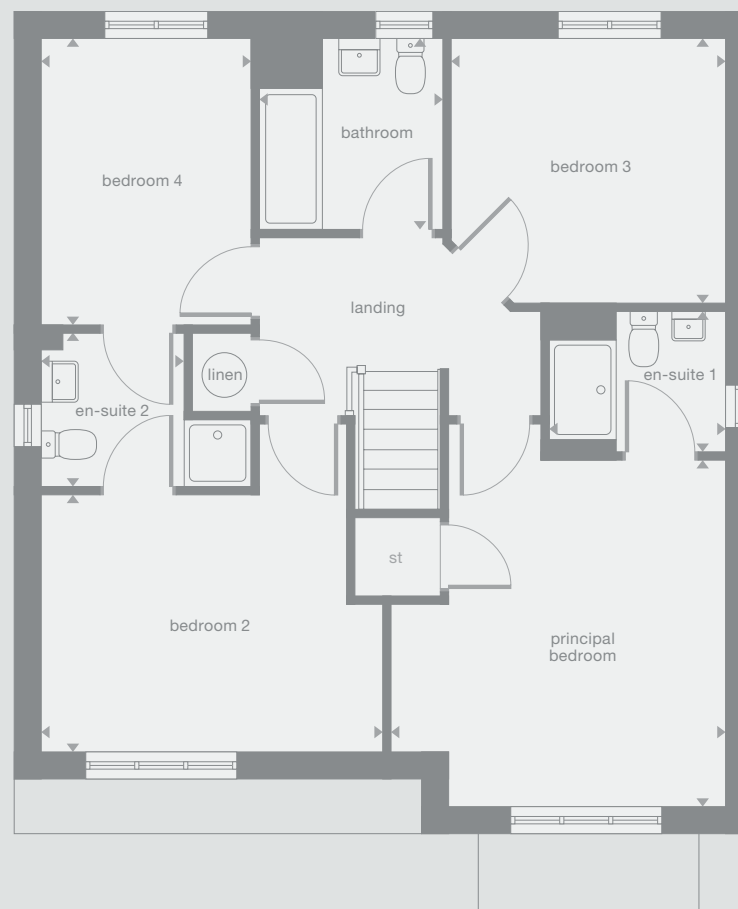
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

# Stanwood

## Overview

The superb bay windowed lounge opens via double doors on to a broad, light-filled open plan family kitchen featuring french doors in the dining area. There is a downstairs WC, the principal bedroom is en-suite, and two of the four bedrooms share a second en-suite.

## Ground Floor

**Lounge**  
3.29m x 5.71m  
10'10" x 18'9"

**Kitchen/  
Breakfast/Family**  
8.20m x 3.25m  
26'11" x 10'8"

**WC**  
1.83m x 1.28m  
6'0" x 4'3"

## First Floor

**Principal Bedroom**  
4.00m x 4.15m  
13'2" x 13'7"

**En-Suite 1**  
2.10m x 1.69m  
6'11" x 5'7"

**Bedroom 2**  
4.09m x 3.07m  
13'5" x 10'1"

**En-Suite 2**  
1.71m x 1.85m  
5'7" x 6'1"

**Bedroom 3**  
3.28m x 3.17m  
10'9" x 10'5"

**Bedroom 4**  
2.52m x 3.42m  
8'3" x 11'3"

**Bathroom**  
2.19m x 2.28m  
7'3" x 7'6"

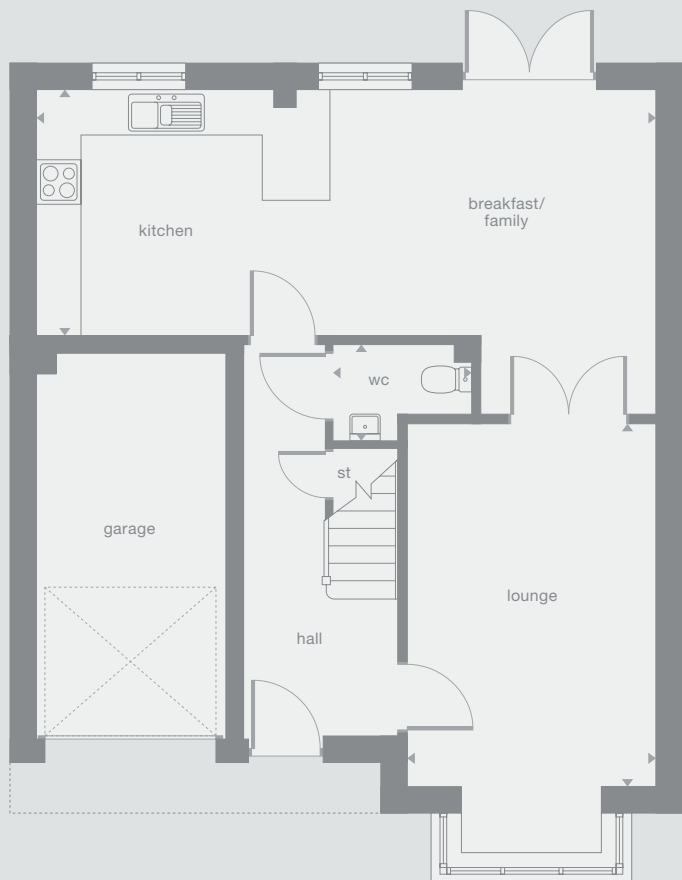
## Floor Space

1,424 sq ft

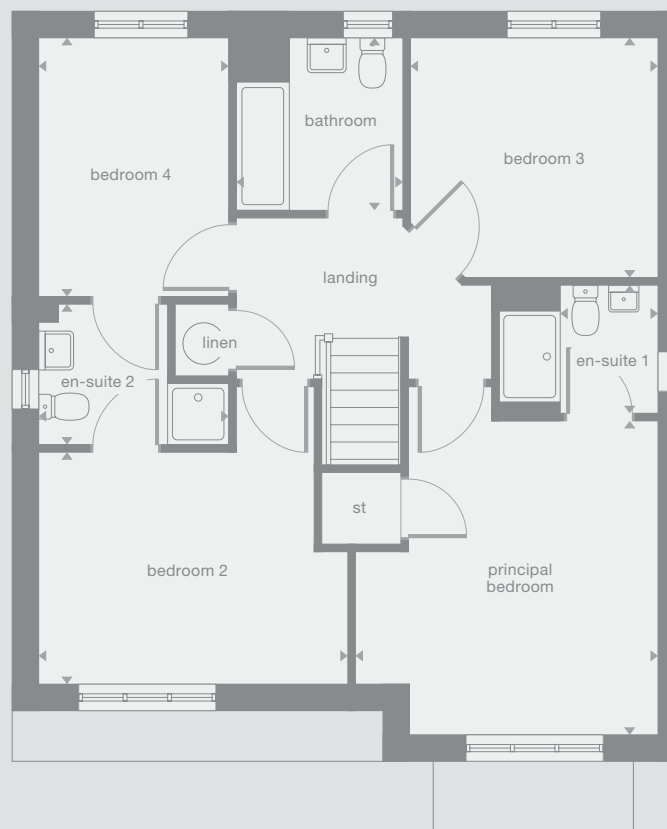
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Jackwood

## 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 in two of the four bedrooms, comfort is combined with visual appeal.

## Ground Floor

**Lounge**  
3.63m x 5.81m  
11'11" x 19'1"

**Kitchen/Dining/Family**  
6.20m x 4.26m  
20'4" x 14'0"

**Laundry**  
1.82m x 2.74m  
6'0" x 9'0"

**WC**  
1.82m x 1.43m  
6'0" x 4'8"

## First Floor

**Principal bedroom**  
3.49m x 4.02m  
11'4" x 13'2"

**En-Suite 1**  
1.95m x 1.57m  
6'5" x 5'2"

**Bedroom 2**  
3.49m x 3.17m  
11'5" x 10'5"

**En-Suite 2**  
2.34m x 1.91m  
7'8" x 6'3"

**Bedroom 3**  
2.47m x 3.17m  
8'1" x 10'5"

**Bedroom 4**  
2.48m x 2.87m  
8'2" x 9'5"

**Bathroom**  
1.96m x 3.17m  
6'5" x 10'5"

## Floor Space

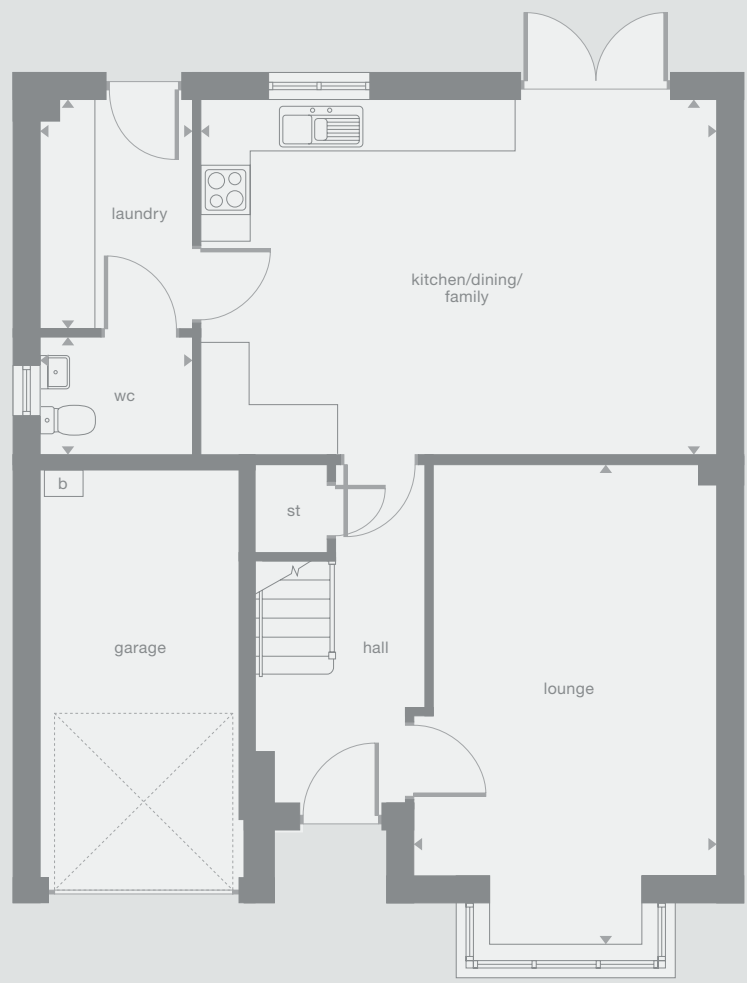
1,446 sq ft

b Boiler

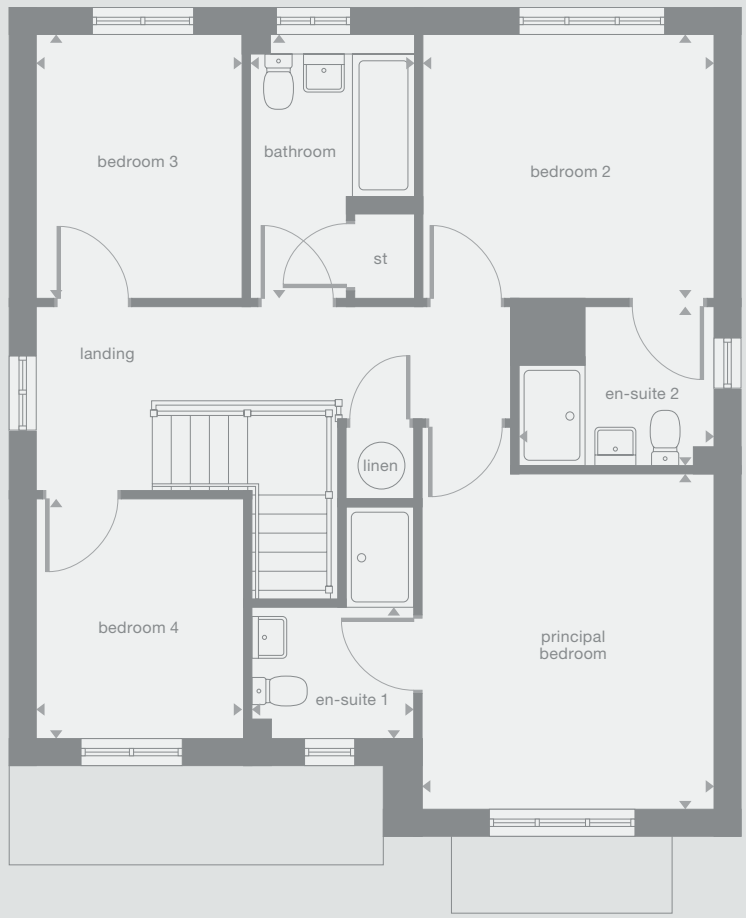
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## 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 in two of the four bedrooms, comfort is combined with visual appeal.

## Ground Floor

**Lounge**  
3.63m x 5.85m  
11'11" x 19'3"

**Kitchen/Dining/Family**  
6.20m x 4.22m  
20'4" x 13'10"

**Laundry**  
1.81m x 2.73m  
6'0" x 9'0"

**WC**  
1.81m x 1.38m  
6'0" x 4'7"

## First Floor

**Principal bedroom**  
3.46m x 4.01m  
11'4" x 13'2"

**En-Suite 1**  
1.98m x 1.67m  
6'6" x 5'6"

**Bedroom 2**  
3.49m x 3.17m  
11'5" x 10'5"

**En-Suite 2**  
2.33m x 1.91m  
7'8" x 6'3"

**Bedroom 3**  
2.47m x 3.17m  
8'1" x 10'5"

**Bedroom 4**  
2.47m x 2.93m  
8'2" x 9'8"

**Bathroom**  
1.95m x 3.17m  
6'5" x 10'5"

## Floor Space

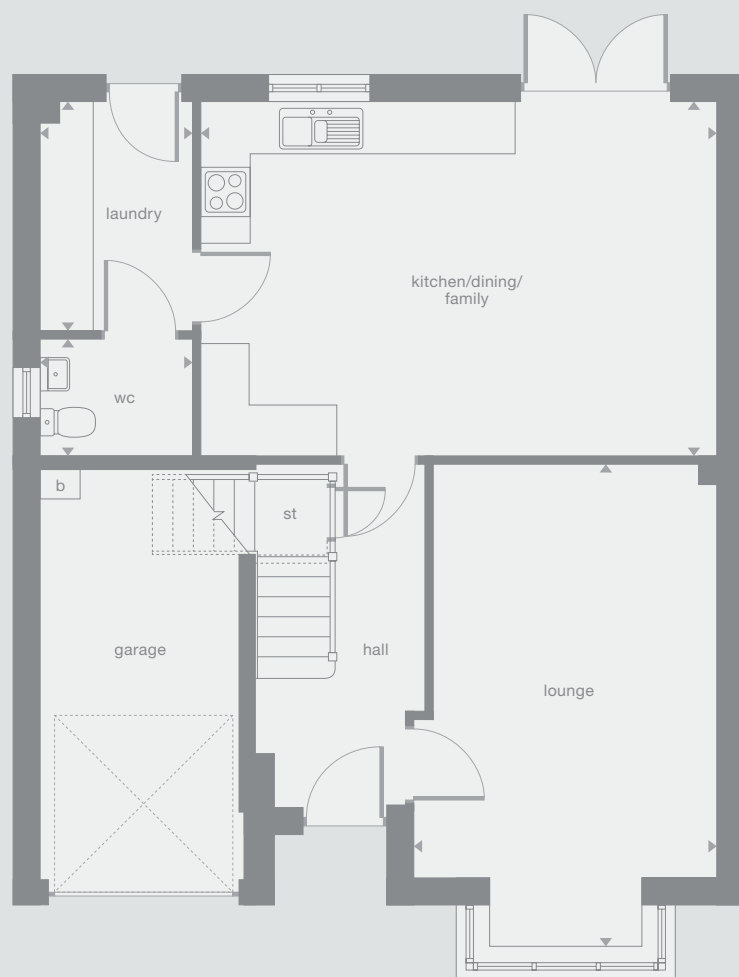
1,446 sq ft

b Boiler

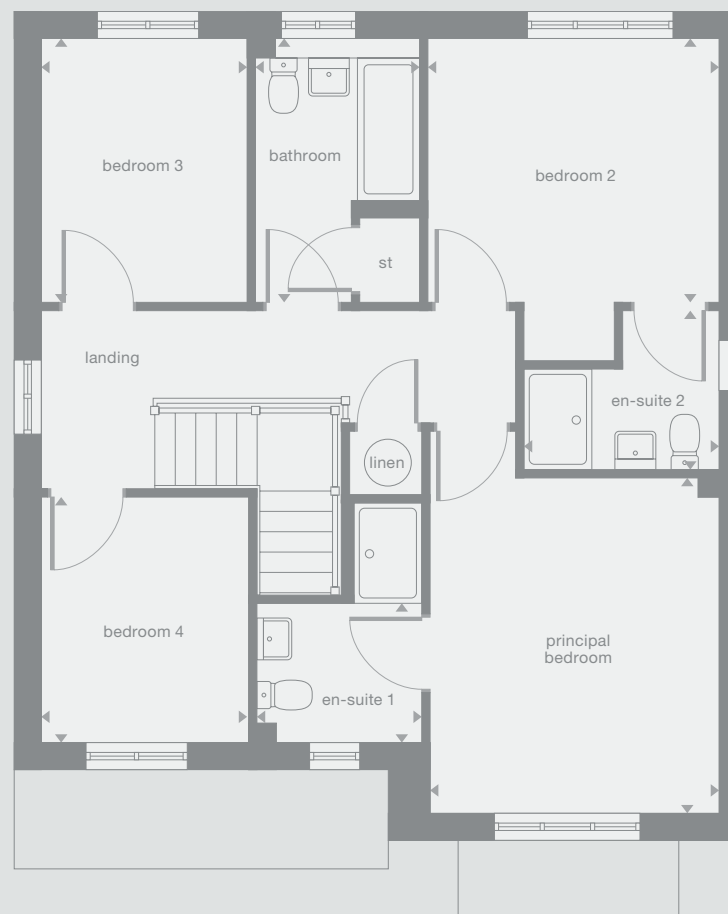
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Sandalwood

**Overview**

The broad, bright family kitchen, with french doors enhancing the dining area, shares the ground floor with a welcoming lounge, a study, a laundry room and a WC. Upstairs the family bathroom features a separate shower, two of the four bedrooms are en-suite and one has a dressing room.

**Ground Floor**

- Lounge  
3.40m x 4.36m  
11'2" x 14'4"
- Kitchen  
3.36m x 3.25m  
11'0" x 10'8"
- Family/Dining  
5.22m x 2.99m  
17'2" x 9'10"
- Study  
3.57m x 2.25m  
11'9" x 7'5"
- Laundry  
2.11m x 1.74m  
6'11" x 5'8"
- WC  
1.17m x 2.02m  
3'10" x 6'8"

**First Floor**

- Principal Bedroom  
3.78m x 3.18m  
12'5" x 10'5"
- Dressing  
2.11m x 2.28m  
6'11" x 7'6"
- En-Suite 1  
2.11m x 1.40m  
6'11" x 4'7"
- Bedroom 2  
3.02m x 3.42m  
9'11" x 11'3"
- En-Suite 2  
2.12m x 1.44m  
6'11" x 4'9"
- Bedroom 3  
2.49m x 3.60m  
8'2" x 11'10"
- Bedroom 4  
3.02m x 2.42m  
9'11" x 7'11"
- Bathroom  
2.87m x 1.92m  
9'5" x 6'4"

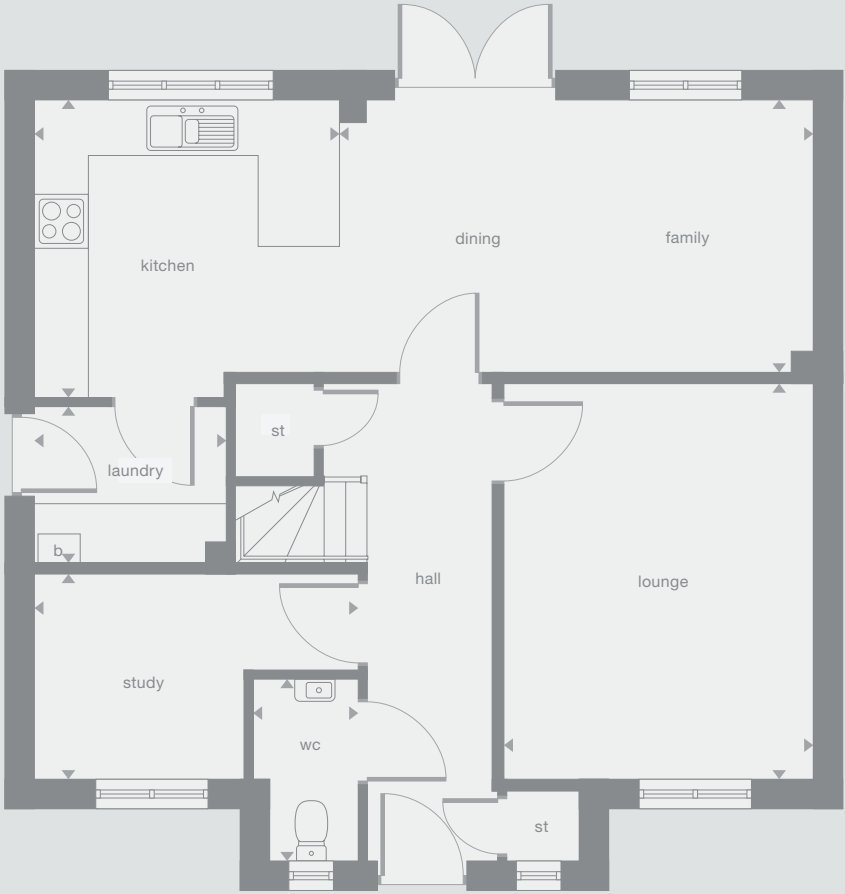
**Floor Space**

1,447 sq ft

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



**Ground Floor**



**First Floor**



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# Cedarwood

**Overview**

Extending the entire width of this substantial home, the bright family kitchen and garden dining room presents an inspiring hub for everyday life. There is a private study, and the feature staircase and landing leads to four bedrooms, two of them en-suite and one with a generously sized dressing room.

**Ground Floor**

- Lounge  
3.40m x 4.36m  
11'2" x 14'4"
- Kitchen  
3.36m x 3.25m  
11'0" x 10'8"
- Family/Dining  
5.22m x 2.99m  
17'2" x 9'10"
- Study  
3.57m x 2.24m  
11'9" x 7'4"
- Laundry  
2.11m x 1.73m  
6'11" x 5'8"
- WC  
1.16m x 2.00m  
3'10" x 6'7"

**First Floor**

- Principal Bedroom  
3.77m x 3.49m  
12'5" x 11'5"
- Dressing  
2.11m x 2.00m  
6'11" x 6'7"
- En-Suite 1  
2.11m x 1.62m  
6'11" x 5'4"
- Bedroom 2  
2.88m x 4.31m  
9'6" x 14'2"
- En-Suite 2  
1.74m x 1.61m  
5'9" x 5'4"
- Bedroom 3  
2.49m x 3.65m  
8'2" x 12'0"
- Bedroom 4  
2.88m x 3.06m  
9'5" x 10'1"
- Bathroom  
3.00m x 1.92m  
9'10" x 6'4"

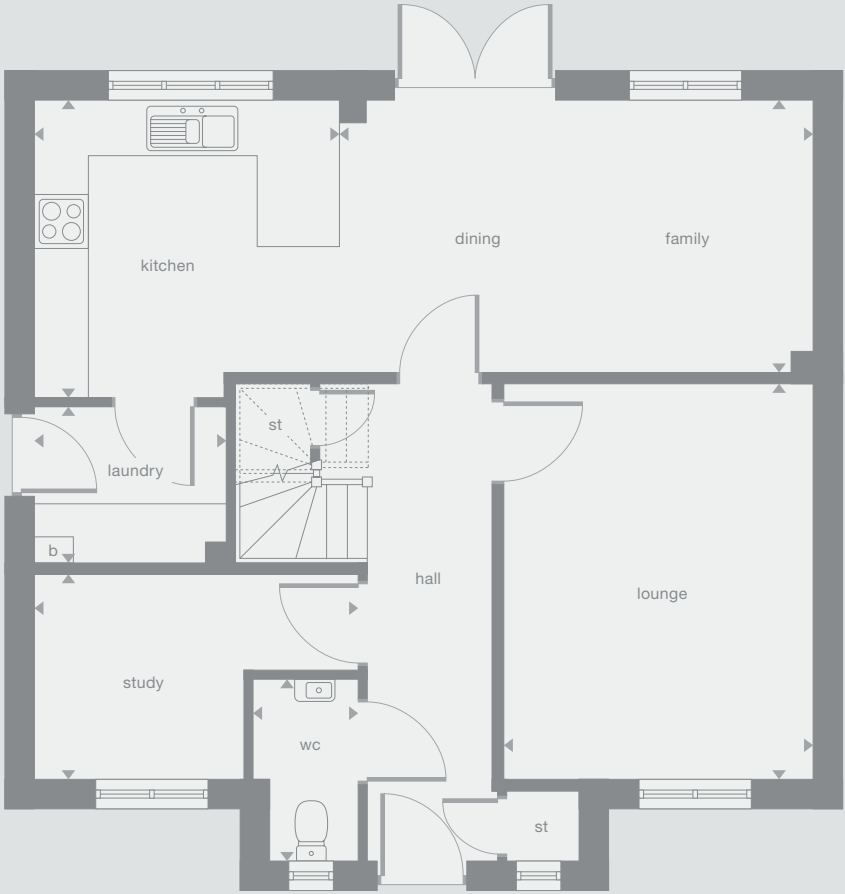
**Floor Space**

1,448 sq ft

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



**Ground Floor**



**First Floor**



Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

# Harford

## Overview

Featuring a bay-windowed lounge, an inspiring kitchen and family room incorporating french doors, a separate laundry room and two superb en-suite bedrooms, this is a prestigious and impressive home.

## Ground Floor

Lounge  
3.20m x 6.01m  
10'6" x 19'9"

Kitchen/Family/Dining  
8.39m x 3.19m  
27'7" x 10'6"

Laundry  
1.90m x 3.24m  
6'3" x 10'8"

WC  
1.47m x 1.82m  
4'10" x 6'0"

## First Floor

Principal Bedroom  
3.97m x 3.09m  
13'1" x 10'2"

En-Suite 1  
2.05m x 1.84m  
6'9" x 6'1"

Bedroom 2  
3.90m x 3.46m  
12'10" x 11'4"

En-Suite 2  
2.19m x 1.86m  
7'2" x 6'1"

Bedroom 3  
3.25m x 3.28m  
10'8" x 10'9"

Bedroom 4  
3.20m x 2.91m  
10'6" x 9'7"

Bedroom 5  
3.04m x 2.18m  
10'0" x 7'2"

Bathroom  
3.02m x 1.82m  
9'11" x 6'0"

## Floor Space

1,609 sq ft

Plot 1 has an enhanced exterior. Please see Development Sales Manager for details

b Boiler

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



## Ground Floor



## First Floor



Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

# Hazelford

## Overview

Featuring a bay-windowed lounge, an inspiring kitchen and family room incorporating french doors, a separate laundry room and two superb en-suite bedrooms, this is a prestigious and impressive home.

## Ground Floor

Lounge  
3.20m x 6.01m  
10'6" x 19'9"

Kitchen/Family/Dining  
8.40m x 3.19m  
27'7" x 10'6"

Laundry  
1.90m x 3.25m  
6'3" x 10'8"

WC  
1.49m x 1.84m  
4'11" x 6'0"

## First Floor

Principal Bedroom  
3.97m x 3.10m  
13'0" x 10'2"

En-Suite 1  
2.15m x 1.85m  
7'1" x 6'1"

Bedroom 2  
3.90m x 3.32m  
12'10" x 10'11"

En-Suite 2  
2.09m x 2.00m  
6'10" x 6'7"

Bedroom 3  
3.25m x 3.29m  
10'8" x 10'10"

Bedroom 4  
3.20m x 2.90m  
10'6" x 9'6"

Bedroom 5  
3.05m x 2.18m  
10'0" x 7'2"

Bathroom  
3.02m x 1.84m  
9'11" x 6'0"

## Floor Space

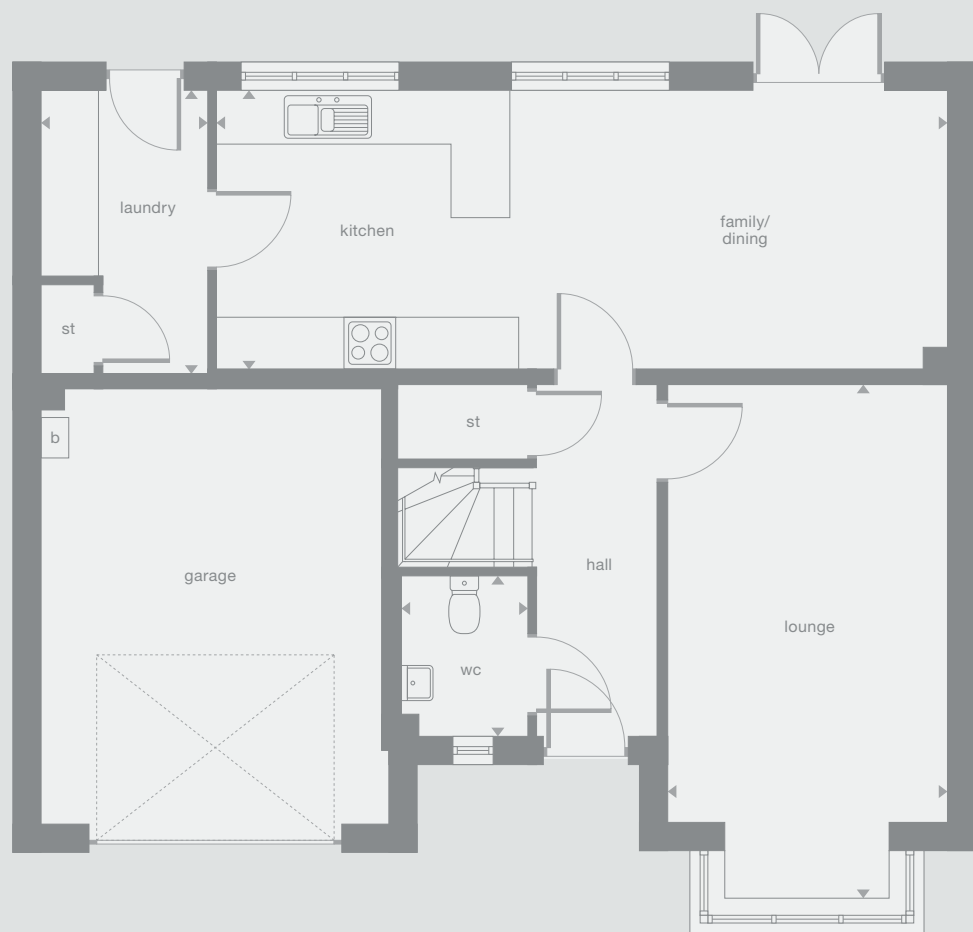
1,609 sq ft

b Boiler

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



## Ground Floor



## First Floor



Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

# Tayford

## Overview

The dining and family room adjoining the kitchen features twin french doors that bring a wonderfully light, spacious atmosphere to the space, while a bay window and double doors add a luxurious note to the lounge. Two of the five bedrooms are en-suite.

## Ground Floor

**Lounge**  
3.68m x 6.35m  
12'1" x 20'10"

**Kitchen/Family/Dining**  
11.18m x 3.47m  
36'8" x 11'5"

**Laundry**  
3.25m x 1.67m  
10'8" x 5'6"

**WC**  
1.50m x 1.35m  
4'11" x 4'5"

## First Floor

**Principal Bedroom**  
3.68m x 4.02m  
12'1" x 13'3"

**En-Suite 1**  
1.21m x 2.80m  
4'0" x 9'2"

**Bedroom 2**  
3.68m x 3.61m  
12'1" x 11'10"

**En-Suite 2**  
2.79m x 1.21m  
9'2" x 4'0"

**Bedroom 3**  
2.66m x 4.11m  
8'9" x 13'6"

**Bedroom 4**  
3.86m x 2.80m  
12'8" x 9'2"

**Bedroom 5**  
2.35m x 2.92m  
7'9" x 9'7"

**Bathroom**  
2.13m x 2.80m  
7'0" x 9'2"

## Floor Space

1,779 sq ft

b Boiler

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



## Ground Floor



## First Floor



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# Bradford

**Overview**

The dining and family room adjoining the kitchen features twin french doors that bring a wonderfully light, spacious atmosphere to the space, while a bay window and double doors add a luxurious note to the lounge. Two of the five bedrooms are en-suite.

**Ground Floor**

- Lounge  
3.68m x 6.35m  
12'1" x 20'10"
- Kitchen/Family/Dining  
11.18m x 3.47m  
36'8" x 11'5"
- Laundry  
3.25m x 1.68m  
10'8" x 5'6"
- WC  
1.52m x 1.35m  
4'10" x 4'5"

**First Floor**

- Principal Bedroom  
3.68m x 4.02m  
12'1" x 13'2"
- En-Suite 1  
1.21m x 2.81m  
4'0" x 9'3"
- Bedroom 2  
3.68m x 3.61m  
12'1" x 11'10"
- En-Suite 2  
2.79m x 1.21m  
9'1" x 4'0"

- Bedroom 3  
2.66m x 4.11m  
8'9" x 13'6"
- Bedroom 4  
3.86m x 2.81m  
12'8" x 9'3"
- Bedroom 5  
2.36m x 2.92m  
7'9" x 9'7"
- Bathroom  
2.14m x 2.81m  
7'0" x 9'3"

**Floor Space**

1,779 sq ft

b Boiler

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



**Ground Floor**



**First Floor**



Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

# Langford

### 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**  
3.58m x 5.21m  
11'9" x 17'1"
- Kitchen**  
3.97m x 3.50m  
13'0" x 11'6"
- Breakfast/Family**  
2.75m x 5.11m  
9'0" x 16'9"
- Dining**  
3.58m x 2.79m  
11'9" x 9'2"
- Laundry**  
2.29m x 2.13m  
7'6" x 7'0"
- Study**  
3.50m x 2.25m  
11'6" x 7'5"
- WC**  
1.11m x 2.13m  
3'8" x 7'0"

### First Floor

- Principal Bedroom**  
3.40m x 4.03m  
11'2" x 13'3"
- Dressing**  
2.50m x 1.92m  
8'2" x 6'4"
- En-Suite 1**  
2.50m x 1.95m  
8'2" x 6'5"
- Bedroom 2**  
3.53m x 2.74m  
11'7" x 9'0"
- En-Suite 2**  
1.45m x 2.74m  
4'9" x 9'0"
- Bedroom 3**  
3.59m x 3.01m  
11'9" x 9'11"
- Bedroom 4**  
3.24m x 2.91m  
10'8" x 9'7"
- Bedroom 5**  
2.65m x 2.74m  
8'8" x 9'0"
- Bathroom**  
2.56m x 2.15m  
8'5" x 7'1"

### Floor Space

1,883 sq ft

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



Ground Floor



First Floor



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# 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**  
3.58m x 5.21m  
11'9" x 17'1"
- Kitchen**  
3.96m x 3.50m  
13'0" x 11'6"
- Breakfast/Family**  
2.75m x 5.11m  
9'0" x 16'9"
- Dining**  
3.58m x 2.79m  
11'9" x 9'2"
- Laundry**  
2.29m x 2.12m  
7'6" x 7'0"
- Study**  
3.50m x 2.25m  
11'6" x 7'5"
- WC**  
1.11m x 2.12m  
3'8" x 7'0"

### First Floor

- Principal Bedroom**  
3.40m x 4.03m  
11'2" x 13'3"
- Dressing**  
2.62m x 2.26m  
8'7" x 7'5"
- En-Suite 1**  
2.62m x 1.60m  
8'7" x 5'3"
- Bedroom 2**  
3.52m x 2.74m  
11'7" x 9'0"
- En-Suite 2**  
1.45m x 2.74m  
4'9" x 9'0"
- Bedroom 3**  
3.58m x 3.00m  
11'9" x 9'10"
- Bedroom 4**  
3.24m x 2.91m  
10'8" x 9'7"
- Bedroom 5**  
2.52m x 2.74m  
8'3" x 9'0"
- Bathroom**  
2.56m x 2.15m  
8'5" x 7'1"

### Floor Space

1,885 sq ft

Plots 10, 16 and 17 have an enhanced exterior. Please see Development Sales Manager for details

b Boiler

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



Ground Floor



First Floor



Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

# The Miller Difference

**The Miller Difference**  
Every home we build is the start of an adventure. For more than 90 years we've watched people stamp their individual personalities on the homes we build. What we create is your starting point. Our job is to make sure it's the best one possible.

**Shaped around you**  
For more than three generations, we've been listening to our customers. We know what you expect: the highest quality materials, the most skilled workmanship, ready to be shaped around your lifestyle.

**Built on trust**  
Figures and statistics matter. We have, for example, a five star rating for Customer Satisfaction, the best possible, from the Home Builders Federation.

Even more important, though, is the feedback we get from our customers. After we've been with them on the journey from their first enquiry to settling into their new home, well over 90% say they would recommend us. That's the real measure of the trust they place in us.

**Helping where we can**  
You might already have a clear picture of life in your new home. Or it might be a blank canvas. Either way, getting there is an exciting journey of discovery. And we're here to help.

From the first time you contact us, whether by phone, video call or a tour of a show home, we'll be listening carefully. Only you know what you want, but we'll be working with you to achieve it.

And we'll still be on hand, ready to help, long after you move in, quietly sharing your pride and satisfaction.

**Pushing up standards**  
From beautiful locations and superb architectural design to meticulous construction work and exceptional finishes, our expertise is widely acknowledged. Our award-winning developments embrace state-of-the-art technologies and green thinking, but we never lose sight of the importance of craftsmanship. Every step is subject to rigorous Quality Assurance checks, and we reward our highly trained teams for safe and careful practice.

**A smooth customer journey**  
Our award-winning service reflects the same high standards. As we guide you through your choices, decades of experience inform every step. So you can relax and enjoy the journey, knowing you have all the information you need.

**With you every step of the way**  
After meeting your Development Sales Manager, who will help you choose and buy your new home, you'll be introduced to your Site Manager, who will be responsible for every aspect of the building work. They'll both be happy to answer any questions you have.

**Fully involved**  
Your new home will quickly be moulded to your personal choices. So will our service. Once you tell us how you want to keep in touch, whether by phone, text, email, our custom designed app or via our website, that's how we'll keep you regularly updated and informed. You'll be able to access all the records of meetings, and see what happens next.

**Make it your own**  
Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already, it's becoming your own, personal, space.

At a safe time during building, we'll invite you to visit your new home for a Progress Meeting where you can see the craftsmanship and attention to detail for yourself before it's covered up by fittings and finishes.

**A place to grow**  
For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.



There is a wealth of parks and open spaces around the town, and the fascinating history of Bo'ness and its surrounding area is reflected in many local attractions and activities. Bo'ness and Kinneil Railway offers trips by steam train along a ten-mile route past waterfalls and over the Avon Viaduct, and also runs Scotland's largest railway museum. There is a four-star Motor Museum. To the west of the town, the beautiful Kinneil Estate, nature reserve, mansion and museum covers 2000 years of history, including remains of the Roman Antonine Wall. The Hippodrome Cinema, an A-listed building and the oldest purpose built picture house in Scotland and winner in 2019 of the Best Cinema Experience in Scotland, demonstrates the blend of the old and the new that gives Bo'ness its unique character.

Local amenities include a convenient gym at Bo'ness Recreation Centre, and Antonine Brae is in the catchment area for Grange Primary School and for St Mary's RC Primary. Both schools offer Early Learning or Nursery provision, and both of the primaries and Bo'ness Academy, a six-year comprehensive, are within around fifteen minutes' walk of the development. The area is also served by St Mungo's RC High School in Falkirk. Health services within approximately a mile of the development include Kinglass Medical Practice and Rosemount Dental Practice.

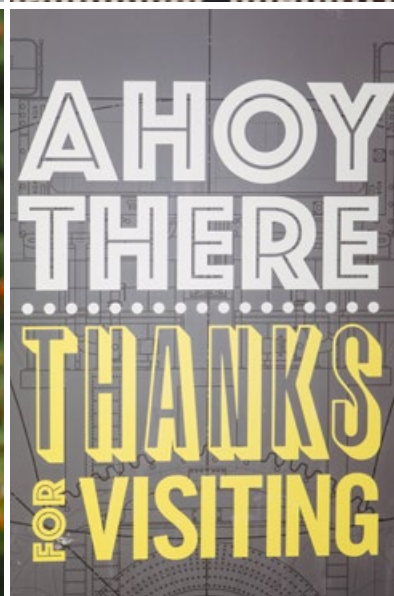


When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite walks, and the shops you like best. As a starting point this map shows some of the most useful features and services within a short stroll or bike ride.



- 1 Rowlands Pharmacy  
5 South Street  
01506 822 701
- 2 Newtown Post Office  
Baker Street  
01506 824 891
- 3 Kinneil Estate and Museum  
Bo'ness  
01324 590 900
- 4 Bo'ness Recreation Centre  
Gauze Road  
01506 778 510
- 5 Grange Primary School  
18 Grange Loan  
01506 778 340
- 6 St Mary's RC Primary School  
Gauze Road  
01506 778 380
- 7 Bo'ness Academy  
Gauze Road  
01506 822 028
- 8 Kinglass Medical Practice  
Kinglass Centre, Gauze Road  
01506 822 556
- 9 Rosemount Dental Practice  
52 Dean Road  
01506 822 753

\* Times stated are averages based on approximate distances and would be dependent on the route taken.  
Based on:  
0.5km = 5 to 7 mins walk  
1.0km = 10 to 14 mins walk  
1.5km = 15 to 21 mins walk  
2.0km = 5 to 8 mins cycle  
2.5km = 6 to 10 mins cycle  
3.0km = 7 to 12 mins cycle



# How to find us

Please see [millerhomes.co.uk](http://millerhomes.co.uk) for development opening times or call 0330 608 970

**From Edinburgh**  
Leave Edinburgh by the A8 Glasgow Road. At the Newbridge Junction, take the fourth exit to join the M9 for Stirling. Stay on the M9 for seven miles, then at junction 3, leave the motorway and turn right at the T-junction, following signs for Bo'ness via the A904. Stay on the A904 for two miles, then at the first roundabout take the first exit into Antonine Grange.

**From Falkirk**  
Leave Falkirk following signs for Edinburgh via the M9. At M9 junction 5, Cadgers Brae, do not join the motorway but take the third exit, for Bo'ness via the A905. Four miles on, carry on past the left turning for Bo'ness Town Centre. Five and three quarter miles after leaving M9 junction 5, at a roundabout take the third exit into Antonine Grange.

Sat Nav: EH51 9DH



The homes we build are the foundations of sustainable communities that will flourish for generations to come. We work in harmony with the natural environment, protecting and preserving it wherever we can. With our customers, colleagues and partners, we strive to promote better practices and ways of living. We're playing our part in making the world A Better Place.

a better place®



**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.



Registered Developer

*the place to be®*

## 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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