

Avonside Wisp
Whitecross

miller homes

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.







the place to be®

Living in Whitecross

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 Avonside Wisp.

Just four miles from the M9, Avonside Wisp offers easy access to Scotland's motorway network. Buses between Linlithgow and Maddiston stop beside the development, and services between Edinburgh, Linlithgow, Falkirk and Camelon, running approximately twice an hour, stop at the Bridge Inn, 20 minutes' walk away, and arrive in Edinburgh in around an hour. Frequent trains from Linlithgow Station reach Edinburgh Waverley in 20 minutes, Stirling in half an hour and Glasgow Queen Street in 35 minutes.

Amenities in Whitecross village include a convenience store, off licence and post office a few yards from Avonside Wisp, and Whitecross Junction community centre provides a focal point for local activities. The Bridge Inn, a charming 17th century coaching inn with a covered garden area, serves meals and drinks throughout the day, and Linlithgow's main shopping area, half a mile from the Bridge Inn, includes Sainsbury, Aldi and B&M stores. Local independent shops in the town centre include a bakery, a butcher, a hardware store and hairdressers, as well as a variety of cafés, traditional pubs, takeaways and restaurants that reflect the town's popularity as a leisure destination. There are additional shops in Maddiston, two miles to the west.









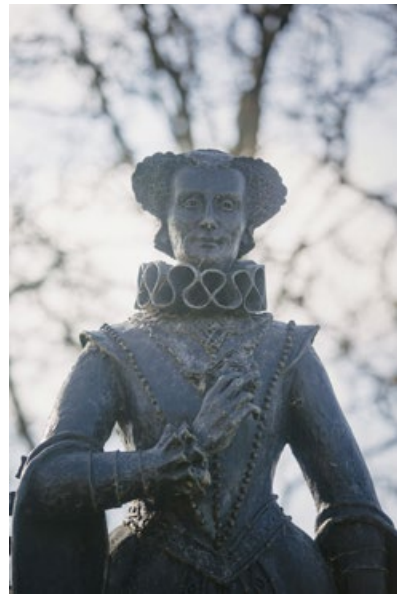


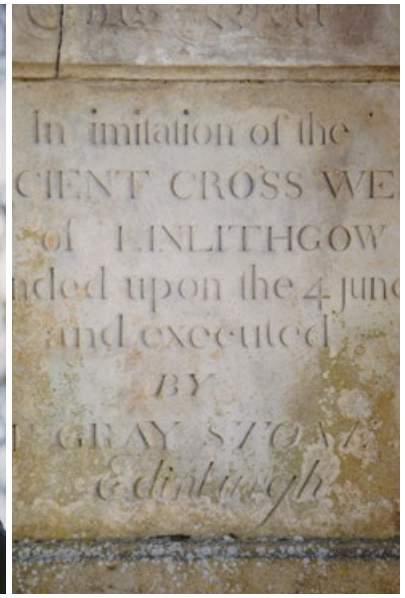














Welcome home

In beautiful countryside, bordered by the Manuel Burn, this attractively landscaped selection of energy efficient three, four and five bedroom homes is less than 200 yards from a local shop and a short walk from Whitecross village's primary school. With outstanding outdoor attractions nearby, and within 40 minutes' drive of Edinburgh, Glasgow and Stirling, it combines a peaceful rural appeal with easy access to the whole of the central belt. Welcome to Avonside Wisp...

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

- Fenton — See Page 12
- Southwood — See Page 14
- Brentwood — See Page 16
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- Affordable Housing



Affordable housing layout is indicative and subject to change, tenure of units has to be confirmed and is subject to change at any time by the RSL.

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Visitor Parking	V
Bin Collection Point	BCP
Sub-Station	S/S
Sustainable Urban Drainage System	SUDS

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"

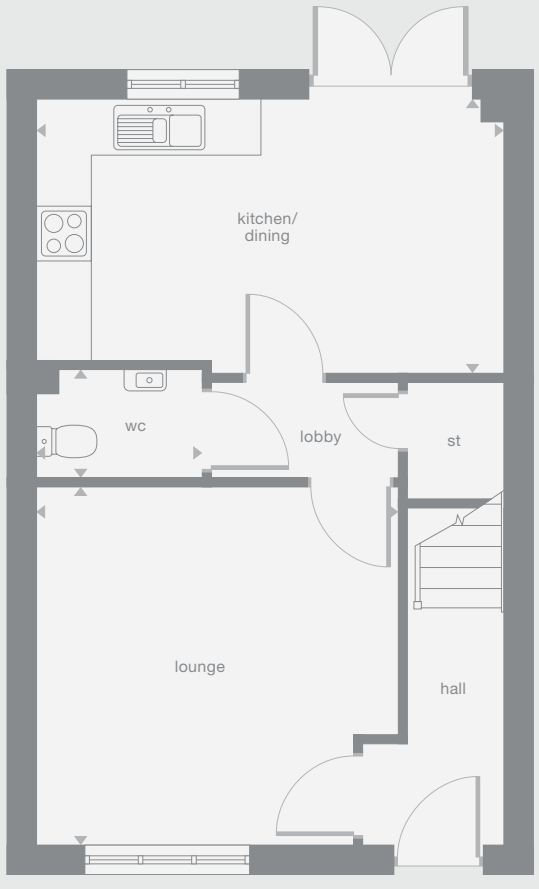
Bathroom
2.03m x 1.70m
6'8" x 5'7"

Floor Space
904 sq ft

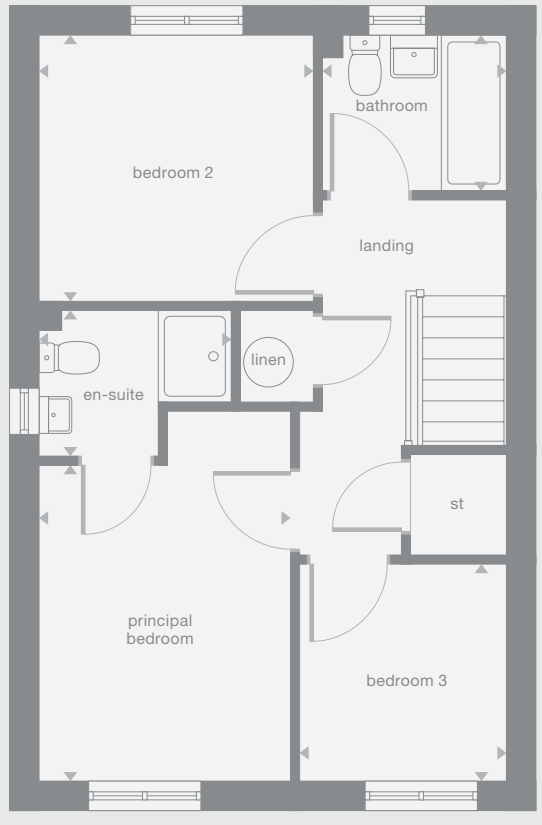
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Southwood

Overview

The well-proportioned lounge complements an exciting L-shaped kitchen and family space featuring dual aspect windows and french doors, providing a flexible setting for convivial dining as well as a relaxed hub for daily life. There is a convenient laundry area, and the principal bedroom is en-suite.

Ground Floor

Lounge
3.01m x 4.06m
9'10" x 13'4"

Kitchen/Dining/Family
4.68m x 6.70m
15'4" x 22'0"

Laundry
1.97m x 1.31m
6'6" x 4'4"

WC
2.13m x 1.10m
7'0" x 3'7"

First Floor

Principal Bedroom
3.64m x 2.44m
11'11" x 8'0"

En-Suite
1.90m x 1.34m
6'3" x 4'5"

Bedroom 2
3.02m x 2.95m
9'11" x 9'8"

Bedroom 3
1.69m x 3.64m
5'7" x 11'11"

Bedroom 4
2.91m x 2.72m
9'7" x 9'11"

Bathroom
1.99m x 1.70m
6'6" x 5'7"

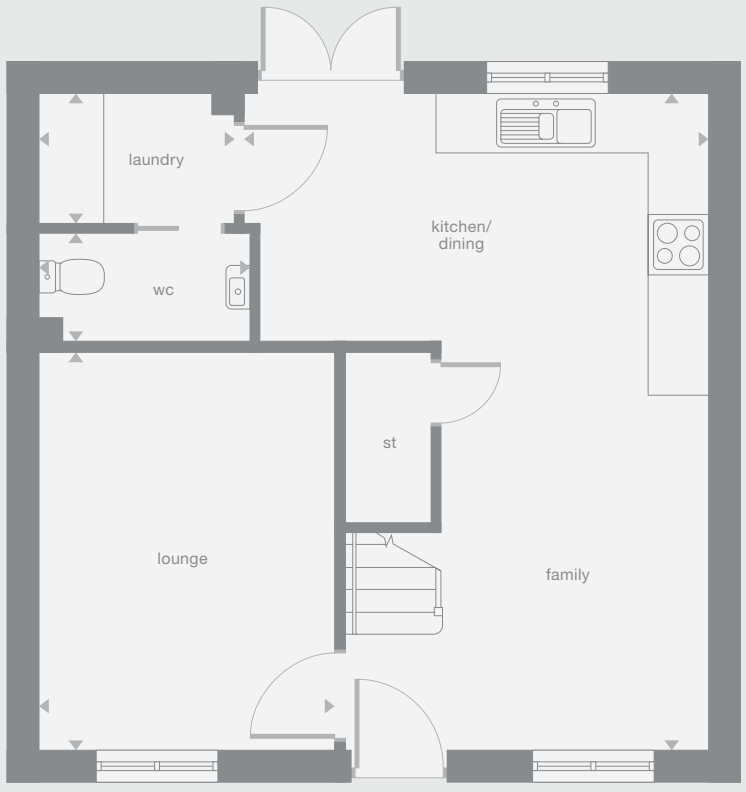
Floor Space

980 sq ft

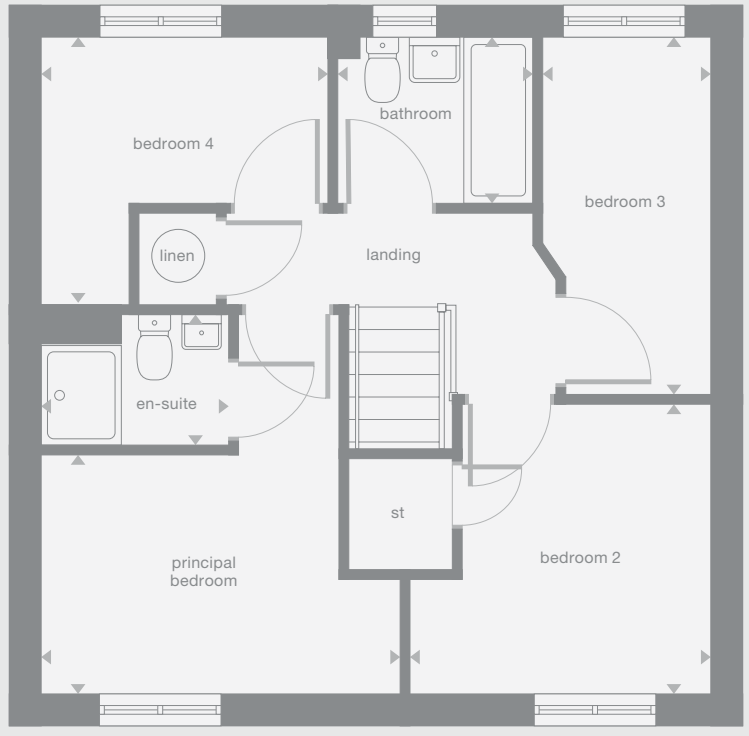
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Ground Floor



First Floor



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Brentwood

Overview

With a separate laundry to prevent household management from encroaching on the social space, and french doors adding a bright focal point, the kitchen provides a natural hub for everyday family life. With four bedrooms, one of them en-suite, there is always an opportunity to find peaceful seclusion.

Ground Floor

Lounge
3.17m x 4.98m
10'5" x 16'4"

Kitchen/Dining
4.76m x 2.96m
15'7" x 9'9"

Laundry
2.05m x 1.75m
6'9" x 5'9"

WC
2.05m x 1.08m
6'9" x 3'7"

First Floor

Principal Bedroom
4.06m x 2.51m
13'4" x 8'3"

En-Suite
1.65m x 2.02m
5'5" x 6'8"

Bedroom 2
2.53m x 3.96m
8'4" x 13'0"

Bedroom 3
2.31m x 3.34m
7'7" x 10'11"

Bedroom 4
2.33m x 2.21m
7'8" x 7'3"

Bathroom
2.08m x 2.21m
6'10" x 7'3"

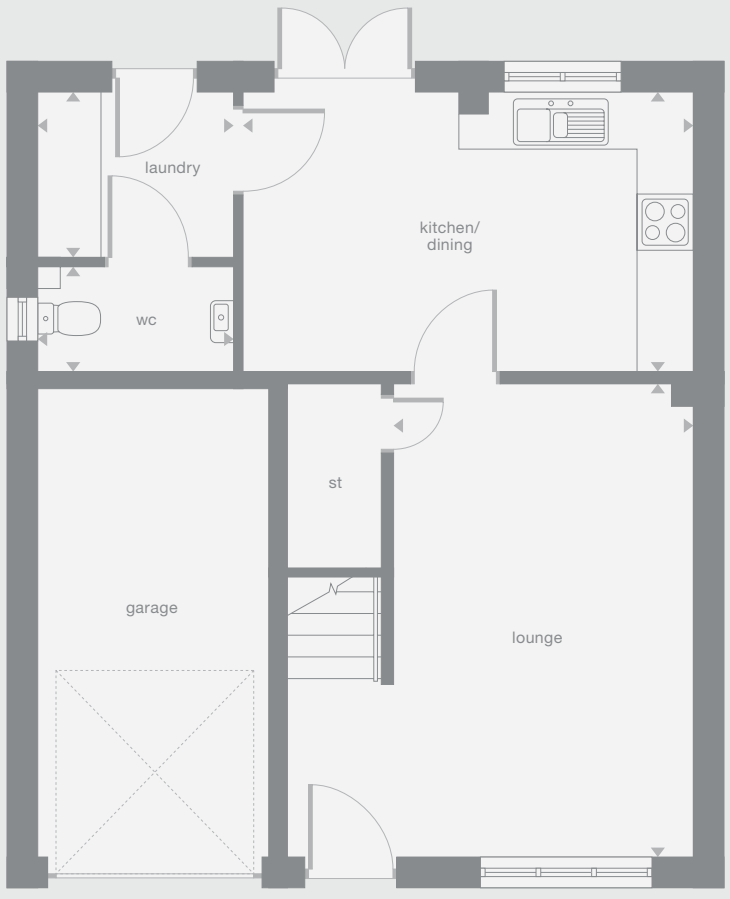
Floor Space

1,036 sq ft

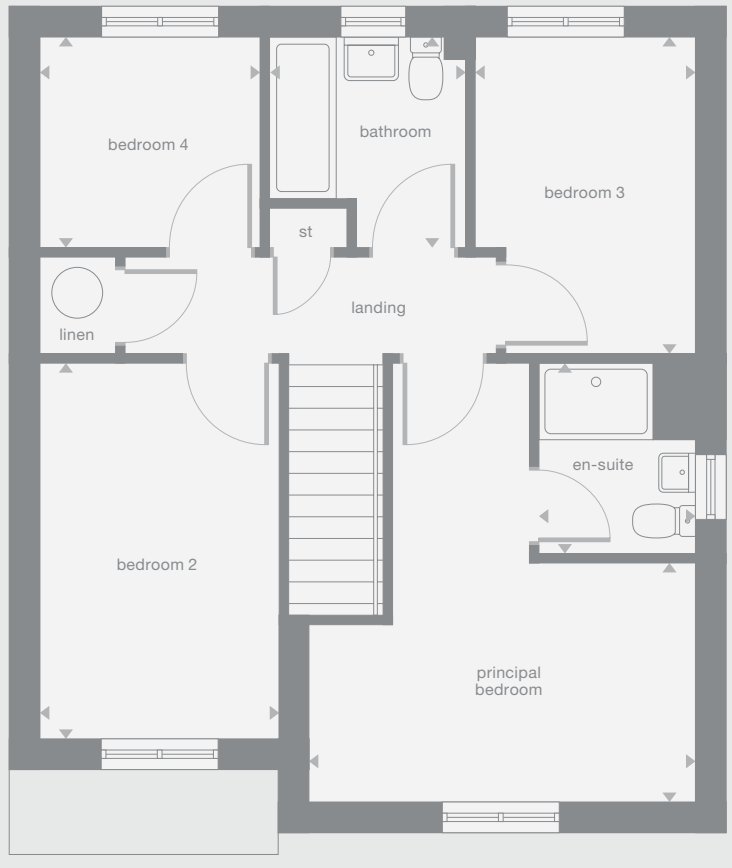
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Ground Floor



First Floor



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Yarwood

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"

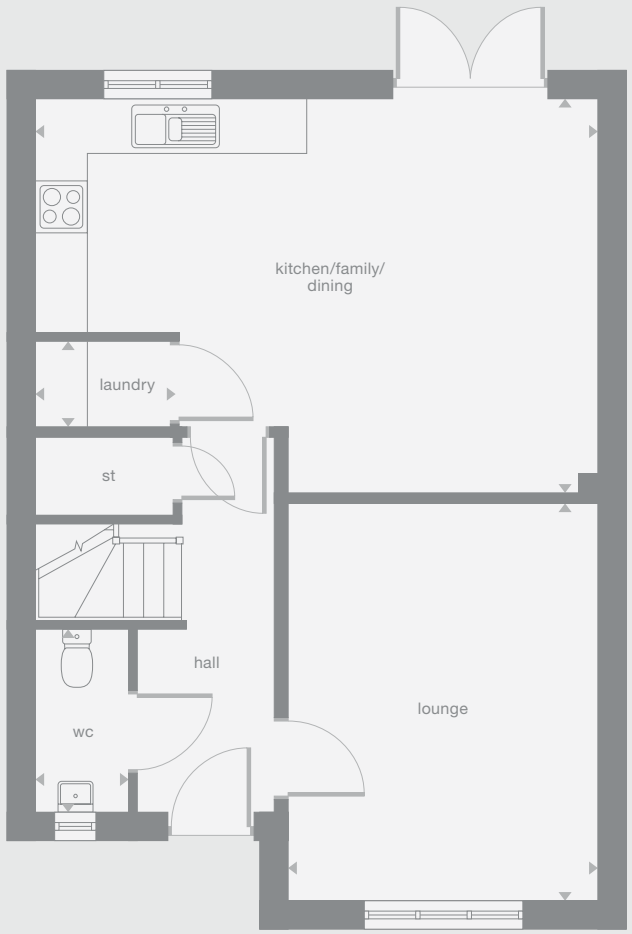
Floor Space

1,216 sq ft

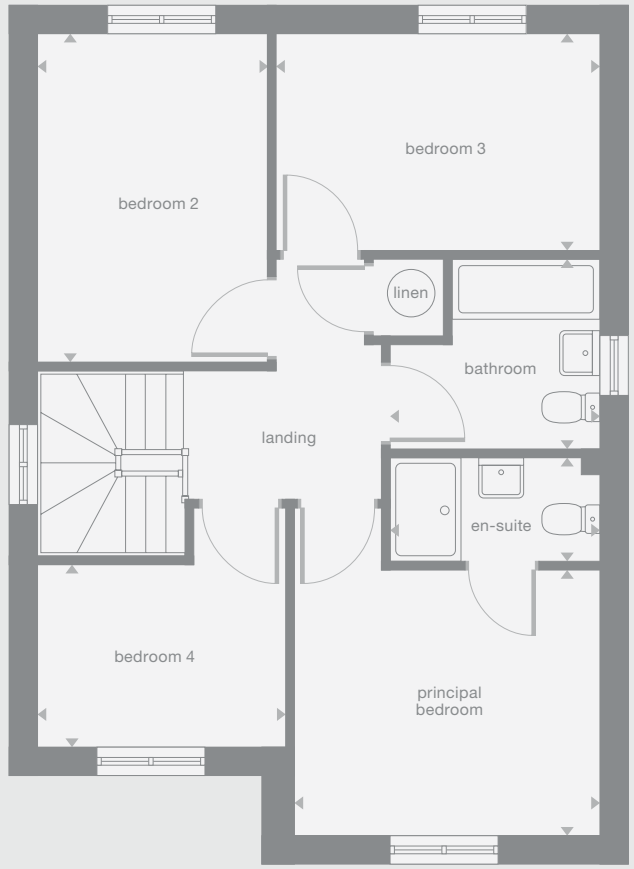
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Ground Floor



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 1.29m
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

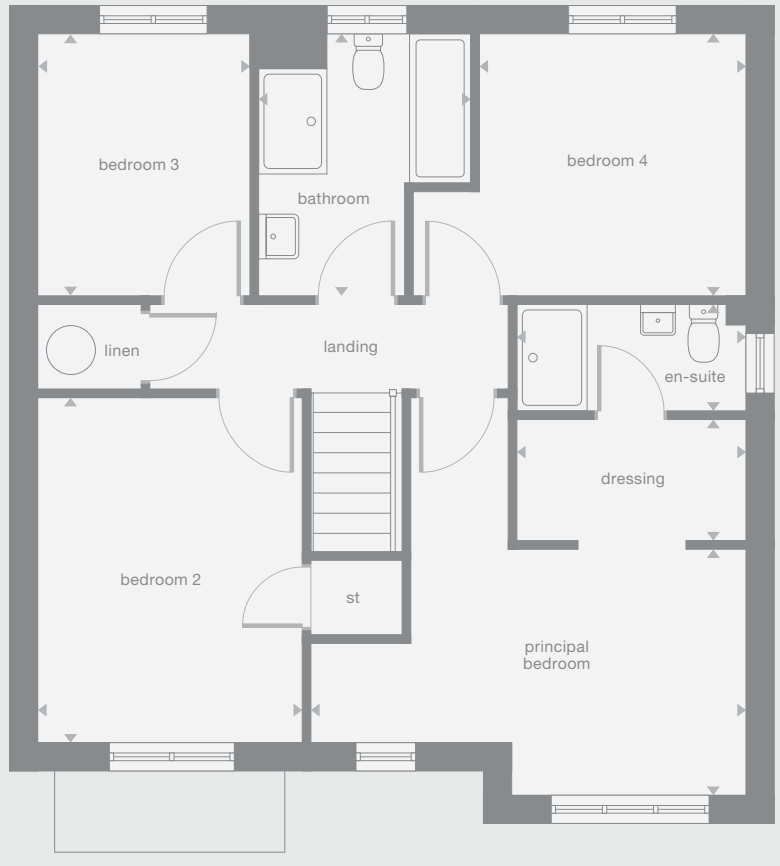
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Ground Floor



First Floor



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Denwood

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
3.28m x 4.98m
10'9" x 16'14"

Kitchen/Dining/Family
8.57m x 3.15m
28'1" x 10'4"

Laundry
1.93m x 1.25m
6'4" x 4'1"

WC
1.82m x 1.14m
6'0" x 3'9"

First Floor

Principal Bedroom
4.79m x 2.99m
15'9" x 9'10"

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"

Bedroom 3
2.66m x 3.49m
8'9" x 11'5"

Bedroom 4
2.89m x 2.55m
9'6" x 8'4"

Bathroom
2.82m x 2.55m
9'3" x 8'4"

Floor Space

1,400 sq ft

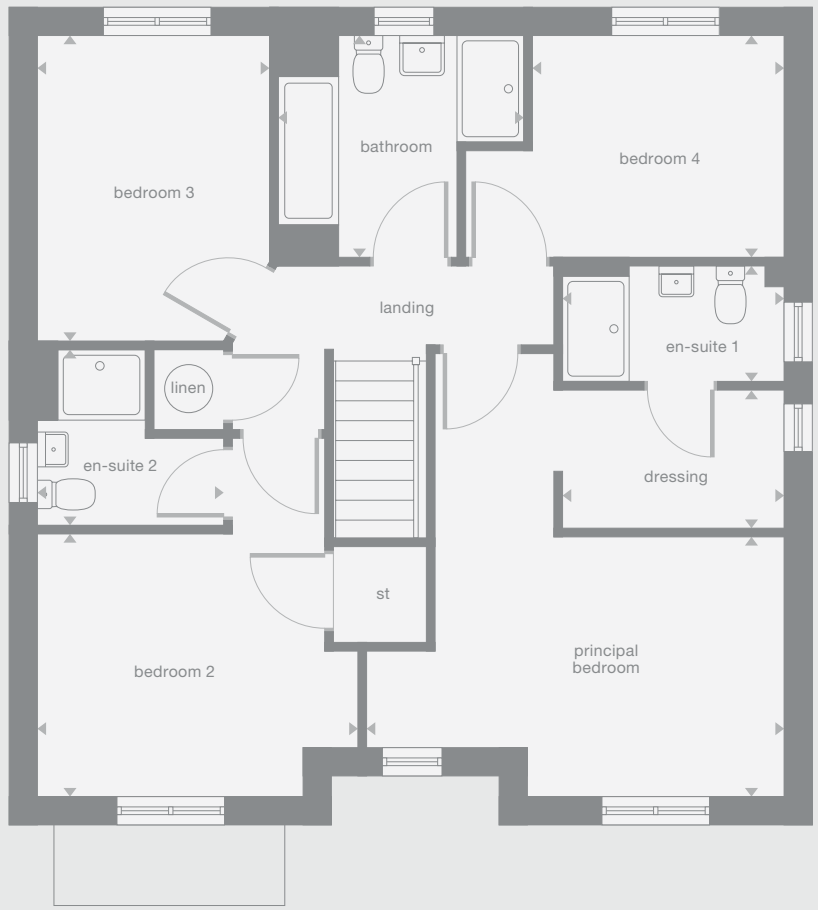
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Ground Floor



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 7'5"

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"

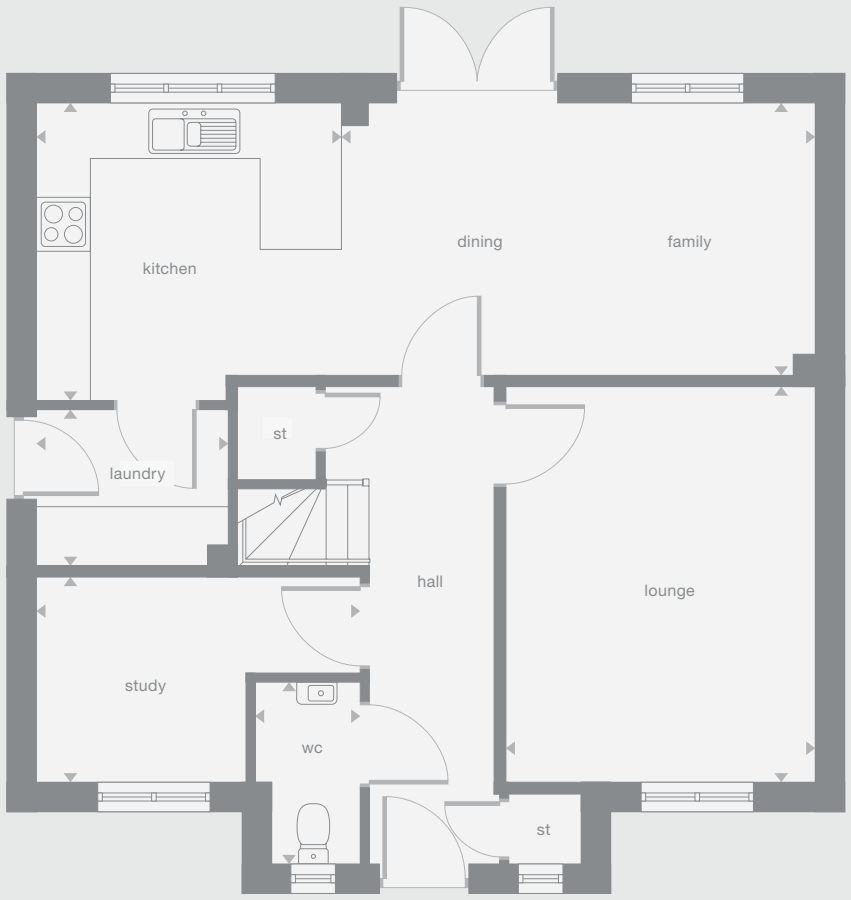
Floor Space

1,447 sq ft

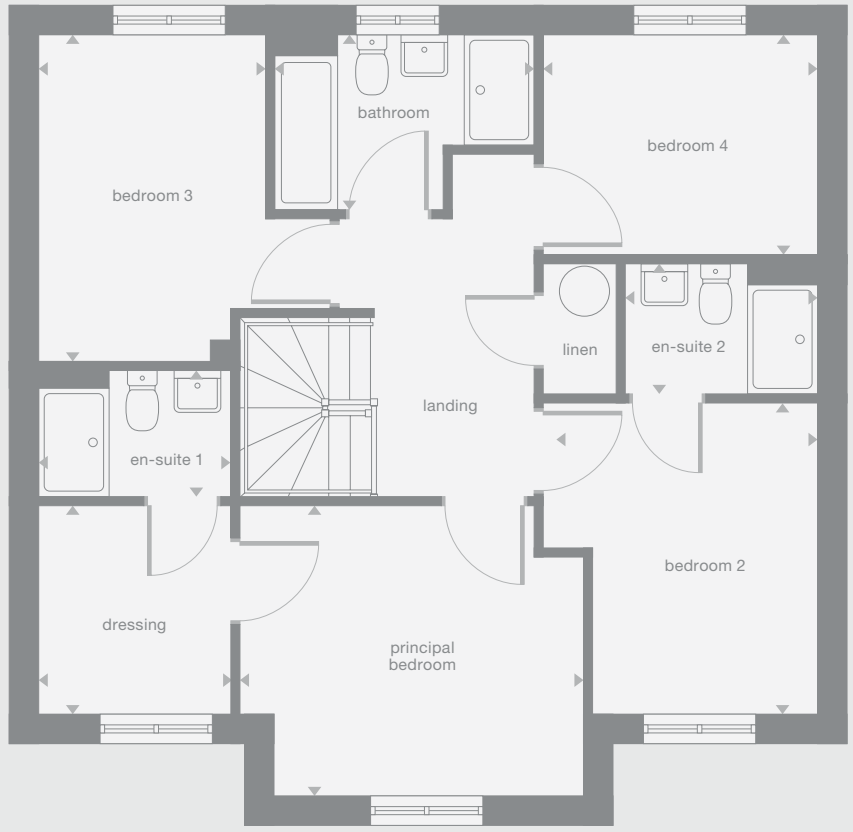
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Ground Floor



First Floor



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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

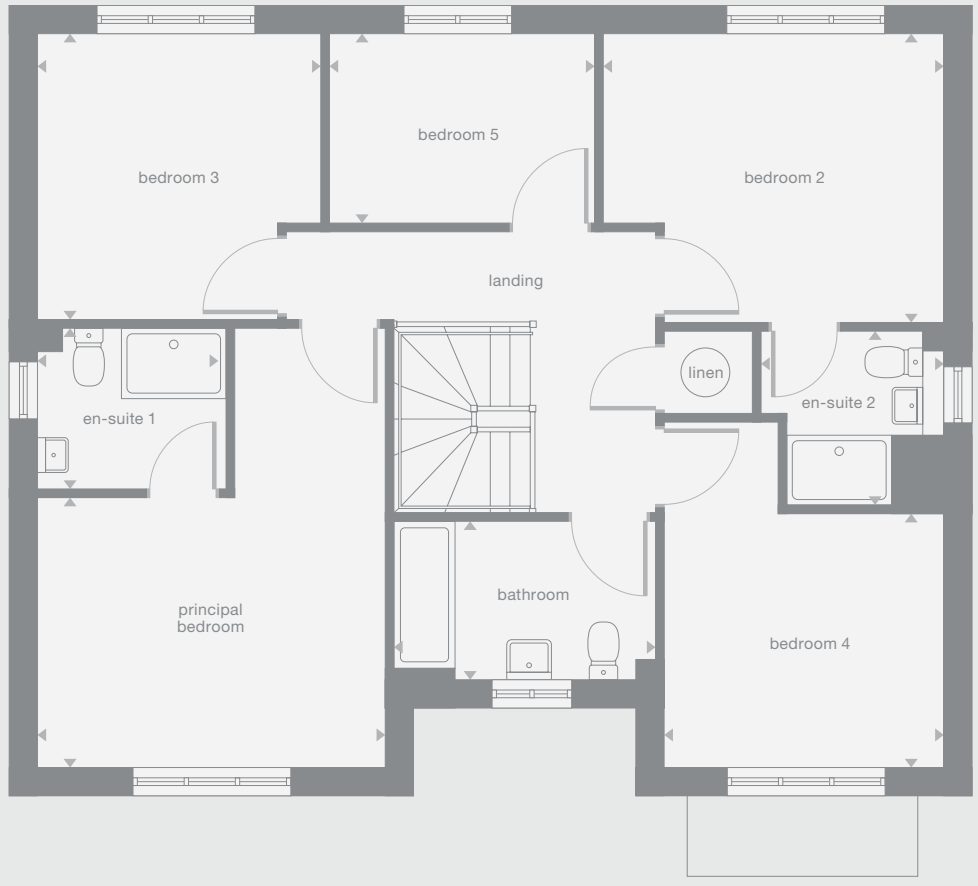
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Ground Floor



First Floor



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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

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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.







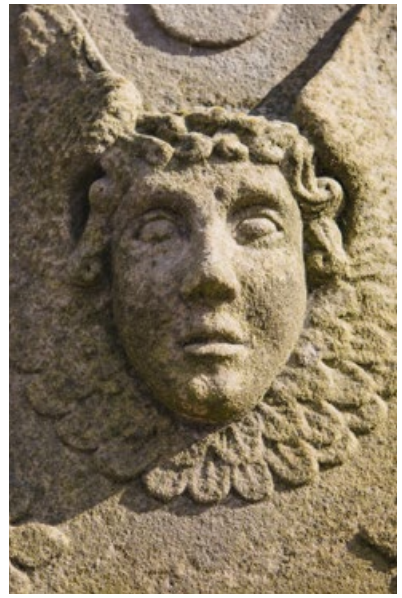




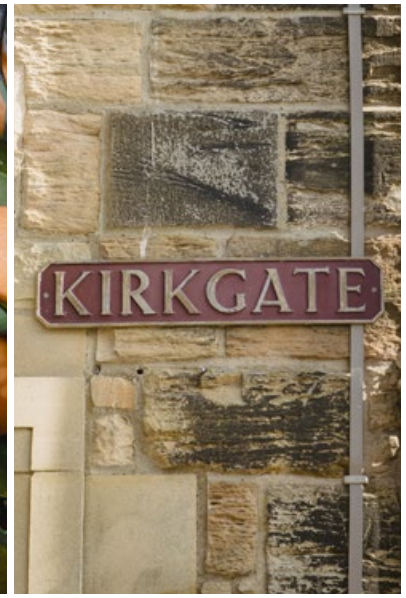


Avonside Wisp is surrounded by fascinating buildings and exceptional outdoor amenities. From the Palace, Loch and 15C St Michael's Church to the wynds and closes leading off the High Street, Linlithgow is full of picturesque history. Half a mile away the Union Canal towpath, a long distance route between Edinburgh and Glasgow, leads past the dramatic Avon Aqueduct and the Falkirk Wheel. Muiravonside Country Park, south of the canal, includes a sculpture trail, play area, woodlands and a demonstration farm. The Avon Lagoon Nature Reserve, popular with wild swimmers, the Manuel Station terminus of the heritage Bo'ness and Kinneil Railway, West Lothian Cycle Circuit and Linlithgow golf club are all in easy reach.

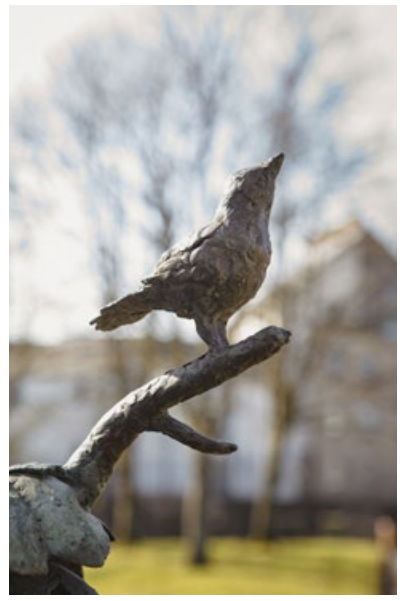


















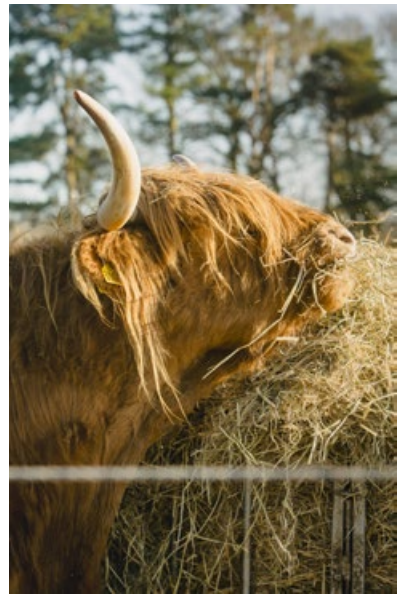






Xcite Leisure Centre, less than two miles away and reachable via the canal towpath, incorporates a 20m pool, splash pool, gym, sauna and sports hall. The village primary school stands in spacious grounds around 400 yards from Avonside Wisp, and most pupils move on to Graeme High School in Falkirk, five miles away. A free school bus for Graeme High leaves from Manuel Terrace, beside the development. Linlithgow Group Medical Practice is a ten-doctor partnership based in purpose built premises in the town centre, and Westport Dental Practice is the nearest of the three dentists in Linlithgow.





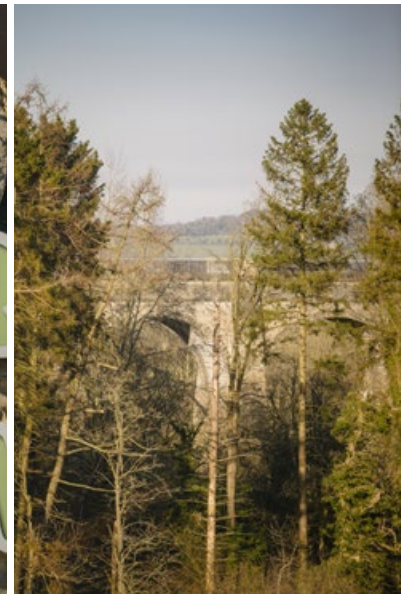








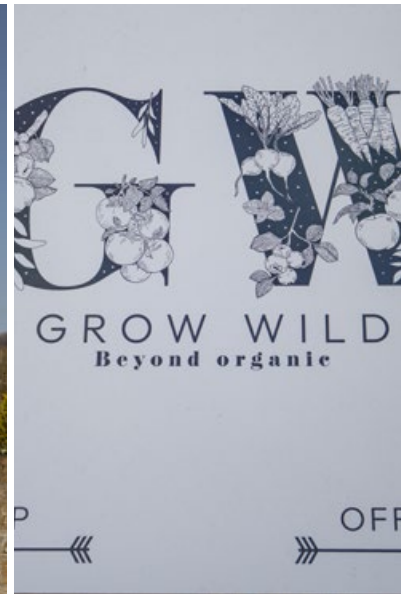






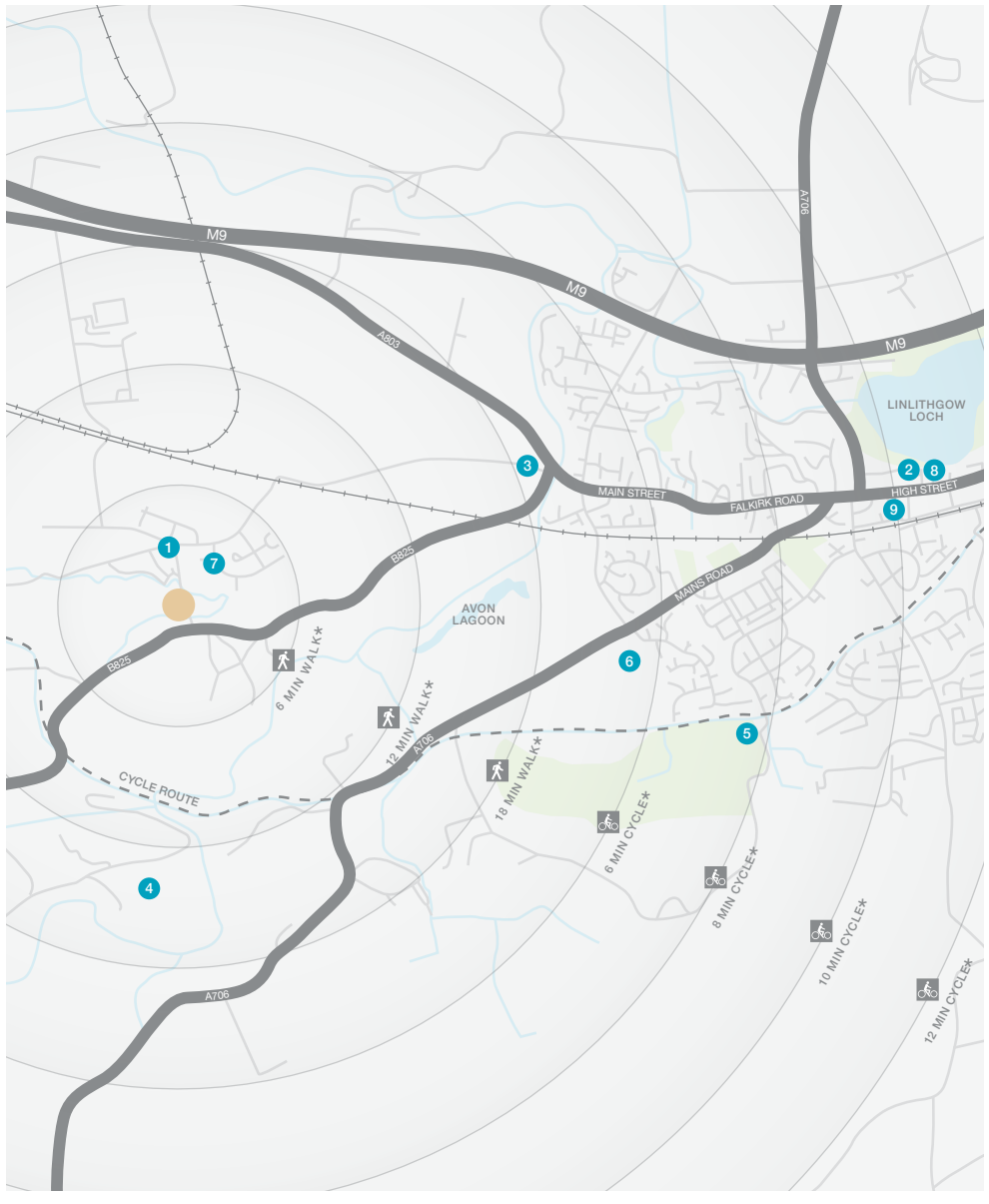






Useful Contacts

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 Whitecross Post Office
Station Road
01506 840 370

2 Dears Pharmacy
286 High Street
01506 670 280

3 The Bridge Inn
Linlithgow Bridge
01506 539 888

4 Muiravonside
Country Park
The Loan
01324 506 770

5 Linlithgow Golf Club
Braehead Terrace
01506 842 585

6 Xcite Leisure Centre
MvGinley Way
01506 237 960

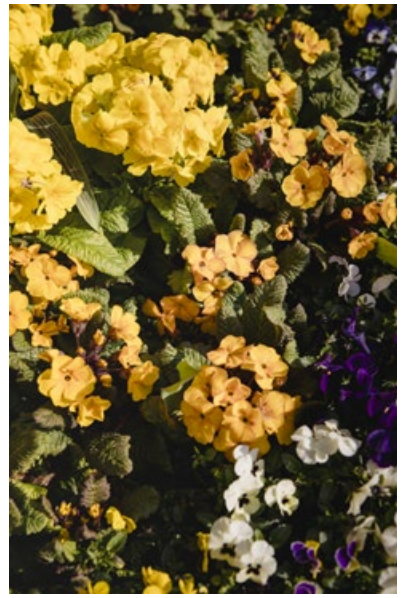
7 Whitecross Primary School
38 Avontoun Crescent
01506 778 400

8 Linlithgow Group
Medical Practice
288 High Street
01506 670 027

9 Westport Dental Practice
261 High Street
10506 842 748

* 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
3.5km = 8 to 14 mins cycle



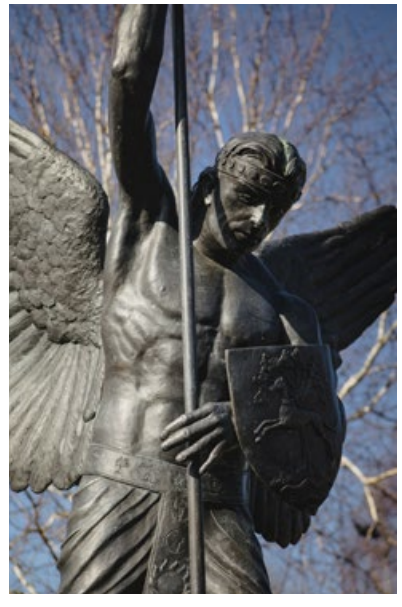
















Contact Us

Development opening times: Please see millerhomes.co.uk or call 0131 608 4930

From Edinburgh
From Gogar Roundabout follow the A8 to Newbridge Roundabout and join the M9 for Linlithgow. Stay on the M9 for seven miles, then leave at junction 3 to join the A803 for Linlithgow. Carry on for three miles, passing through Linlithgow town centre, and at the Bridge Inn turn left to join the B825 for Whitecross. After a mile, turn right into Whitecross and, 200 yards on, Avonside Wisp is on the left.

From Glasgow
Follow the M80, for Stirling, for 18 miles, then at junction 8 join the M876 for Falkirk. At junction 7, join the M9 for Falkirk. Leave the M9 at junction 4 and follow the A803 for Linlithgow. After two miles, immediately after passing the 'Welcome to Linlithgow' sign, turn right at the Bridge Inn, joining the B825 for Whitecross. After a mile, turn right into Whitecross and, 200 yards on, Avonside Wisp is on the left.

Sat Nav
EH49 6LR







NEW HOMES QUALITY CODE

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®

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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