



## East Calder Oaks East Calder

*the place to be*®

**miller homes**

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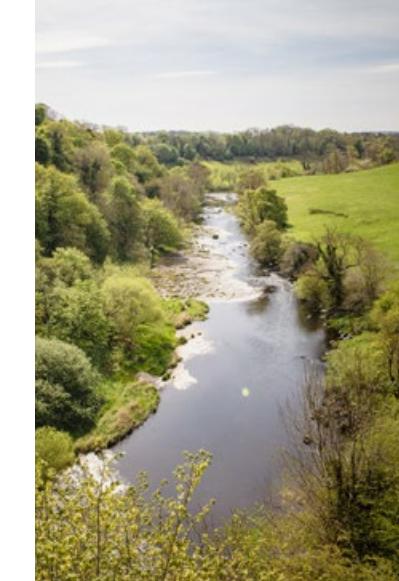
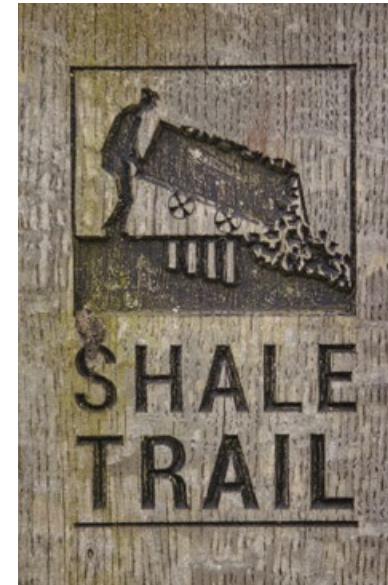
A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with 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 Miller Homes at East Calder Oaks.

Around half an hour's drive from Edinburgh City Centre, East Calder Oaks offers excellent access to the central belt and the Queensferry Crossing. Trains from Kirknewton Station, a mile and a half away, reach Edinburgh Waverley in 25 minutes and Glasgow Central in an hour, and regular buses, including night services, between East Calder and Edinburgh City Centre stop in Langton Terrace, around five minutes' walk away.



Welcome  
home

Tucked into the corner of Almondell and Calderwood Country Park, in beautiful countryside yet within a short walk of shops and amenities, this prestigious selection of energy efficient four and five bedroom homes is just two miles from Livingston and within 15 minutes' drive from Edinburgh and 40 minutes' drive from Glasgow and Stirling. Combining a peaceful, semi-rural appeal with exceptional convenience, it brings a highly desirable new neighbourhood into a very special setting. Welcome to East Calder Oaks...

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.



# Plot Information

Bellwood  
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Burlwood  
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Cherrywood  
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Denwood  
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Kenwood  
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Darrock  
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Sandalwood  
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Alford  
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Hazelford  
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Bradford  
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Langford  
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Affordable  
Housing



Existing  
Properties



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**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

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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## 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	Principal Bedroom
3.01m x 4.72m	5.00m x 2.80m
9'11" x 15'6"	16'5" x 9'2"
Family/Dining/Kitchen	En-Suite
8.14m x 2.80m	2.63m x 1.23m
26'8" x 9'2"	8'8" x 4'0"
Laundry	Dressing
1.78m x 1.29m	2.63m x 1.39m
5'10" x 4'3"	8'8" x 4'7"
WC	Bedroom 2
1.52m x 1.77m	3.04m x 3.97m
5'0" x 5'10"	10'0" x 13'0"

## First Floor

Bedroom 3	Bedroom 4
2.43m x 3.00m	3.06m x 3.00m
8'0" x 9'10"	10'0" x 9'10"
Bathroom	
2.45m x 3.00m	
8'8" 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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## Overview

Beautifully combining convenience with flexibility, the family kitchen features a laundry and a dining area with french doors, complementing a stylish lounge. Upstairs, a bright gallery landing leads to four bedrooms, one of them en-suite with a dressing area, and a bathroom with separate shower.

## Ground Floor

Lounge	Principal Bedroom
3.57m x 5.24m 11'9" x 17'2"	2.94m x 3.98m 9'8" x 13'1"
Kitchen/Dining/Family	En-Suite
4.97m x 5.80m 16'4" x 19'0"	2.52m x 1.49m 8'3" x 4'11"
Laundry	Dressing
3.01m x 1.27m 9'10" x 4'2"	2.51m x 1.33m 8'3" x 4'4"
WC	Bedroom 2
2.17m x 1.14m 7'1" x 3'9"	3.57m x 3.80m 11'9" x 12'6"

## First Floor

Bedroom 3
2.57m x 4.05m 8'5" x 13'3"
Bedroom 4
2.80m x 2.92m 9'2" x 9'7"
Bathroom
2.57m x 2.22m 8'5" x 7'3"

## Floor Space

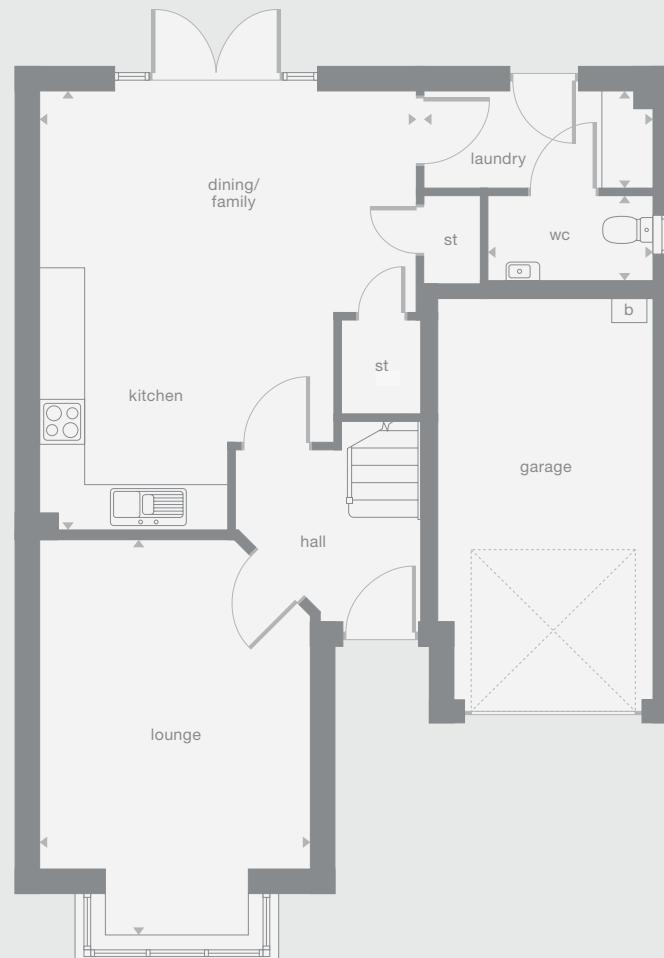
1,342 sq ft



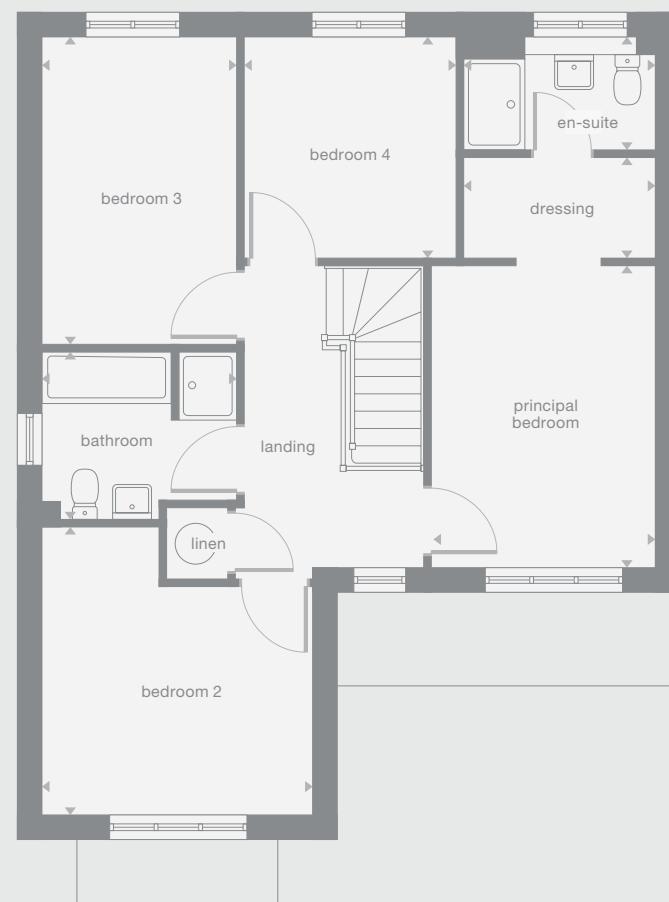
b Boiler

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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## Overview

The bright bay window in the lounge and the light, stimulating kitchen and dining room reflect the unmistakable quality found throughout this impressive home. The bathroom features a separate shower, two of the four bedrooms are en-suite and one includes a walk-through dressing room.

## Ground Floor

Lounge	Principal Bedroom
3.28m x 4.98m 10'9" x 16'4"	4.79m x 2.99m 15'9" x 9'10"
Kitchen/Dining/Family	Dressing
8.57m x 3.15m 28'1" x 10'4"	2.54m x 1.59m 8'4" x 5'3"
Laundry	Bedroom 4
1.93m x 1.25m 6'4" x 4'1"	2.89m x 2.55m 9'6" x 8'4"
WC	Bathroom
1.82m x 1.14m 6'0" x 3'9"	2.82m x 2.55m 9'3" x 8'4"
En-Suite 2	Bedroom 2
2.13m x 2.02m 7'0" x 6'8"	3.68m x 3.02m 12'1" x 9'11"

## First Floor

Bedroom 3
2.66m x 3.49m 8'9" x 11'5"
Dressing
2.54m x 1.59m 8'4" x 5'3"
En-Suite 1
2.54m x 1.31m 8'4" x 4'4"
Bedroom 2
3.68m x 3.02m 12'1" x 9'11"
En-Suite 2
2.13m x 2.02m 7'0" x 6'8"

## Floor Space

1,400 sq ft

b Boiler

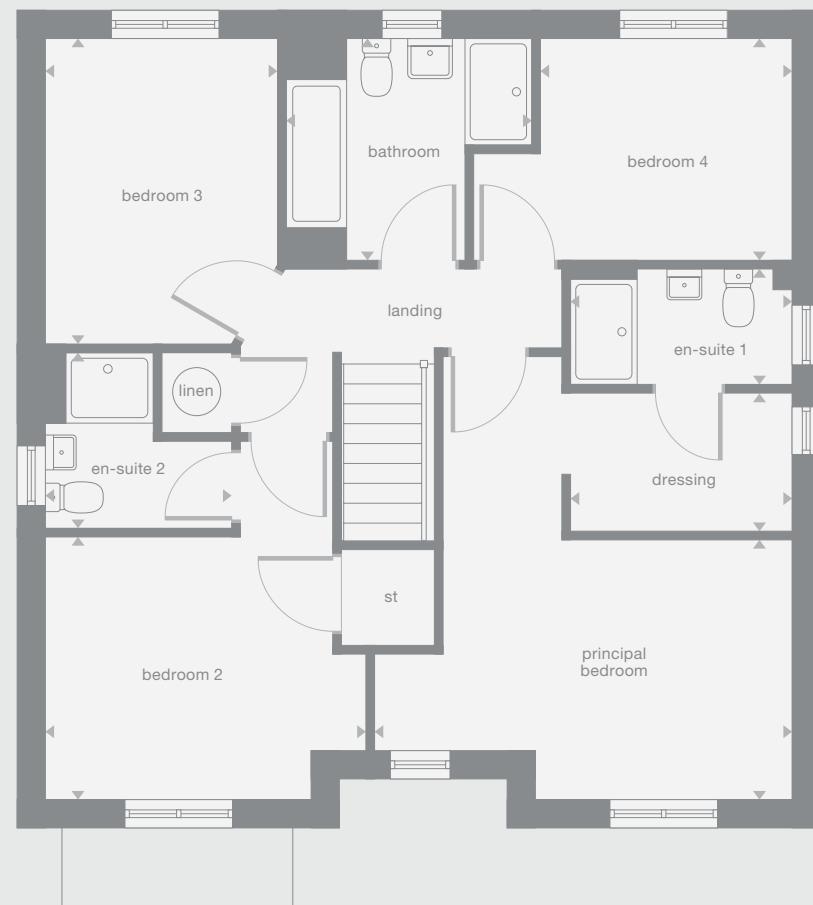
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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## Overview

Complementing an elegant lounge with a bay window, and featuring french doors and a separate laundry room, the kitchen and dining room forms a natural hub for family life. To maximise convenience, the private shower room shared by two bedrooms means that three of the four bedrooms have en-suite facilities.

## Ground Floor

Lounge	Principal Bedroom
3.65m x 5.27m 12'0" x 17'7"	3.65m x 4.15m 12'0" x 13'7"
Kitchen	En-Suite 1
3.76m x 3.44m 12'4" x 11'3"	1.63m x 2.20m 5'4" x 7'3"
Family/Dining	Bedroom 2
5.14m x 3.47m 16'10" x 11'5"	3.75m x 3.45m 12'4" x 11'4"
Laundry	Bedroom 3
1.63m x 1.96m 5'4" x 6'5"	2.94m x 3.38m 9'8" x 11'1"
WC	Bedroom 4
1.81m x 1.26m 5'11" x 4'2"	2.94m x 3.49m 9'8" x 11'5"

## First Floor

En-Suite 2	Bathroom
2.94m x 1.50m 9'8" x 4'11"	2.72m x 1.97m 8'11" x 6'6"
bedroom 2	
bedroom 3	
bedroom 4	

## Floor Space

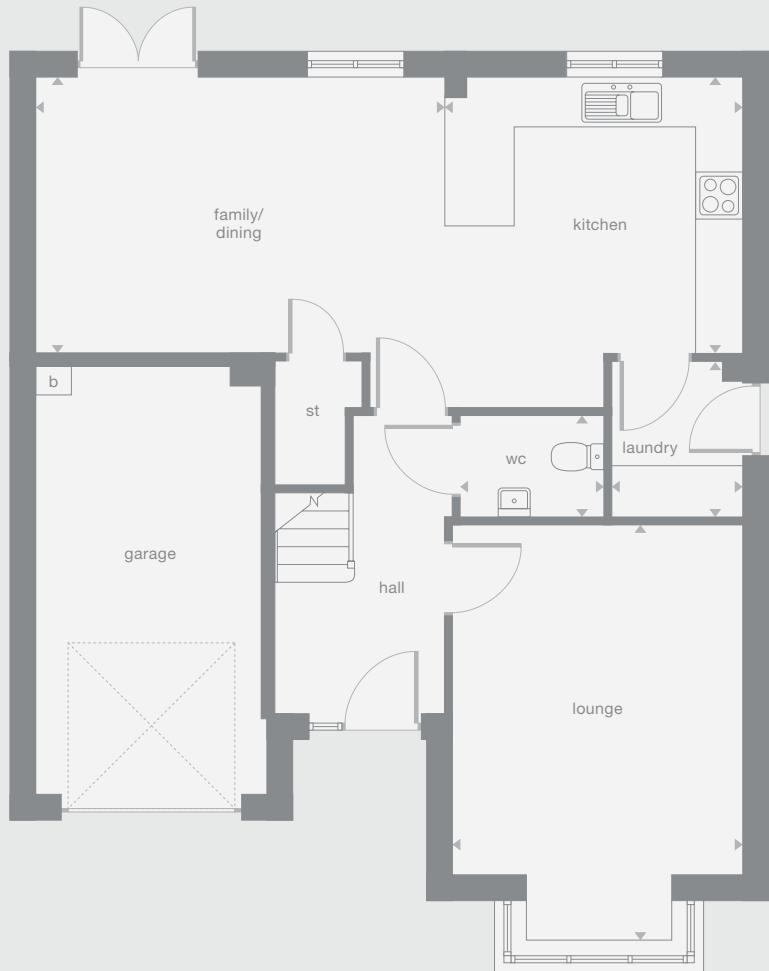
1,558 sq ft

b Boiler

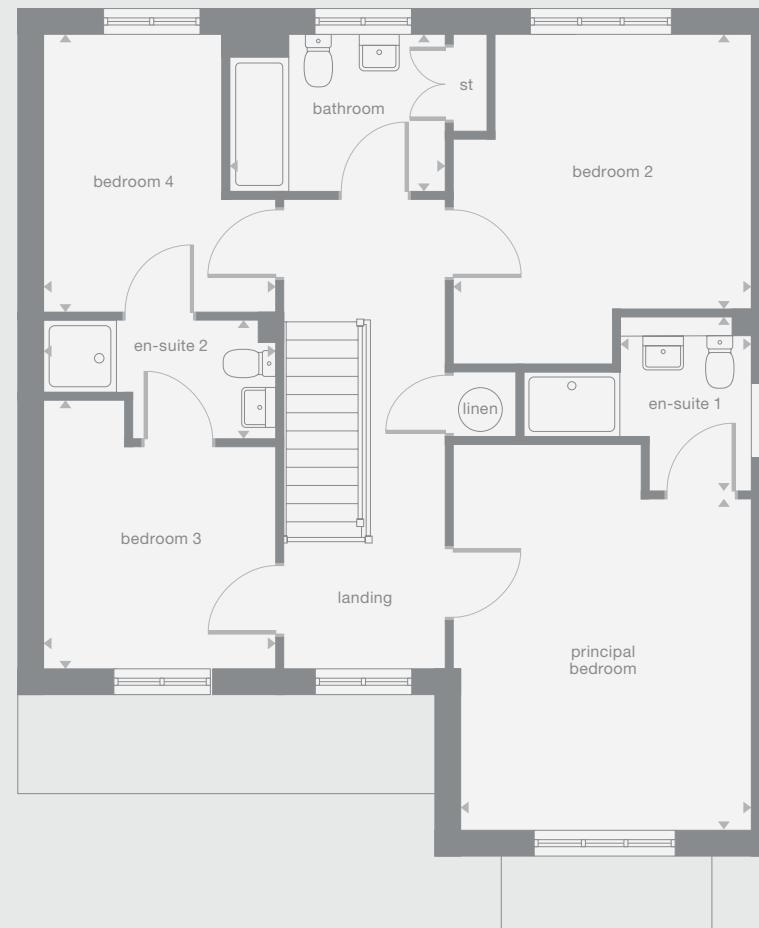
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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## Overview

The lounge opens via impressive double doors to a family kitchen incorporating dining area with french doors, creating a superb setting for entertaining. There is a separate laundry and a downstairs WC, two of the four bedrooms feature charming dormer windows and one is en-suite.

## Ground Floor

Lounge	3.20m x 5.53m 10'6" x 18'2"
Kitchen/Dining	6.73m x 3.09m 22'1" x 10'2"
Bedroom 4	3.08m x 4.07m 10'1" x 13'4"
Laundry	1.64m x 3.09m 5'5" x 10'2"
WC	2.12m x 1.33m 7'0" x 4'5"

## First Floor

Principal Bedroom	3.16m x 3.87m 10'5" x 12'8"
En-Suite	1.91m x 2.88m 6'3" x 9'6"
Bedroom 2	3.77m x 3.20m 12'5" x 10'6"
Bedroom 3	2.55m x 3.66m 8'4" x 12'0"
Bathroom	2.63m x 2.22m 8'8" x 7'4"

## Floor Space

1,414 sq ft

-----  
Denotes top  
of coomb 2.4m  
above floor level

.....  
Denotes ceiling  
height of 1.8m  
under coomb

B = Boiler

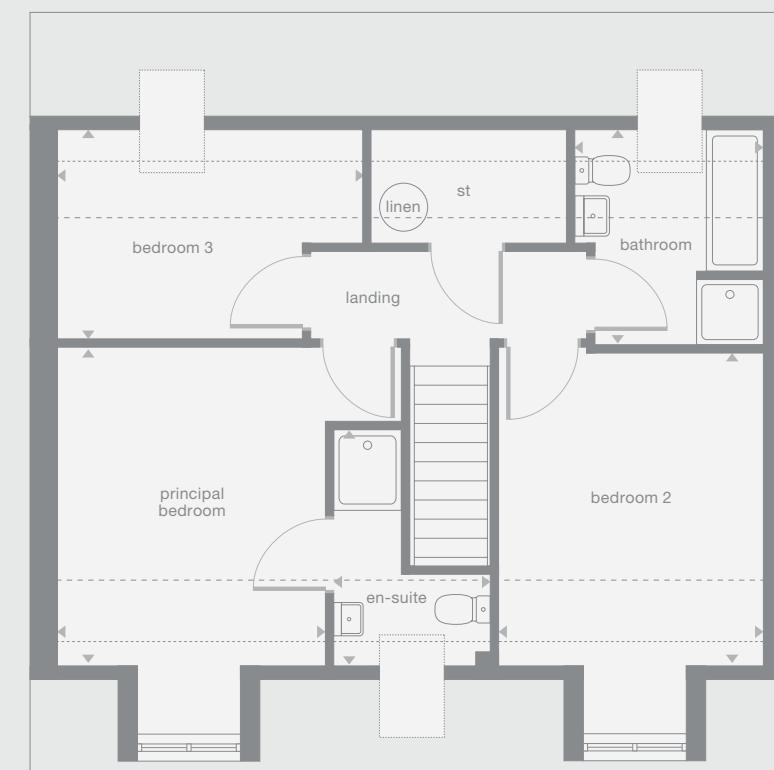
Plots may be  
a mirror image  
of the floor  
plans. Please see  
Development  
Sales Manager  
for details



## Ground Floor



## First Floor



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## 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"
Bathroom	2.87m x 1.92m 9'5" x 6'4"
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"

## Floor Space

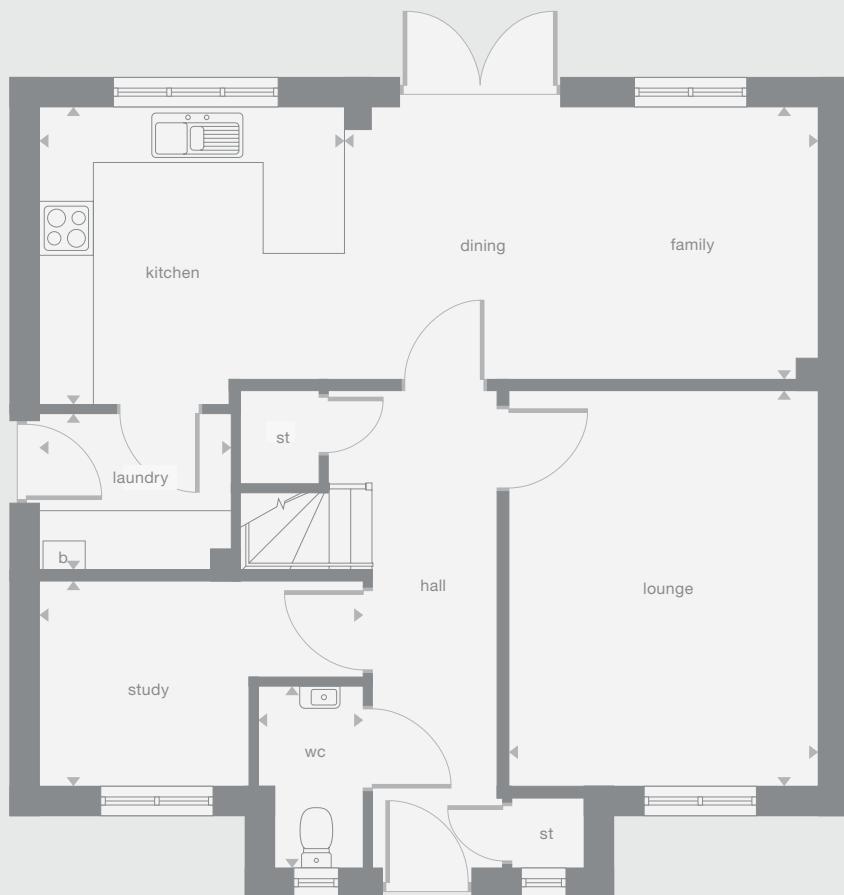
1,447 sq ft

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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**Overview**

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 and privacy.

**Ground Floor**

**Lounge**  
3.38m x 5.91m  
11'1" x 19'5"

**Kitchen/Breakfast**  
8.45m x 2.94m  
27'9" x 9'8"

**Laundry**  
2.12m x 1.80m  
6'11" x 5'11"

**WC**  
2.12m x 1.05m  
6'11" x 3'5"

**First Floor**

**Principal Bedroom**  
3.38m x 3.54m  
11'1" x 11'7"

**Dressing**  
1.65m x 2.01m  
5'5" x 6'7"

**En-Suite 1**  
2.32m x 1.21m  
7'7" x 4'0"

**Bedroom 2**  
2.53m x 4.94m  
8'4" x 16'2"

**En-Suite 2**  
1.84m x 2.23m  
6'0" x 7'4"

**Bedroom 3**  
3.38m x 3.13m  
11'1" x 10'3"

**Bedroom 4**  
2.81m x 2.95m  
9'3" x 9'8"

**Bedroom 5**  
3.11m x 1.99m  
10'2" x 6'6"

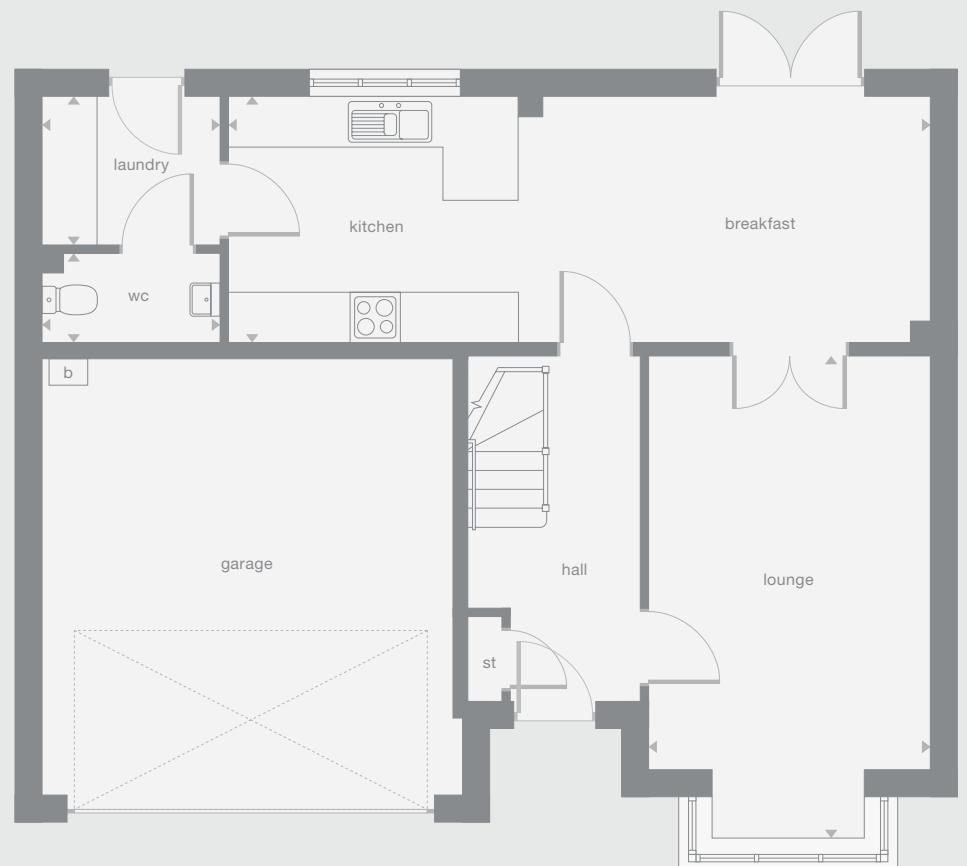
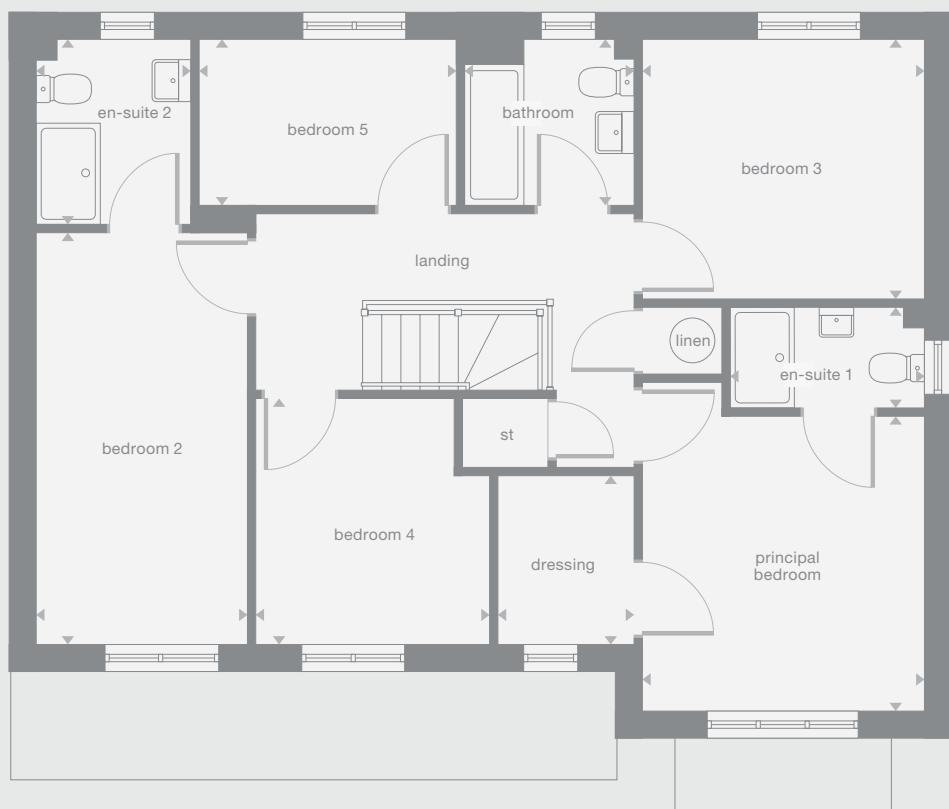
**Bathroom**  
2.04m x 1.99m  
6'8" x 6'6"

**Floor Space**

1,510 sq ft

B = Boiler

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**Ground Floor****First Floor**

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## 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	Principal Bedroom
3.20m x 6.01m 10'6" x 19'9"	3.97m x 3.10m 13'0" x 10'2"
Kitchen/Family/Dining	En-Suite 1
8.40m x 3.19m 27'7" x 10'6"	2.15m x 1.85m 7'1" x 6'1"

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

Laundry

WC

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

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

## First Floor

Principal Bedroom	Bedroom 3
3.97m x 3.10m 13'0" x 10'2"	3.25m x 3.29m 10'8" x 10'10"
Kitchen/Family/Dining	En-Suite 1
8.40m x 3.19m 27'7" x 10'6"	2.15m x 1.85m 7'1" x 6'1"
Laundry	Bedroom 4
1.90m x 3.25m 6'3" x 10'8"	3.20m x 2.90m 10'6" x 9'6"
WC	Bedroom 5
1.49m x 1.84m 4'11" x 6'0"	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

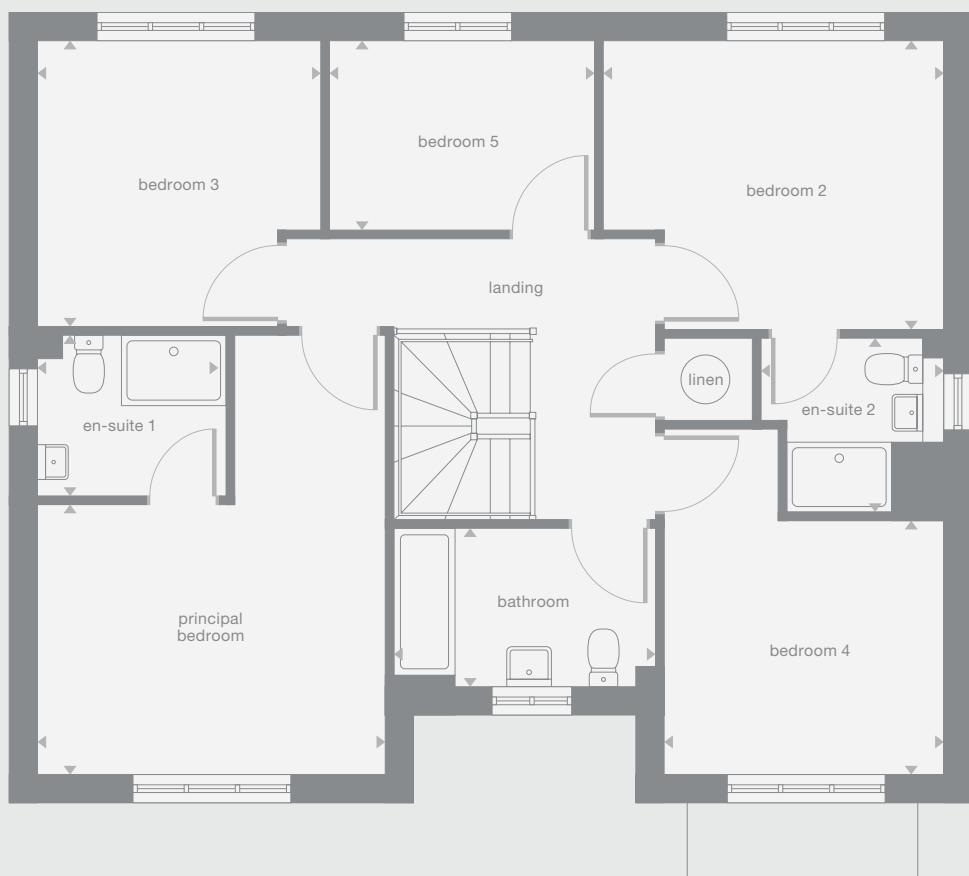
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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**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**  
12.1m 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

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**Ground Floor****First Floor**

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## 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

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

## First Floor

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

## 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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# The Miller Difference

your home  
your way...

## 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.

## 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 convenience store, newsagent and off-licence five minutes' walk from East Calder Oaks, and other shops in East Calder, within a mile of the development, include two Co-op stores, a pharmacy, a convenience store and post office, a hairdresser, a Tesco Express, cafés and pubs. Mid Calder, around half a mile away and accessible via pleasant footpaths from the northern edge of the development, has a traditional butcher and another convenience store. Nearby Livingston is a popular modern shopping destination with a choice of malls and retail environments, including Scotland's largest designer outlet, as well as Sainsbury, M&S, Asda, Aldi and Lidl supermarkets. Entertainment venues include a Vue multiplex cinema and the Howden Park Centre, an arts and live entertainment centre presenting a variety of drama, music and exhibitions.



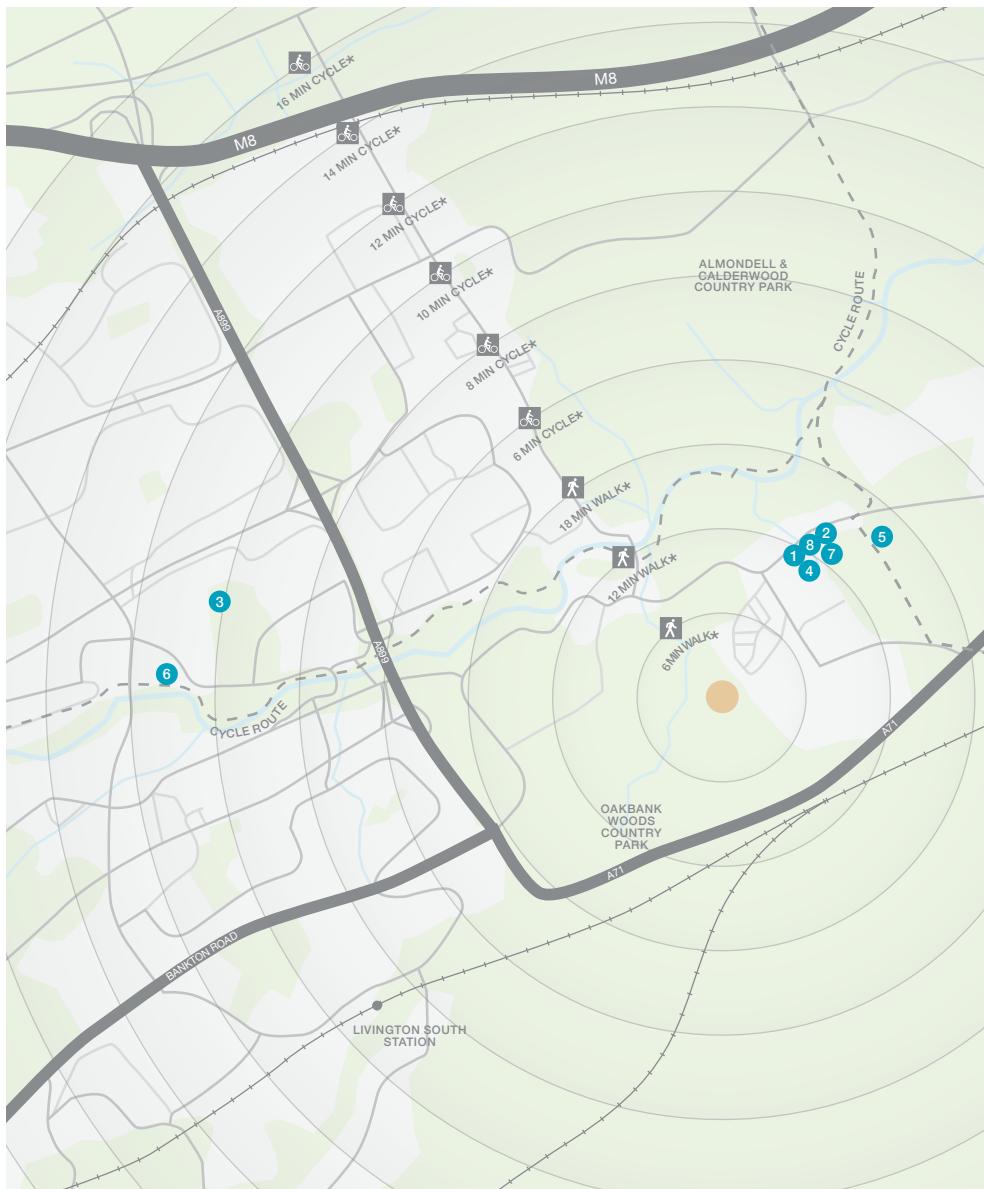
The nearest of the wide choice of gyms and sports amenities is Xcite East Calder, fifteen minutes' walk away, and there is a swimming pool at Bannatyne Health Club on the western edge of Livingston. The development also offers easy access to a quite exceptional choice of outdoor leisure and recreation. From the rear of the development, a path leads over Linhouse Water into the extensive woodland path network of Almondell and Calderwood Country Park. Selm Moor Wood and Reservoir and the Linwood Circuit horse riding and mountain biking trail lie a little to the south, and there are several golf courses nearby. Jupiter Artland, one of the UK's most innovative sculpture parks and galleries, incorporating 120 acres of meadows, woodlands and fascinating artworks, is around two miles to the east.

East Calder Oaks is in the catchment area for East Calder Primary School, half a mile away, and for St Paul's RC Primary, less than a mile from the development. For secondary education, students move on to West Calder High School or St Margaret's Academy in Livingston. East Calder Medical Practice, with more than 12 GPs and extensive nursing support, and the East Calder Smile Centre dental surgery are situated near each other approximately fifteen minutes walk away.



# Useful Contacts

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.



Development opening times:  
Please see [millerhomes.co.uk](http://millerhomes.co.uk)  
or call 0800 840 8430

**From Edinburgh**  
Leave Edinburgh by Calder Road. Six miles after crossing Calder Junction, at traffic lights turn right for East Calder, Mid Calder and Pumpherston. Half a mile on, at the mini-roundabout, turn right. After 350 yards, just beyond a bus stop, turn left into Oakbank Road. Another 450 yards on, the development is on the right.

**From Glasgow**  
Follow the M8 to Junction 3 then join the A899 for Livingston, continue following the A899 to the Lizzie Bryce Roundabout, then take the second Exit onto the A71 continue on A71 and continue over the next roundabout remaining on the A71 at the traffic lights turn left continue to mini-roundabout and turn right onto Langton Road, after 0.2 miles turn left follow Oakbank Road and East Calder Oaks will be on your right hand side.

**Sat Nav**  
EH53 0JR



Registered Developer

**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. The location of affordable housing is indicative and the tenure of homes may be subject to change.

*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.



5 stars for customer satisfaction

### Development

### Opening Times

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