



**Maplebrook
Hamilton**

the place to be®

millerhomes

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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 Maplebrook.

On the edge of a desirable new residential area to the south-west of Hamilton, Maplebrook is conveniently located around three miles from junction 6 of the M74, within half an hour's drive of central Glasgow and just 45 minutes from the City of Edinburgh Bypass. Buses between Hairmyres and Hamilton, serving Hamilton's two train stations and travelling on to Blantyre and East Kilbride, stop around fifteen minutes' walk from the development, and trains from Hamilton Central, the nearest of the two railway stations, reach Glasgow Central in around half an hour.

There is a choice of convenience stores, takeaways, a Co-op and a post office within around 20 minutes' walk of Maplebrook, and a Boots pharmacy less than a mile and a half away. Hamilton has a lively selection of shopping environments, with local traders, high street names, pubs, restaurants and cafés complemented by a choice of supermarkets, and major fashion and sports brands can be found in the Regent Shopping Centre and the Palace Grounds Retail Park. There is a further choice of shops in East Kilbride, to the west.



Welcome home

Situated on the edge of Hamilton, with open countryside stretching away to the south, this exciting selection of energy efficient three, four and five bedroom homes brings an attractive new neighbourhood into a peaceful, green setting. Less than three miles from the excellent shops and leisure amenities of Hamilton, and offering easy access to the M74 and the M8, it is also a convenient and accessible base for travel throughout the central belt. Welcome to Maplebrook...

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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Pumping Station
Electrical Sub-Station

P/S
S/S



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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
2.02m x 1.70m
6'8" x 5'7"

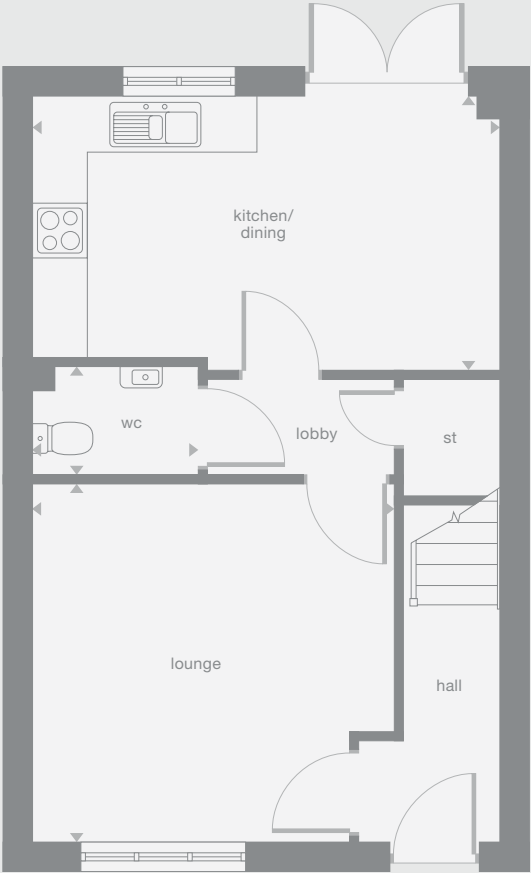
Floor Space

904 sq ft

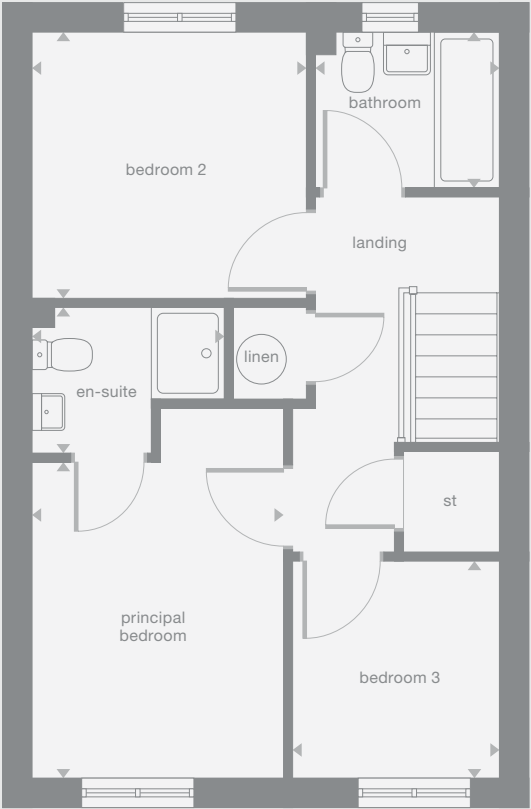
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Addington Semi

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
3.06m x 5.43m
10'0" x 17'10"

Kitchen/Dining
2.21m x 5.39m
7'3" x 17'8"

Laundry
2.26m x 1.57m
7'5" x 5'2"

WC
1.11m x 2.05m
3'8" x 6'9"

First Floor

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

En-Suite
2.05m x 1.69m
6'9" x 5'7"

Bedroom 2
2.45m x 2.89m
8'0" x 9'6"

Bedroom 3
2.45m x 2.44m
8'0" x 8'0"

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

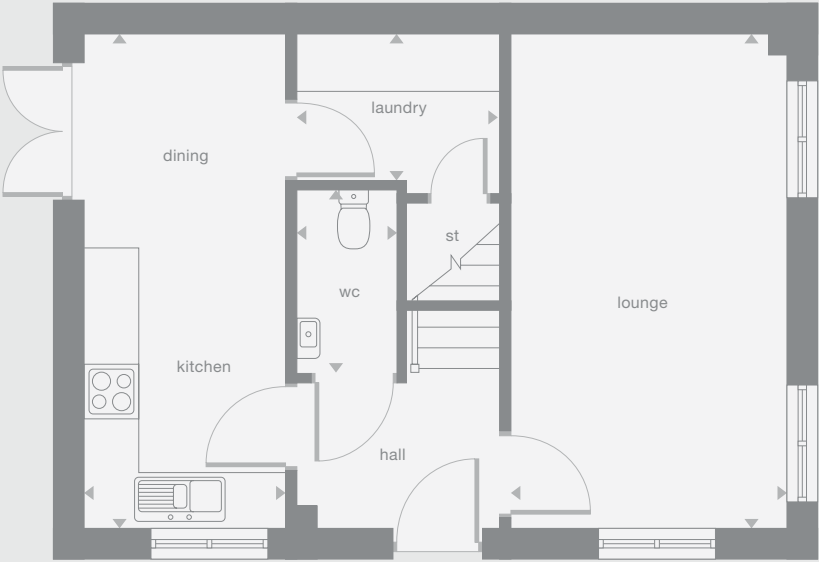
Floor Space

908 sq ft

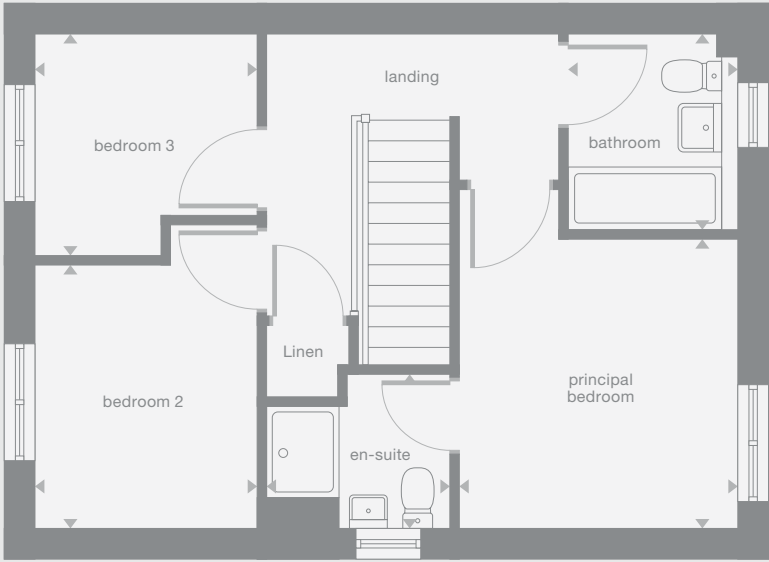
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Ground Floor



First Floor



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Claywood

Overview

The bright lounge opens on to a superb kitchen where french doors add a light, airy focal point to the dining area. The downstairs WC opens off the laundry room, and the four bedrooms upstairs include an en-suite principal bedroom with a separate dressing room.

Ground Floor

- Lounge
3.41m x 5.12m
11'2" x 16'10"
- Kitchen/Dining
5.12m x 3.48m
16'10" x 11'5"
- Laundry
2.08m x 2.04m
6'10" x 6'8"
- WC
2.08m x 1.38m
6'10" x 4'5"

First Floor

- Principal Bedroom
2.66m x 2.93m
8'9" x 9'7"
- En-Suite 1
1.49m x 2.17m
4'11" x 7'1"
- Dressing
1.47m x 2.35m
4'10" x 7'9"
- Bedroom 2
2.97m x 3.66m
9'9" x 12'0"
- Bedroom 3
2.38m x 4.97m
7'10" x 16'4"
- Bedroom 4
2.65m x 3.42m
8'8" x 11'3"
- Bathroom
2.06m x 2.18m
6'9" x 7'2"

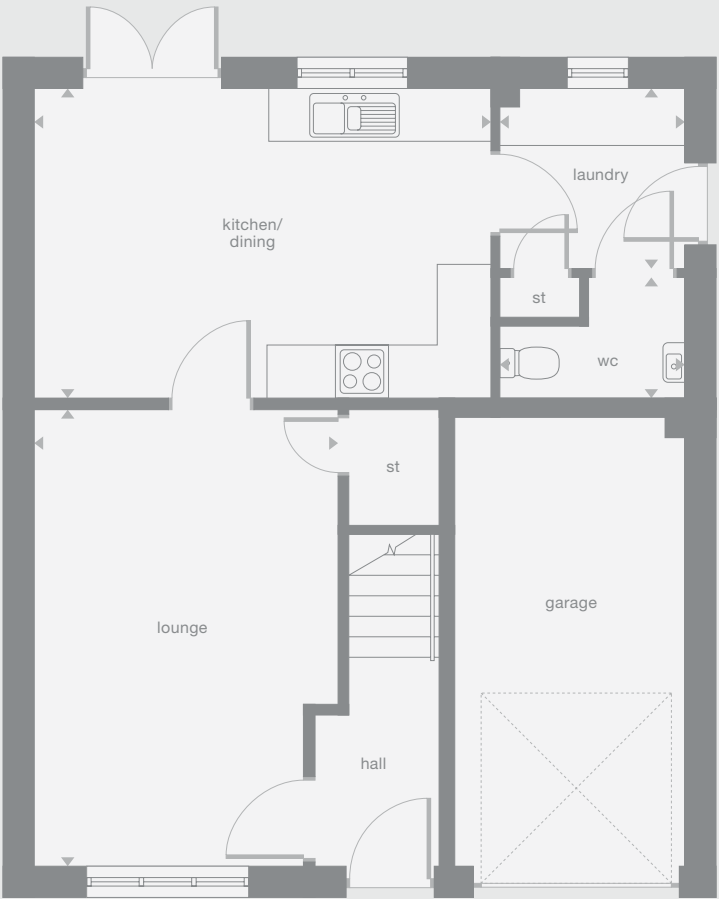
Floor Space

1,215 sq ft

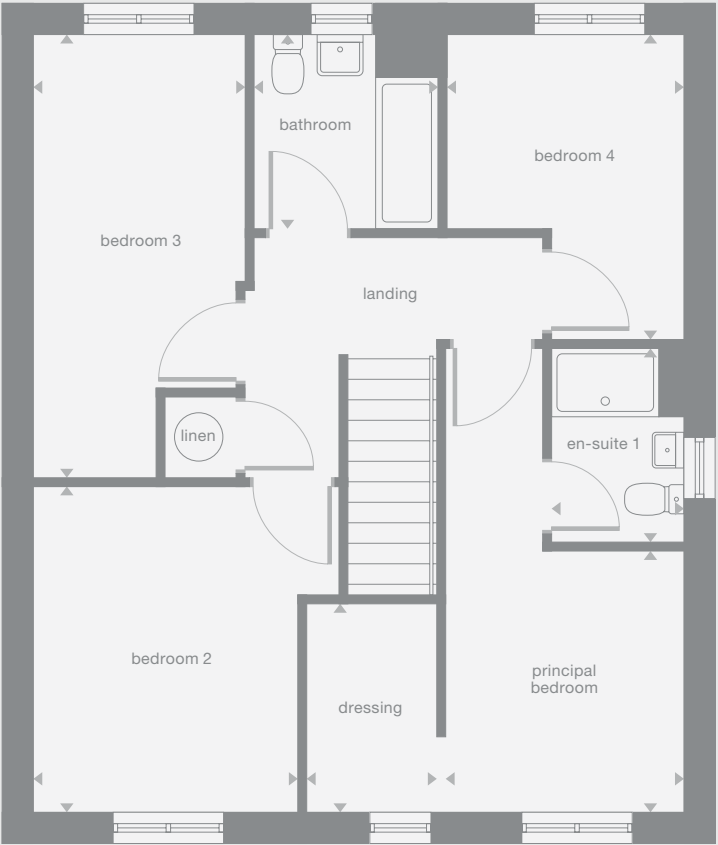
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Ground Floor



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 1.27m
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

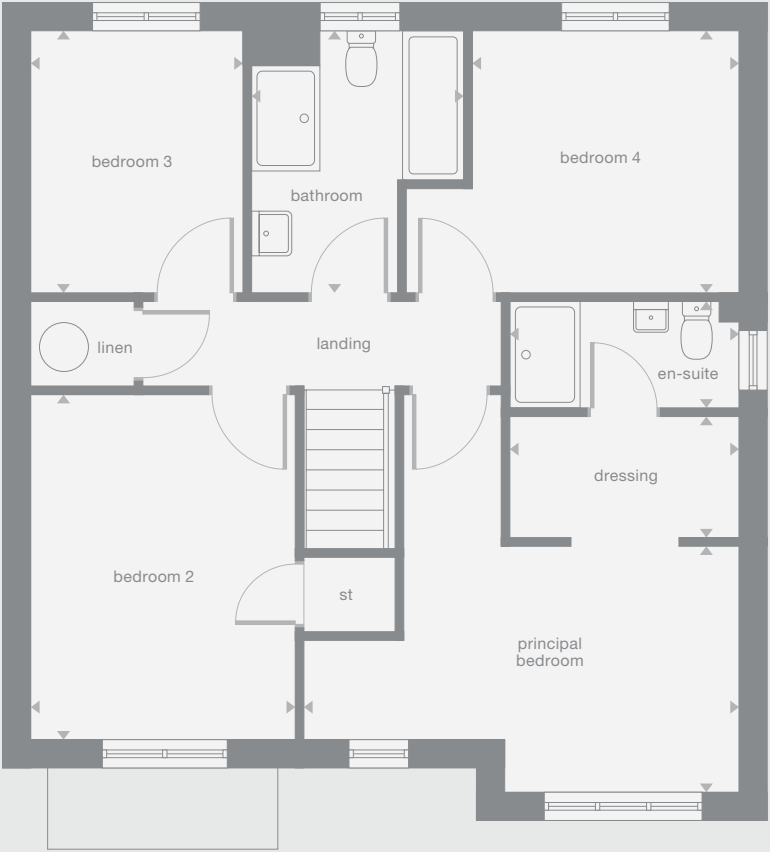
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Ground Floor



First Floor



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Cherrywood

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.

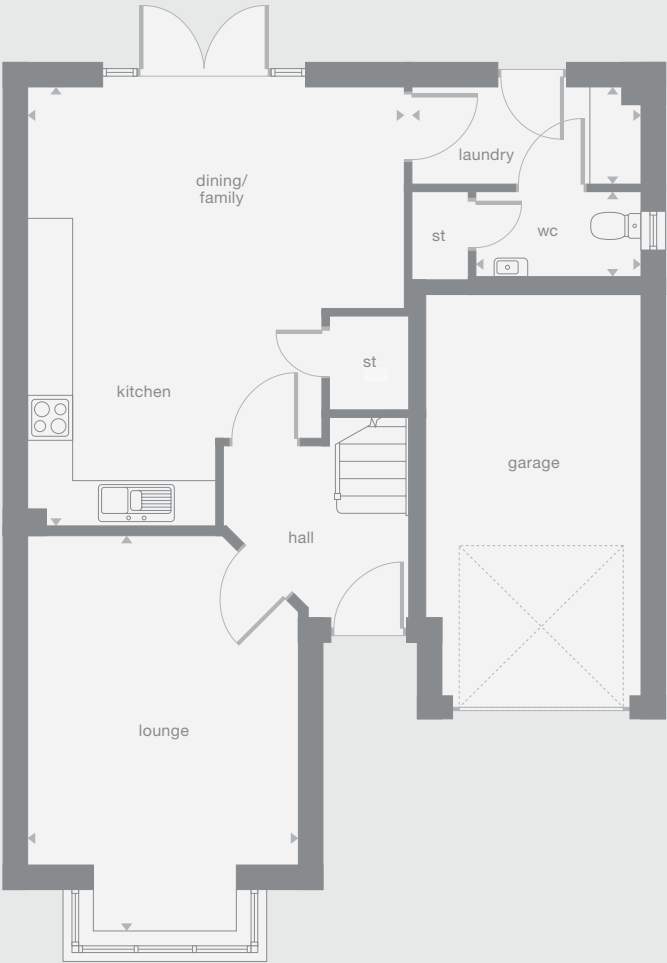
Ground Floor	First Floor	
Lounge 3.57m x 5.24m 11'9" x 17'2"	Principal Bedroom 2.94m x 3.98m 9'8" x 13'1"	Bedroom 3 2.57m x 4.05m 8'5" x 13'3"
Kitchen/Dining/Family 4.94m x 5.80m 16'2" x 19'0"	En-Suite 2.52m x 1.49m 8'3" x 4'11"	Bedroom 4 2.80m x 2.92m 9'2" x 9'7"
Laundry 3.01m x 1.27m 9'10" x 4'2"	Dressing 2.51m x 1.33m 8'3" x 4'4"	Bathroom 2.57m x 2.22m 8'5" x 7'3"
WC 2.17m x 1.14m 7'1" x 3'9"	Bedroom 2 3.57m x 3.80m 11'9" x 12'6"	

Floor Space
1,342 sq ft

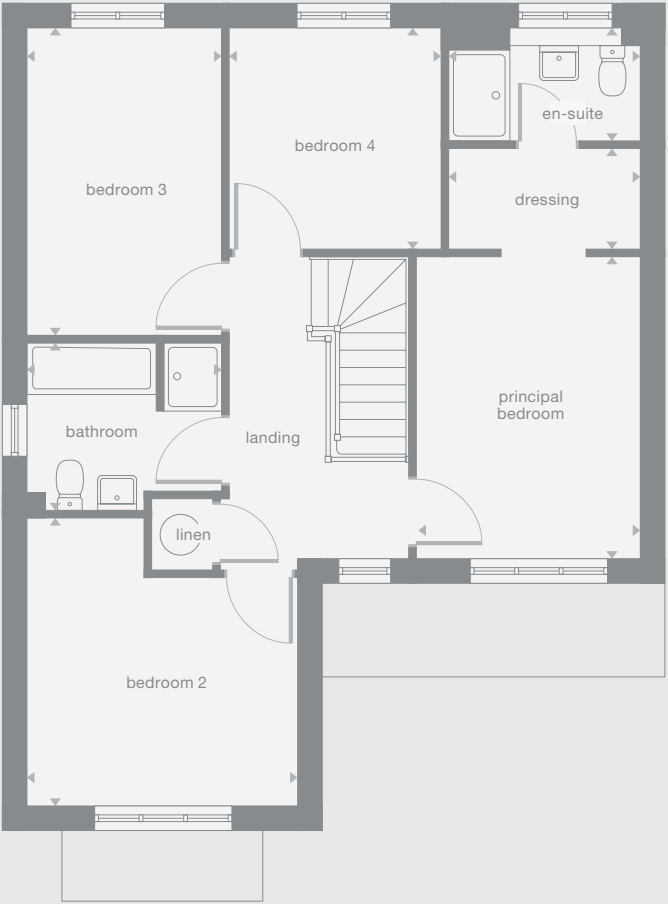
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Ground Floor



First Floor



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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.

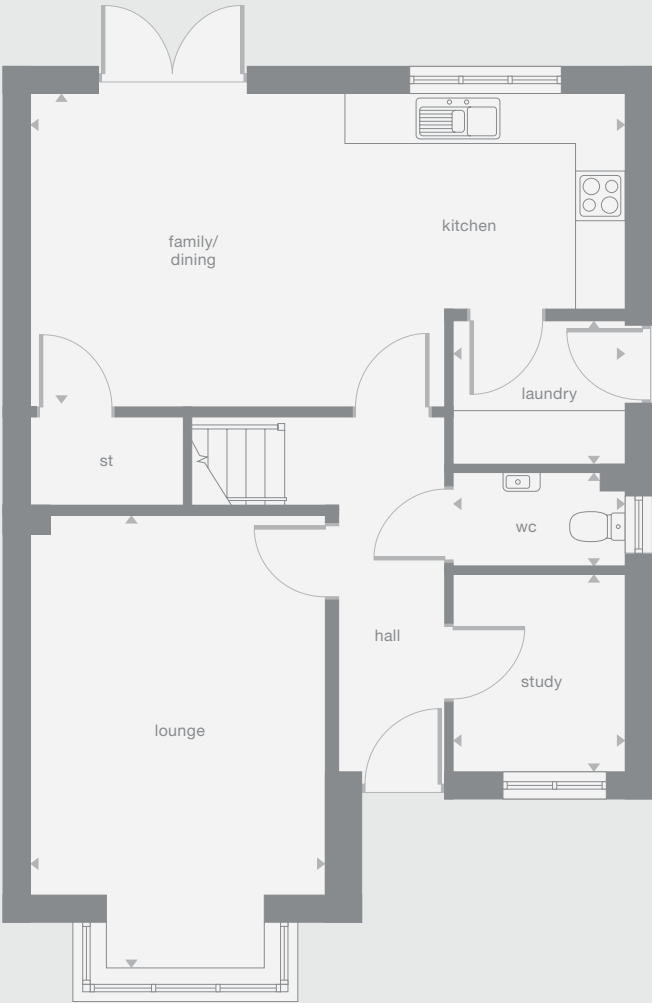
Ground Floor	First Floor
Lounge 3.56m x 4.56m 11'8" x 15'0"	Principal Bedroom 3.65m x 3.05m 12'0" x 10'0"
Kitchen/Family/Dining 7.14m x 3.75m 23'5" x 12'4"	En-Suite 2.35m x 1.44m 7'9" x 4'9"
Study 2.05m x 2.36m 6'9" x 7'9"	Bedroom 2 3.79m x 2.75m 12'5" x 9'0"
Laundry 2.05m x 1.73m 6'9" x 5'8"	Bedroom 3 3.25m x 2.75m 10'8" x 9'0"
WC 2.05m x 1.12m 6'9" x 3'8"	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

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"

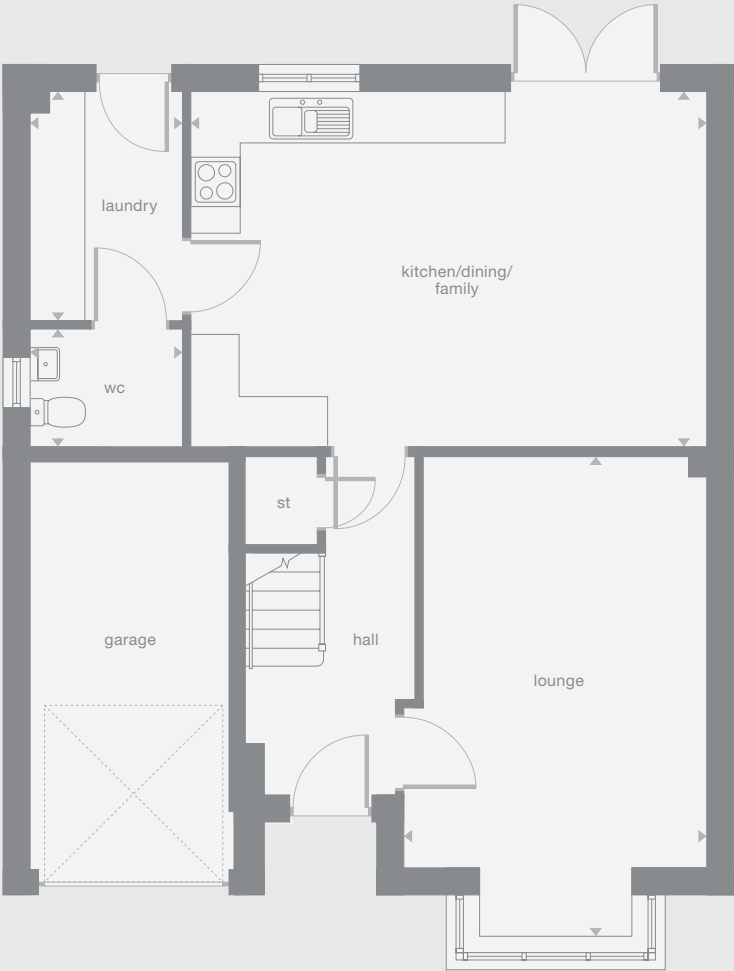
Floor Space

1,446 sq ft

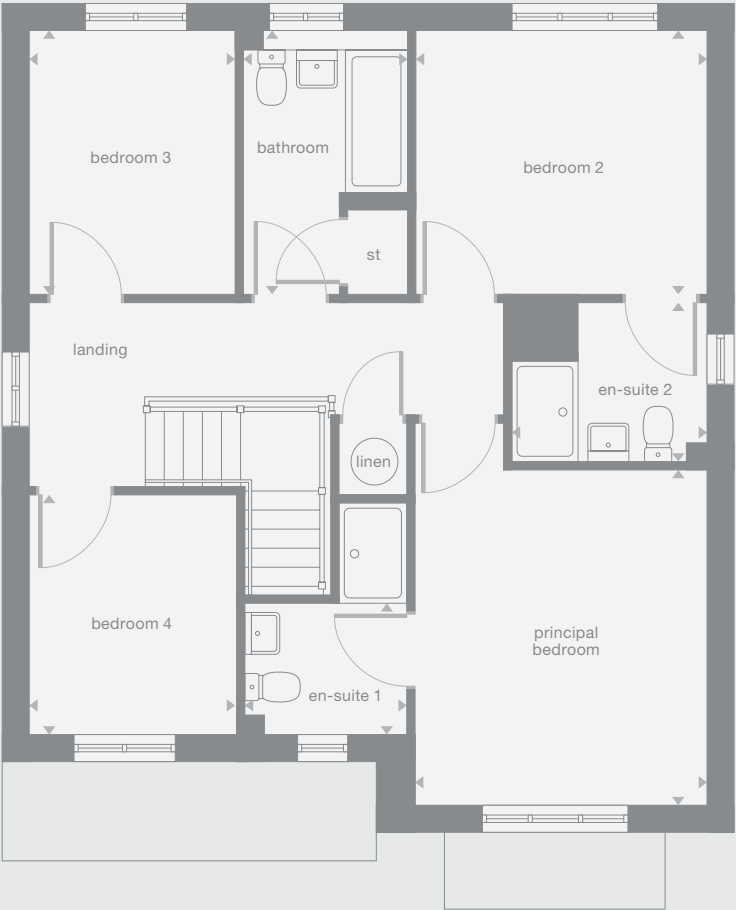
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Ground Floor



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 7'4"
- Laundry
2.11m x 1.72m
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"

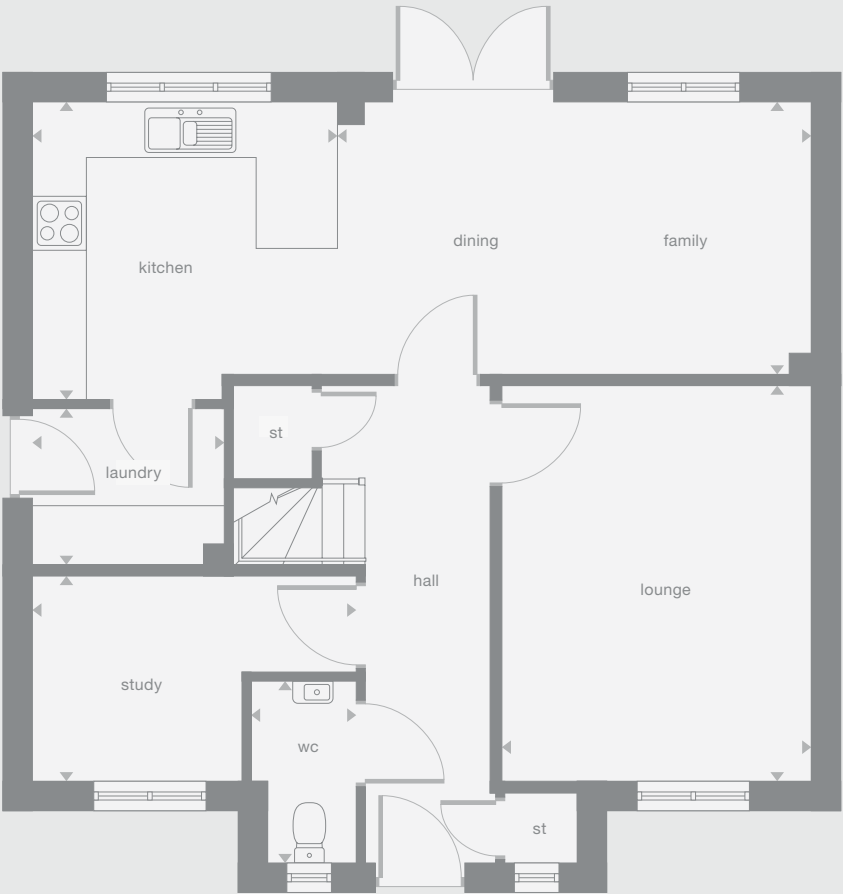
Floor Space

1,447 sq ft

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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Rutherford

Overview

The elegant bay-windowed lounge introduces a home of exceptional quality. The family kitchen includes a bright dining area with french doors and a dedicated laundry with a walk-in cupboard. A downstairs WC opens off the hall, and two of the five bedrooms include en-suite showers.

Ground Floor

- Lounge
3.20m x 5.99m
10'6" x 19'8"
- Kitchen/Dining/Family
6.67m x 5.04m
21'11" x 16'6"
- Laundry
1.65m x 1.81m
5'5" x 5'11"
- WC
1.07m x 2.02m
3'6" x 6'8"

First Floor

- Principal Bedroom
3.20m x 3.66m
10'6" x 12'0"
- En-Suite 1
2.34m x 2.40m
7'8" x 7'10"
- Bedroom 2
2.68m x 3.09m
8'10" x 10'2"
- En-Suite 2
1.53m x 2.10m
5'0" x 6'11"
- Bedroom 3
3.04m x 3.35m
10'0" x 11'0"
- Bedroom 4
2.51m x 3.35m
8'3" x 11'0"
- Bedroom 5
2.68m x 3.35m
8'10" x 11'0"
- Bathroom
2.22m x 1.93m
7'3" x 6'4"

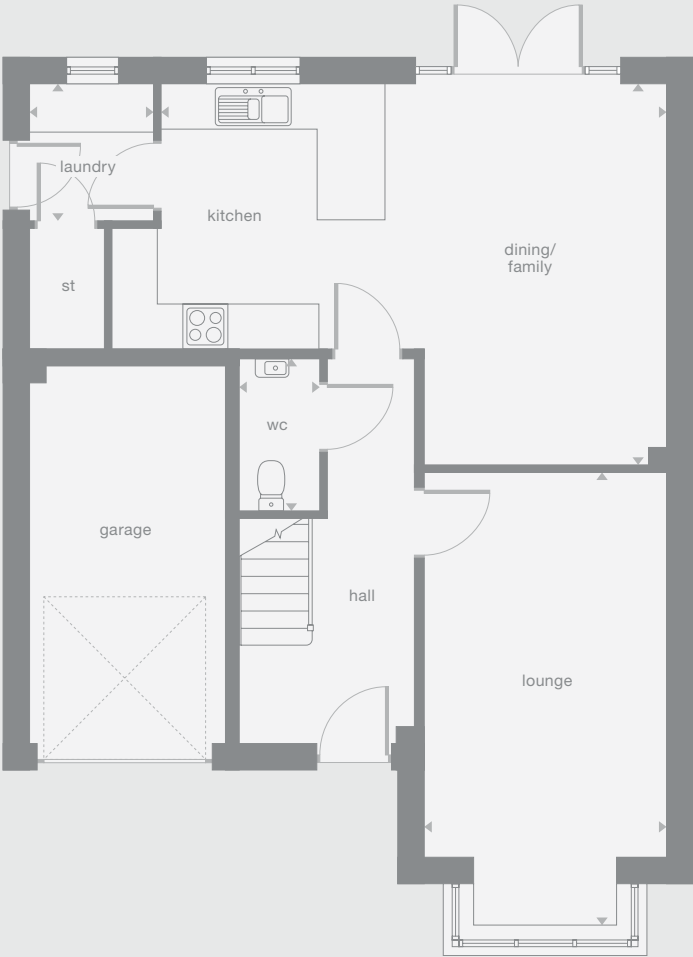
Floor Space

1,550 sq ft

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Ground Floor



First Floor



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Layford

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**
3.85m x 5.37m
12'8" x 17'7"

Kitchen
4.32m x 2.88m
14'2" x 9'5"

Family/Dining
4.14m x 5.29m
13'7" x 17'4"

Laundry
1.71m x 2.15m
5'7" x 7'1"

WC
1.13m x 1.90m
3'8" x 6'3"
- Principal Bedroom**
4.14m x 4.02m
13'7" x 13'2"

Dressing
2.21m x 1.74m
7'3" x 5'9"

En-Suite 1
2.22m x 1.21m
7'3" x 4'0"

Bedroom 2
3.02m x 3.41m
9'11" x 11'2"

En-Suite 2
2.22m x 1.86m
7'3" x 6'1"

First Floor

- Bedroom 3**
3.77m x 2.95m
12'4" x 9'8"

Bedroom 4
3.28m x 2.95m
10'9" x 9'8"

Bedroom 5
3.72m x 2.46m
12'2" x 8'1"

Bathroom
2.61m x 2.01m
8'7" x 6'7"

Floor Space

1,697 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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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	First Floor	
Lounge 3.68m x 6.35m 12'1" x 20'10"	Principal Bedroom 3.68m x 4.02m 12'1" x 13'2"	Bedroom 3 2.66m x 4.11m 8'9" x 13'6"
Kitchen/Family/Dining 11.18m x 3.47m 36'8" x 11'4"	En-Suite 1 1.21m x 2.81m 4'0" x 9'3"	Bedroom 4 3.86m x 2.81m 12'8" x 9'3"
Laundry 3.25m x 1.68m 10'8" x 5'6"	Bedroom 2 3.68m x 3.61m 12'1" x 11'10"	Bedroom 5 2.36m x 2.92m 7'9" x 9'7"
WC 1.52m x 1.35m 5'0" x 4'5"	En-Suite 2 2.77m x 1.21m 9'1" x 4'0"	Bathroom 2.14m x 2.81m 7'0" x 9'3"

Floor Space
1,779 sq ft

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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

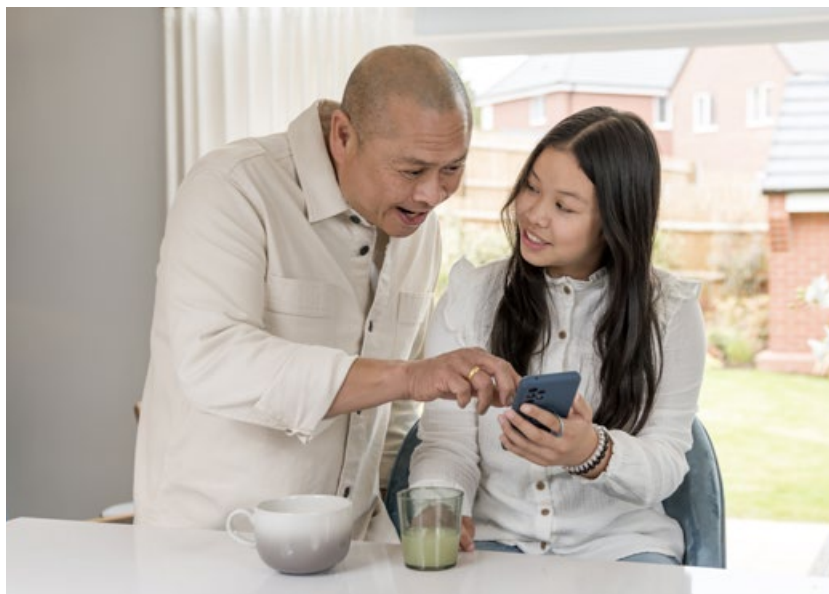
Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already, it's becoming your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

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.

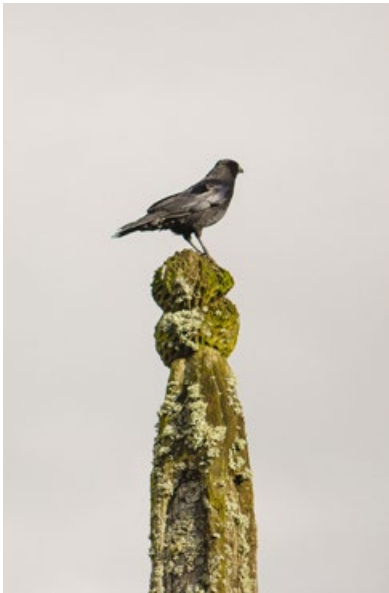
By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.



Leisure attractions include a Vue multiplex cinema and a performing arts centre and theatre, the Town House, located in a beautifully refurbished listed building. Hamilton ice rink hosts ice hockey and curling as well as public skating, the town's Water Palace incorporates a 25m pool, a flume, a well-equipped gym and a fitness suite, and there is a David Lloyd gym near the ice rink. There is also an outstanding selection of outdoor amenities around the town centre. Hamilton Park Racecourse, with its varied year-round programme of events, sits beside extensive parkland, a nature reserve and a nine-hole golf course. Across the River Clyde the vast, free-to-enter Strathclyde Country Park is the home of both the beach playground and watersports at Strathclyde Loch, and M&D's Scotland's Theme Park with its rides, bowling alley and Amazonia zoo. Calderglen Country Park and Zoo is around four miles west of the development, and Chatelherault Country Park and Hamilton Golf Course are approximately four miles away, to the east.

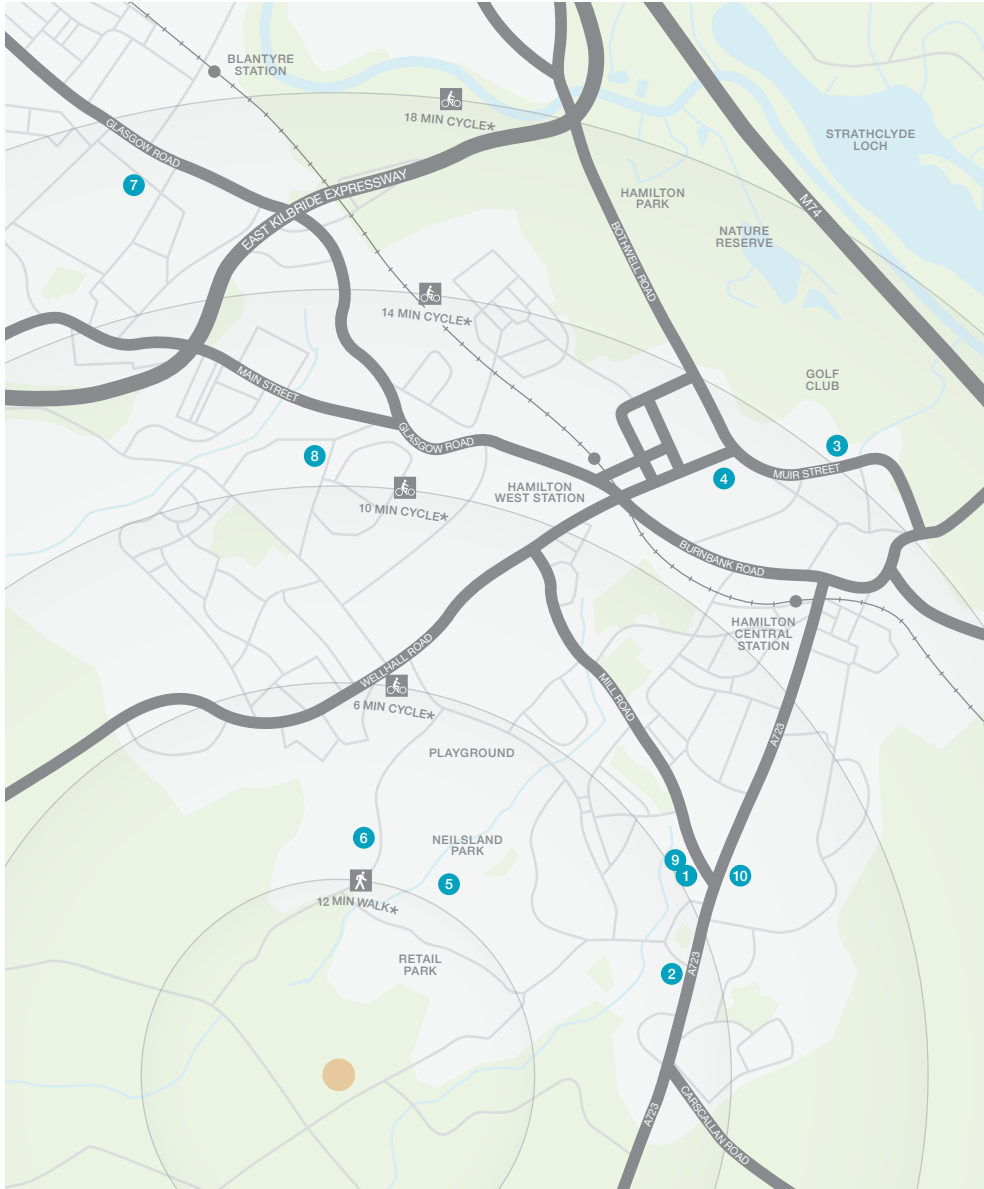


Maplebrook is in the catchment area for Woodhead Primary and St Mark's Primary, and for Calderside Academy and St John Ogilvie High School. Both of the primary schools are around a mile from the development. For health care, Low Waters Medical Centre shares a building with the Boots pharmacy in Mill Road, a few yards from Neil Gordon & Associates' dental surgery.



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.



- 1 Boots Pharmacy
9 Mill Road
01698 421 133
- 2 Low Waters Post Office
Unit 2, 1 Birkhall Road
01698 281 805
- 3 Hamilton Ice Rink
Mote Hill
01698 282 448
- 4 Hamilton Water Palace
35 Almada Street
01698 459 950
- 5 Woodhead Primary School
Woodhead Crescent
01698 457 669
- 6 St Mark's Primary School
Sherry Drive
01698 283 727
- 7 Calderside Academy
Calder Street
01698 717 180
- 8 St John Ogilvie
High School
Farm Road
01698 727 600
- 9 Low Waters Medical Centre
11 Mill Road
01698 283 626
- 10 Neil Gordon & Associates
Dental Practice
273 Low Waters Road
01698 300 109

* 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



Contact Us

Development
opening times
Thursday – Monday
10:30am – 5:30pm
millerhomes.co.uk
01698 622 397

From Glasgow
Follow the M74 eastbound to junction 6, then join the A723 for Hamilton. Stay on the A723 through the first roundabout and carry on for one and a half miles, following signs for Strathaven. After passing a small green park on the right, at a crossroads with traffic lights turn right into Annsfield Road. At the second mini-roundabout take the first exit into Meikle Earnock Road. At the first roundabout take the first exit, then just after the next roundabout Maplebrook is on the right.

From the M8 eastbound
Pass through M8 junction 7 then bear left to join the A725 for the M74 and Carlisle. Join the M74 at junction 5, for Carlisle, then leave the motorway at junction 6 to join the A723 for Hamilton. Stay on the A723 through the first roundabout and carry on for one and a half miles, following signs for Strathaven. After passing a small green park on the right, at a crossroads with traffic lights turn right into Annsfield Road. At the second mini-roundabout take the first exit into Meikle Earnock Road. At the first roundabout take the first exit, then just after the next roundabout Maplebrook is on the right.

Sat Nav
ML3 8RN



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.



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

Please see millerhomes.co.uk for development opening times or call 01698 622 397

Sat Nav: ML3 8RN

millerhomes.co.uk