



MILLERHILL GRANGE



GREAT LOCATION BEAUTIFUL HOMES



MACTAGGART
& MICKEL

HOMES

Find out more about Mactaggart and Mickel's
luxury family homes in Millerhill.





Following the outstanding success and popularity of our previous developments at Millerhill, the exciting new phase features a range of 3, 4 and 5 bedroom, energy efficient new homes, finished to the highest standards of design and specification.

MILLERHILL GRANGE • ON YOUR DOORSTEP...

Ideally situated on the outskirts of Edinburgh, close to the city by-pass, Shawfair railway station and the convenient Park and Ride bus service, Millerhill is the ideal place to enjoy life in a tranquil setting within easy reach of the city. A stunning new Primary School and Community Hub opened in April 2022. The primary school, with its play areas and state-of-the-art facilities, also features an Early Learning and Childcare Centre nearby.

The new Community Hub is an airy, welcoming centre which hosts a library and the leisure centre, where there are facilities to use computers, book meeting rooms or simply visit the café for a coffee and snack.

A new play area opposite the Community Hub and Primary School, offers a lovely outdoor space for kids to enjoy. The Centre also has extensive parking and sits amidst views of rolling countryside.

Looking ahead, a new Secondary School is scheduled for completion in the near future, in addition to a new Swimming Pool. While the surrounding area features landscaped parks and even a community forest.



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MACTAGGART & MICKEL

MILLERHILL GRANGE

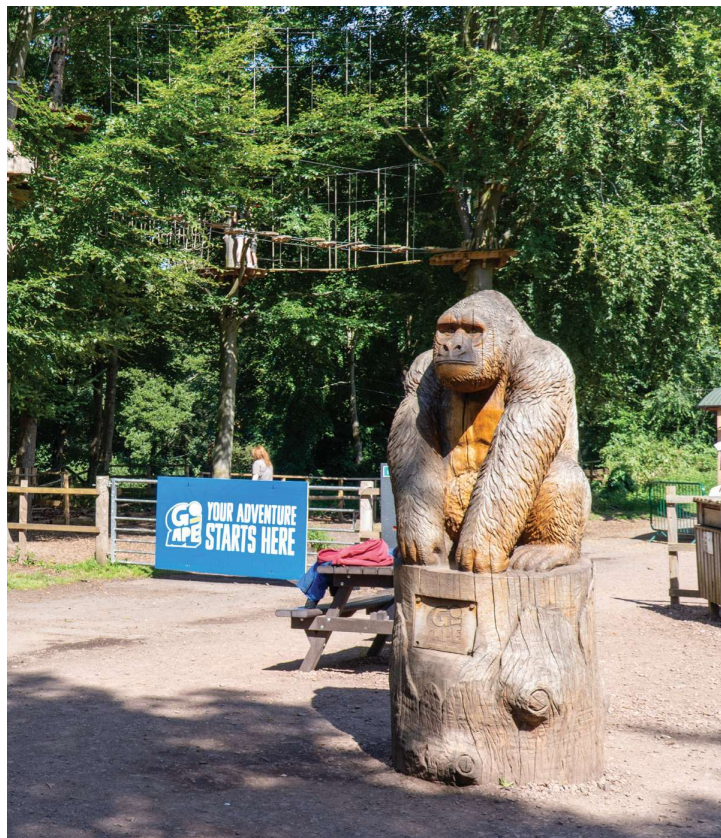




DAYS OUT AND ABOUT

One of Millerhill's great attractions is the surrounding countryside and the broad variety of nearby outdoor activities. Less than 3 miles away is Musselburgh beach and harbour, a scenic and peaceful place for a morning or evening stroll. 3 miles in the opposite direction is Dalkeith Country Park, which is home to a vast network of woodland trails, Go Ape, Fort Douglas Adventure Playground, and farmers' markets. There's also the Restoration Yard, where you'll find The Kitchen at Restoration Yard restaurant serving local produce, a coffee bar and a shop to spoil yourself with clothes, beauty and wellness products. With 1000 acres of green space to explore there is something for all the family to enjoy.





SPORT & FITNESS

There's an array of sport and fitness facilities nearby such as Melville Golf Centre, Newbattle Golf Club, Dalkeith Rugby Club, The Equestrian Centre, Portobello Sailing & Kayaking Club, Hillend Snowsports Centre and David Lloyd Club in Shawfair where you'll have access to swimming pools, gym and spa, tennis courts... there's even a kids club and creche for the little ones too.



TRANSPORT

Public transport and access to main road networks are second to none at Millerhill. The number 33 bus runs through the village, providing easy access to the local hospital and Edinburgh City Centre. Trains from Shawfair are within walking distance and the journey time to the City Centre is around 15 minutes. Meanwhile the A1 and Edinburgh City bypass are just 5 minutes away by car.



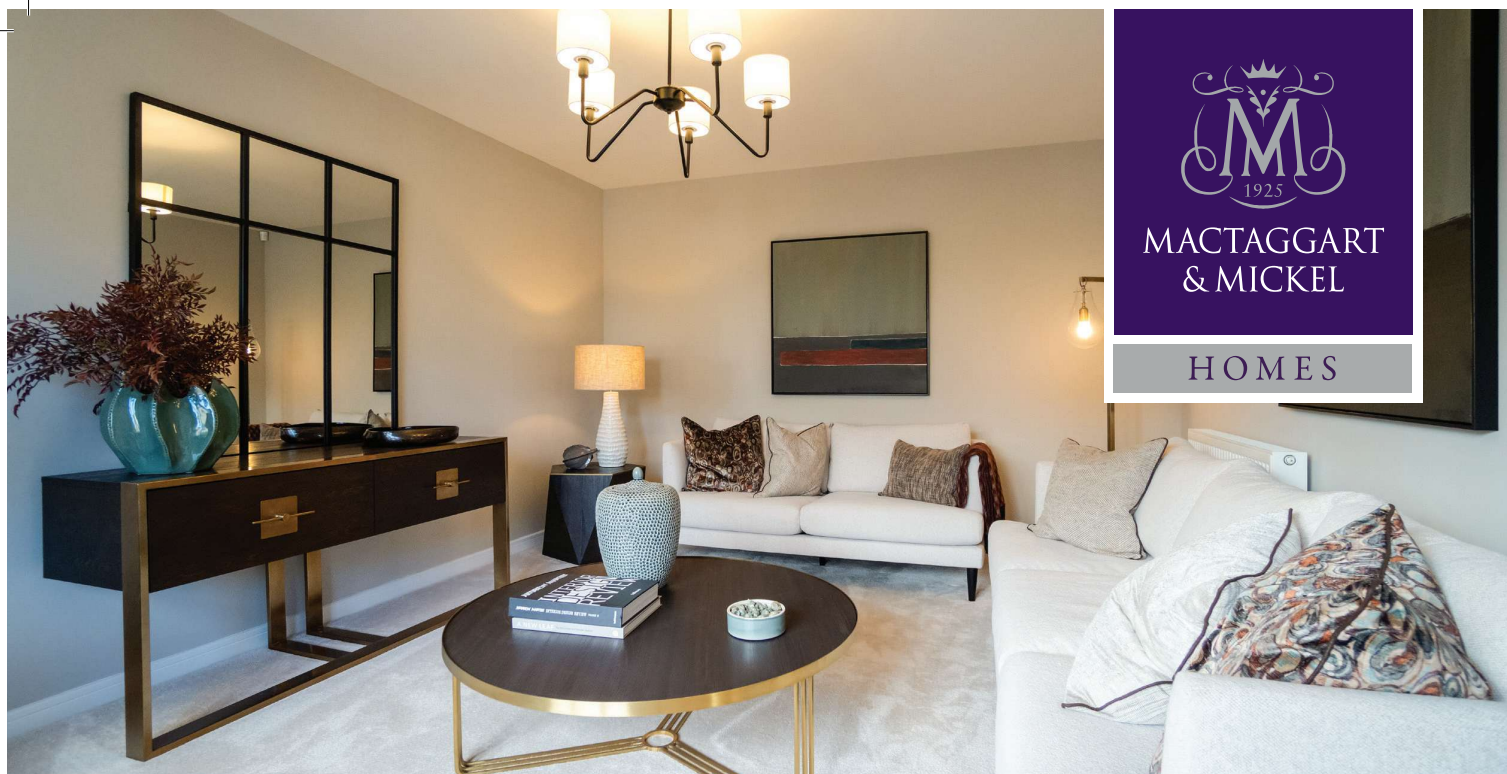
SHOPPING, DINING, RECREATION

Being so close to Edinburgh city centre, there's a variety of shopping experiences to choose from and while you're out, there's no shortage of excellent cafés, bars and restaurants to grab a beverage or something to eat.

Only 5 minutes from Millerhill you have the luxury of Fort Kinnaird Retail Park, home to your favourite high street brands, designer wear, home wear and sports shops. Why not make a day of it and, after a bit of retail therapy, enjoy a film at the Odeon cinema followed by a bite to eat or a coffee at a selection of cafes and restaurants. Other convenient shops nearby include B&Q, IKEA and Dobbies Garden Centre.

There's no shortage of supermarkets either. When it comes to the weekly shop you're spoiled for choice, all major supermarkets can be found within a 15 minute drive of Millerhill, and for your convenience there is a Co-Op in the neighbouring village of Danderhall.

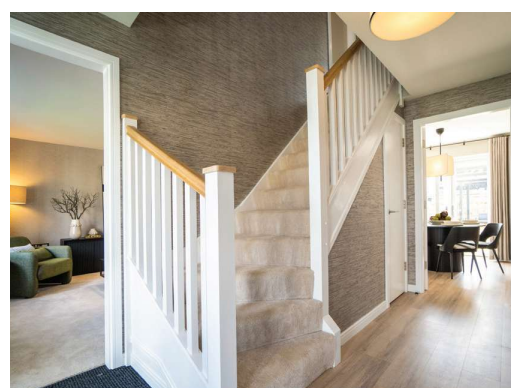
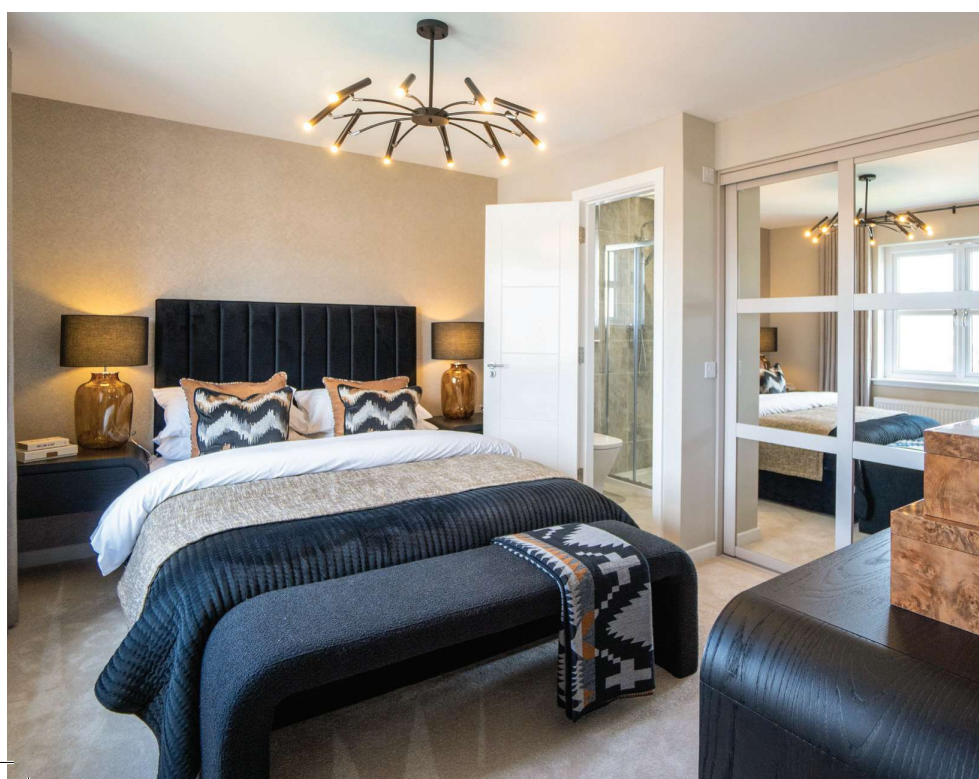




QUALITY SERVICE & AFTERSALES

Buying with us means you can rest assured you are making the right decision when it comes to making one of life's biggest purchases. Over the years, our reputation for delivering outstanding homes, customer care and services has been substantiated by numerous industry awards and accolades, including prestigious HBF 5 star rating for 10 consecutive years.

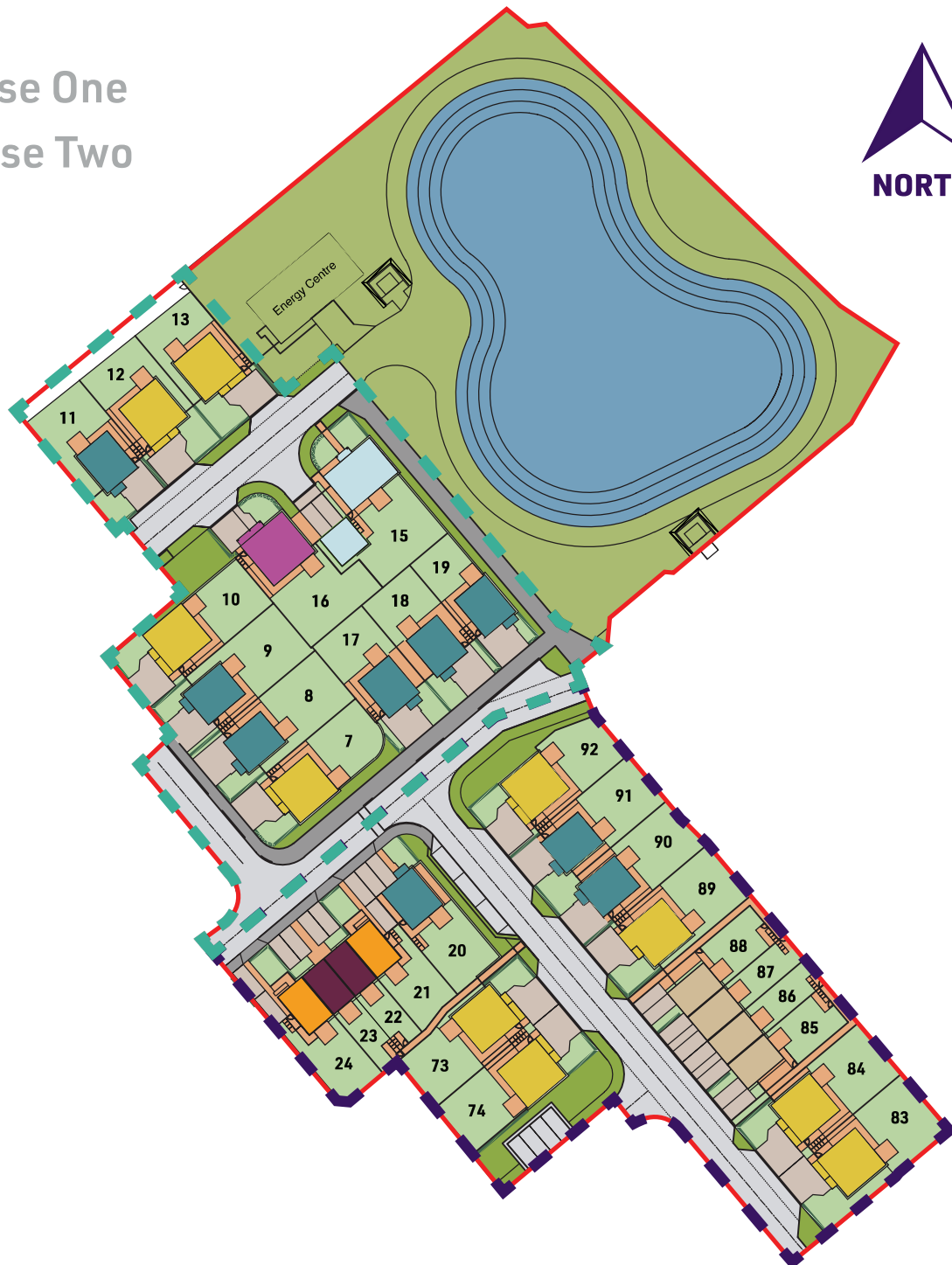
You will have a dedicated Sales Consultant as your One Point Contact throughout your home buying process, from pre-reservation up to your entry date so that your move-in day will go as smoothly as possible.



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Phase One

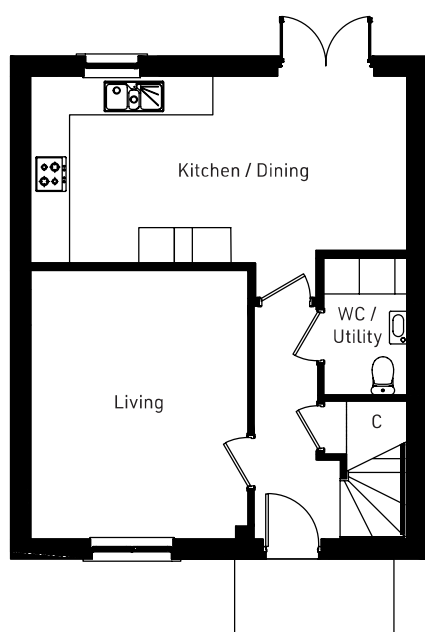
Phase Two



	Lasdun 3 bedroom		Bateman 3 bedroom		Edis 4 bedroom
	Douglas 4 bedroom		Rowntree 5 bedroom		Bruce 4 bedroom
					Imrie 5 bedroom

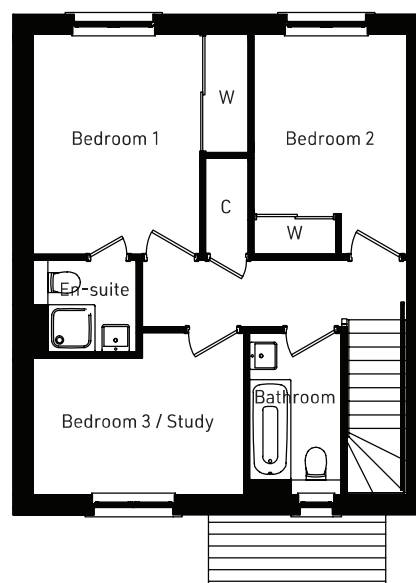


BATEMAN 3 bedroom detached



Ground Floor

Room	Metric	Imperial
Living	3658 x 4520mm	12'0" x 14'10"
Kitchen/Dining	6330 x 3148mm	20'9" x 10'4"
WC/Utility	1400 x 2308mm	4'7" x 7'7"



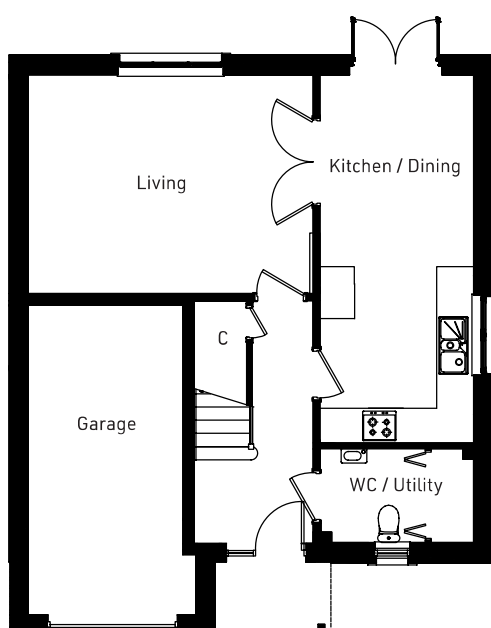
First Floor

Room	Metric	Imperial
Bedroom 1	2823 x 3725mm	9'3" x 12'3"
En-suite	1750 x 1550mm	5'9" x 5'1"
Bedroom 2	2591 x 3725mm	8'6" x 12'3"
Bedroom 3 / Study	3565 x 2318mm	11'8" x 7'7"
Bathroom	1550 x 2745mm	5'1" x 9'0"

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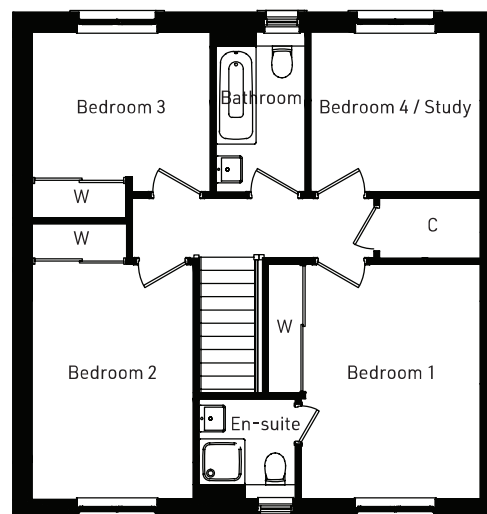


DOUGLAS 4 bedroom detached



Ground Floor

Room	Metric	Imperial
Living	4982 x 3795mm	16'4" x 12'5"
Kitchen/Dining	2685 x 6385mm	8'10" x 20'11"
WC	2685 x 1627mm	8'10" x 5'4"



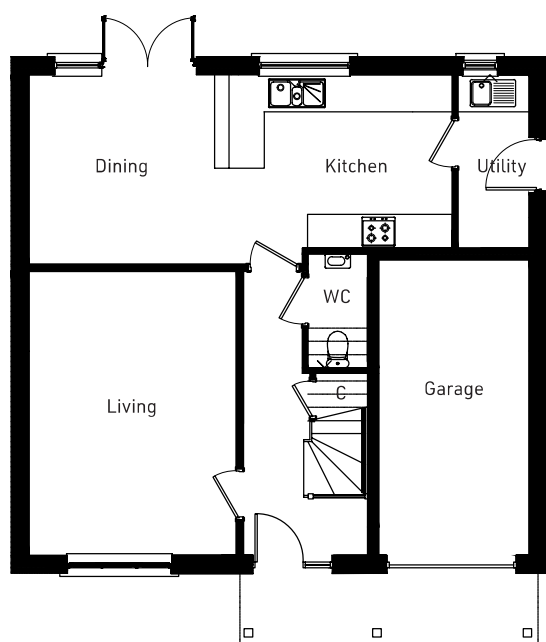
First Floor

Room	Metric	Imperial
Bedroom 1	3035 x 4090mm	9'11" x 13'5"
En-suite	1675 x 1750mm	5'6" x 5'9"
Bedroom 2	2802 x 4090mm	9'2" x 13'5"
Bedroom 3	3096 x 2790mm	10'2" x 9'2"
Bedroom 4/Study	2946 x 2790mm	9'8" x 9'2"
Bathroom	1550 x 2790mm	5'1" x 9'2"

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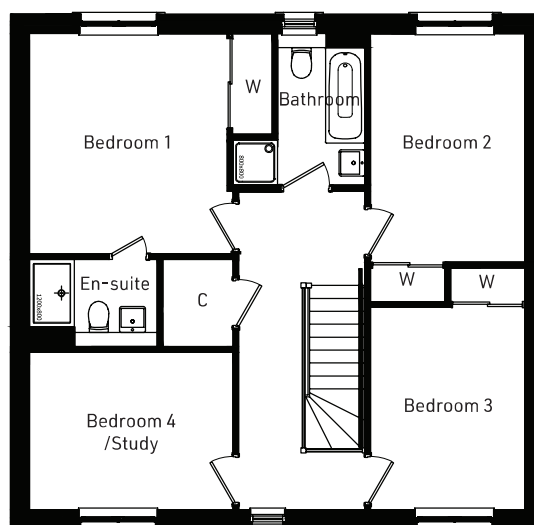


BRUCE 4 bedroom detached



Ground Floor

Room	Metric	Imperial
Living	3650 x 5005mm	12'0" x 16'5"
Kitchen/Dining	7455 x 3337mm	24'6" x 10'11"
Utility	1250 x 3058mm	4'1" x 10'0"
WC	1050 x 2004mm	3'5" x 6'7"



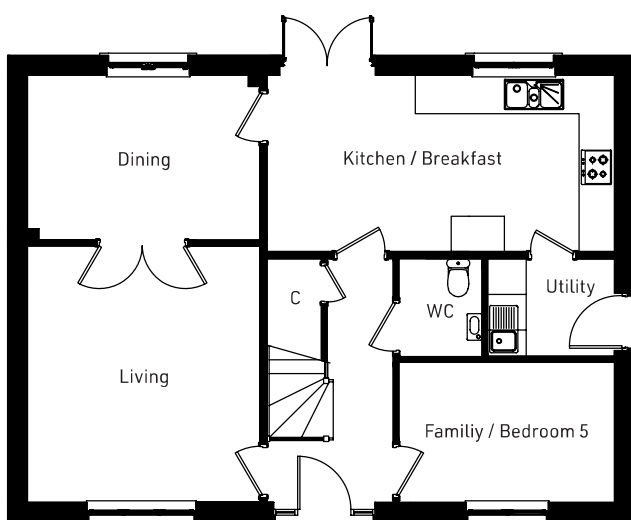
First Floor

Room	Metric	Imperial
Bedroom 1	3512 x 3920mm	11'6" x 12'10"
En-suite	2270 x 1550mm	7'5" x 5'1"
Bedroom 2	2743 x 4070mm	9'0" x 13'4"
Bedroom 3	2743 x 3597mm	9'0" x 11'10"
Bedroom 4/Study	3617 x 2797mm	11'10" x 9'2"
Bathroom	2705 x 1550mm	8'10" x 5'1"

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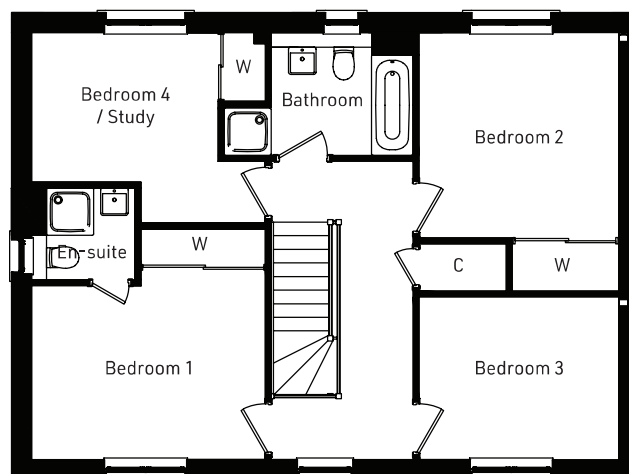


IMRIE 5 bedroom detached with detached garage



Ground Floor

Room	Metric	Imperial
Living	3929 x 4343mm	12'11" x 14'3"
Dining	3929 x 2787mm	12'11" x 9'2"
Kitchen/Breakfast	5876 x 2984mm	19'3" x 9'9"
Utility	2143 x 1650mm	7'0" x 5'5"
WC	1400 x 1650mm	4'7" x 5'5"
Family/Bedroom 5	3643 x 2371mm	11'11" x 7'9"



First Floor

Room	Metric	Imperial
Bedroom 1	3954 x 2945mm	13'0" x 9'8"
En-Suite	1750 x 1550mm	5'9" x 5'1"
Bedroom 2	3376 x 3475mm	11'1" x 11'5"
Bedroom 3	3376 x 2755mm	11'1" x 9'0"
Bedroom 4/Study	3154 x 2535mm	10'4" x 8'4"
Bathroom	2400 x 2080mm	7'10" x 6'10"

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PHASE ONE SPECIFICATION

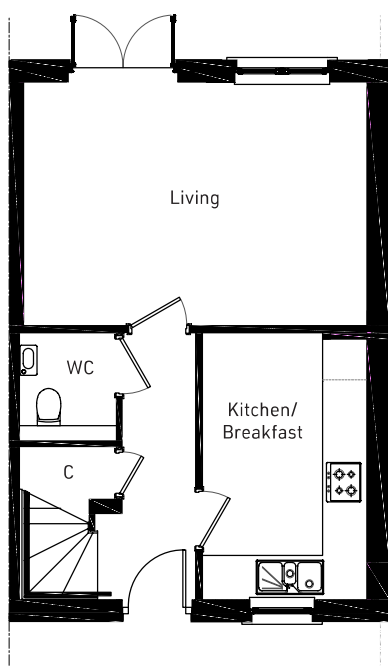
	BATEMAN	DOUGLAS	BRUCE	IMRIE
EXTERNALS				
External light to front of property.	✓	✓	✓	✓
External rear or side door light.	✓	✓	✓	✓
Planting, boundary and landscaping treatments to gardens as per drawings.	✓	✓	✓	✓
Turfed rear garden.	✓	✓	✓	✓
Fully reversible double-glazed windows with white ironmongery handles.	✓	✓	✓	✓
Exterior front door with multi-point locking security feature.	✓	✓	✓	✓
Black guttering and downpipes.	✓	✓	✓	✓
Water tap - please see layouts for position.	✓	✓	✓	✓
GENERAL INTERNAL				
White matt emulsion to all walls and ceilings and white gloss to all woodwork.	✓	✓	✓	✓
White ladder style internal doors with satin ironmongery handles and door stops.	✓	✓	✓	✓
Timber staircase with white gloss finish, Oak finish handrails and newel cap.	✓	✓	✓	✓
Pendant lighting throughout, with downlighters to bathrooms where shown on layouts, and low energy bulbs to all light points.	✓	✓	✓	✓
GREEN FEATURES				
Air source or ground source heat pump depending on plot.	✓	✓	✓	✓
Provisions for E/V car charging point on plots with driveways / garages.	✓	✓	✓	✓
Energy Efficiency Rating - All homes either Band A or B. Please ask your Sales Consultant for details of your specific plot.				
KITCHEN				
Units and worktops as per kitchen layout drawings.	✓	✓	✓	✓
LED under unit lighting as per kitchen layout drawings.	✓	✓	✓	✓
Laminate finish worktop and upstand.	✓	✓	✓	✓
Glass splashback to rear of hob.	✓	✓	✓	✓
Stainless steel one and a half bowl sink with matching tap.	✓	✓	✓	✓
Integrated single oven.	✓	✓	✓	✓
4-zone induction hob.	✓	✓	✓	✓
Recirculating integrated extract hood.	✓	✓	✓	✓
Integrated fridge / freezer.	✓	✓	✓	✓
Washing machine.				
Integrated dishwasher.	✓	✓	✓	✓
Extract fan.	✓	✓	✓	✓
UTILITY				
Units and/or worktop as per kitchen layout drawings.		✓	✓	✓
Stainless steel single bowl sink with matching tap.		✓	✓	✓
Extract fan.		✓	✓	✓
ELECTRICALS				
Doorbell push and sounder.	✓	✓	✓	✓
Room thermostats - see layouts for positions.	✓	✓	✓	✓
Grid Multigang to living room with TV, data point, BT point and double electrical sockets - please refer to house type layouts for location.	✓	✓	✓	✓
Consumer Unit, BT master point, data point and provision for fibre optic connection - please refer to the house type layouts for location.	✓	✓	✓	✓

Sockets, switches, smoke detectors, heat sensors and carbon monoxide and dioxide detectors - please refer to the house type layout for locations.	✓	✓	✓	✓
WC				
Ceramic wall tiles to half-height.	✓	✓	✓	✓
Close-coupled toilet with standard close seat.	✓	✓	✓	✓
Sink and vanity with mixer tap and tiled splashback.	✓	✓	✓	✓
Extract fan.	✓	✓	✓	✓
Downlights.	✓	✓	✓	✓
BATHROOM				
Floorstanding toilet with standard close seat.	✓	✓	✓	✓
Wall hung basin with mixer tap.	✓	✓	✓	✓
Bath with panel.	✓	✓	✓	✓
White ladder style towel rails.	✓	✓	✓	✓
Thermostatic bath/shower mixer handset, fitted at low level with half height cermaic tiling around bath and half height behind wash hand basin and toilet.	✓	✓	✓	✓
Thermostatic bath/shower mixer shower kit, fitted at high level with full height cermaic tiling around bath and half height behind wash hand basin and toilet.				
Seperate thermostatic shower and enclosure with pivot or sliding door.			✓	✓
EN-SUITE 1				
Floorstanding toilet with standard close seat.	✓	✓	✓	✓
Wall hung basin with mixer tap.	✓	✓	✓	✓
Chrome ladder style towel rails.	✓	✓	✓	✓
Thermostatic shower and enclosure with sliding door.	✓	✓	✓	✓
Ceramic wall tiles to half-height behind toilet and basin. Full-height tiling to shower enclosure.	✓	✓	✓	✓
Extract fan.	✓	✓	✓	✓
WARDROBES				
Wardrobe with sliding doors, shelf and hanging rail to bedroom one.	✓	✓	✓	✓
Wardrobe with sliding doors, shelf and hanging rail to bedroom two.	✓	✓	✓	✓
Wardrobe with sliding doors, shelf and hanging rail to bedroom three.		✓	✓	✓
Wardrobe with sliding doors, shelf and hanging rail to bedroom four.				
GARAGE				
Integral garage with retractable door.		✓	✓	
Detached garage with retractable door.				✓
Double electric socket.		✓	✓	✓
Light point to ceiling and light switch.		✓	✓	✓

This specification is for general information only. This does not form part of any contract. Mactaggart & Mickel reserve the right to amend or vary the layout or specification without prior notice. Please contact our Sales Consultant for further details. Computer generated images are shot from an imaginary viewpoint within an open space and are for reference only. The illustrations shown are of a typical Mactaggart & Mickel home of this type, but there are however variances from site to site. External finishes and landscaping may vary throughout the development. Properties may also be built handed (mirror image). Please ask a Sales Consultant for further details. Floor plans show the typical layout of this house type. For exact dimensions and floor plan differences speak to a Sales Consultant. All dimensions are approximate and are not shown to scale.

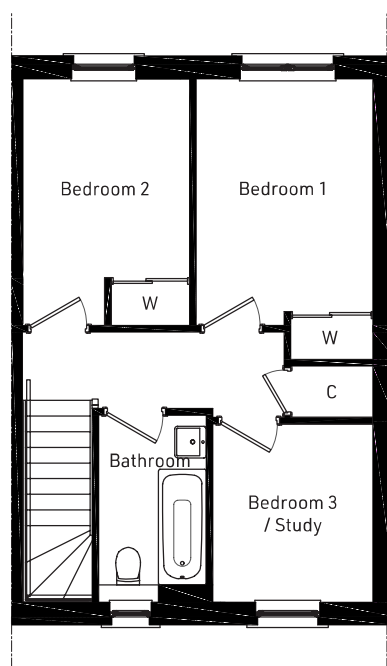


LASDUN 3 bedroom mid/end terrace



Ground Floor

Room	Metric	Imperial
Living	5083 x 3604mm	16'8" x 11'10"
Kitchen/Breakfast	2435 x 3951mm	7'12" x 12'12"
WC	1425 x 1590mm	4'8" x 5'3"



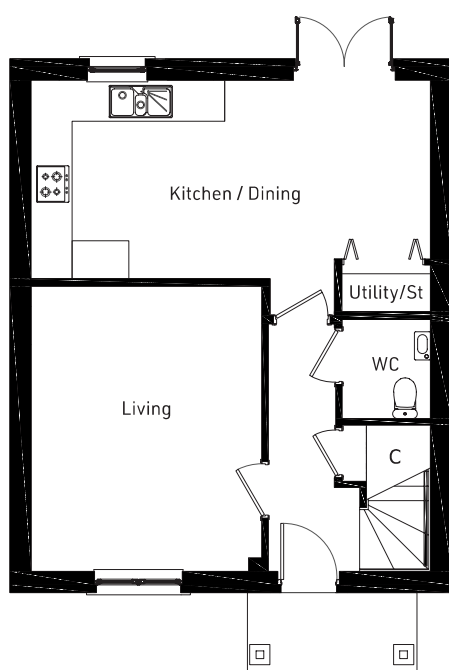
First Floor

Room	Metric	Imperial
Bedroom 1	2595 x 3417mm	8'6" x 11'3"
Bedroom 2	2446 x 3617mm	8'0" x 11'10"
Bedroom 3/Study	2350 x 2613mm	7'9" x 8'7"
Bathroom	1575 x 2745mm	5'2" x 9'0"

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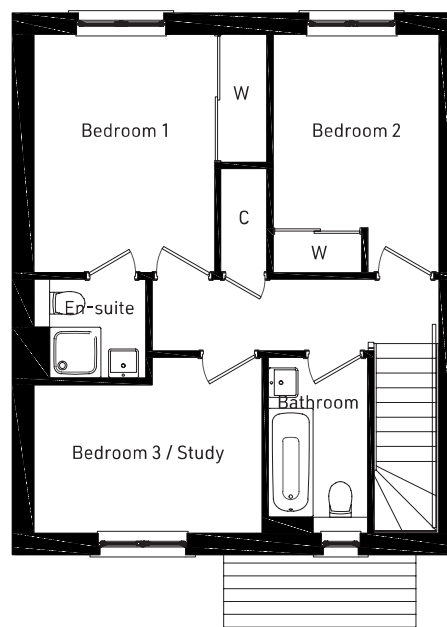


BATEMAN 3 bedroom detached



Ground Floor

Room	Metric	Imperial
Living	3658 x 4520mm	12'0" x 14'10"
Kitchen/Dining	6330 x 3148mm	20'9" x 10'4"
WC	1400 x 1574mm	4'7" x 5'2"



First Floor

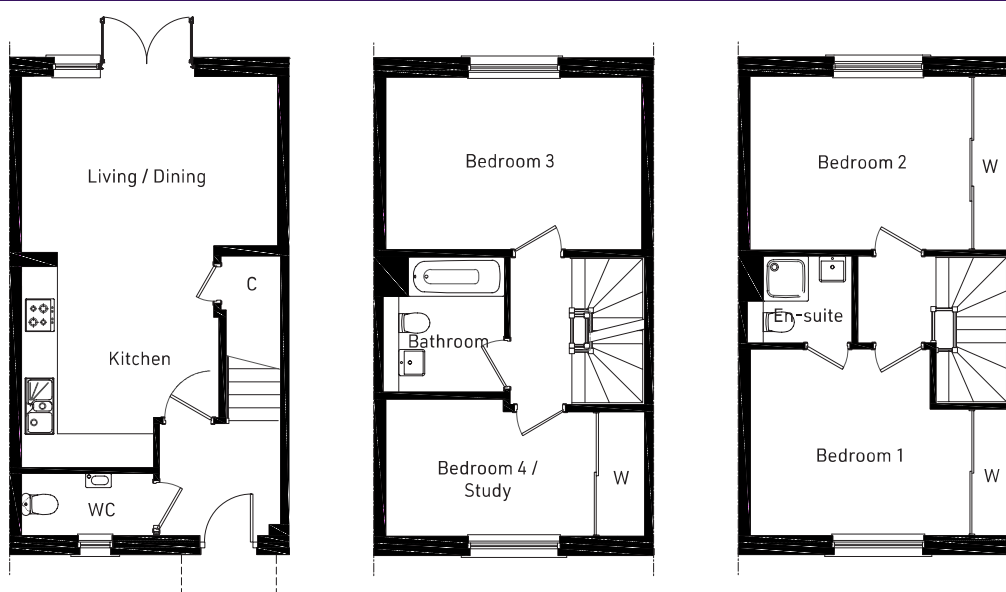
Room	Metric	Imperial
Bedroom 1	2823 x 3725mm	9'3" x 12'3"
En-suite	1750 x 1550mm	5'9" x 5'1"
Bedroom 2	2591 x 3028mm	8'6" x 9'11"
Bedroom 3/Study	3565 x 2318mm	11'8" x 7'7"
Bathroom	1550 x 2745mm	5'1" x 9'0"

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Total floor area 1200 sq.ft.

EDIS 4 bedroom terraced townhouse



Ground Floor

Room	Metric	Imperial
Dining/Living/		
Kitchen	4525 x 6930mm	14'10" x 22'9"
WC	2332 x 1100mm	7'8" x 3'7"

Second Floor

Room	Metric	Imperial
Bedroom 1	3868 x 3302mm	12'8" x 10'10"
En-suite	1854 x 1545mm	6'1" x 5'1"
Bedroom 2	3868 x 3083mm	12'8" x 10'1"

First Floor

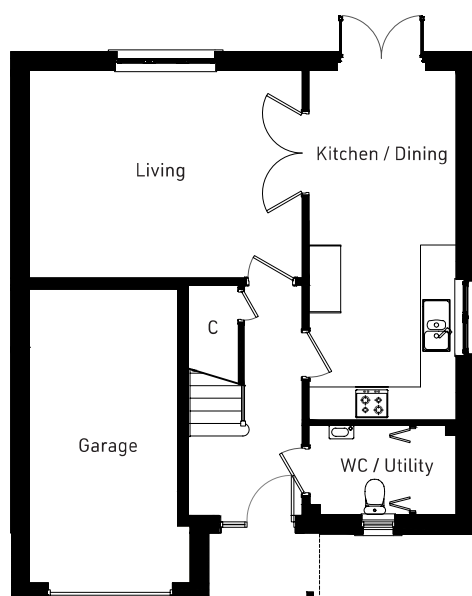
Room	Metric	Imperial
Bedroom 3	4525 x 3058mm	14'10" x 10'0"
Bathroom	2148 x 2395mm	7'1" x 7'10"
Bedroom 4/Study	3690 x 2428mm	12'1" x 8'0"

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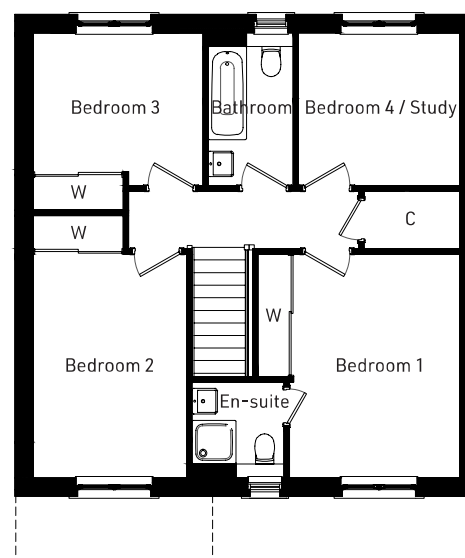
Total floor area 1228 sq.ft.

DOUGLAS 4 bedroom detached



Ground Floor

Room	Metric	Imperial
Living	4982 x 3795mm	16'4" x 12'5"
Kitchen/Dining	2685 x 6385mm	8'10" x 20'11"
WC/Utility	2685 x 1627mm	8'10" x 5'4"



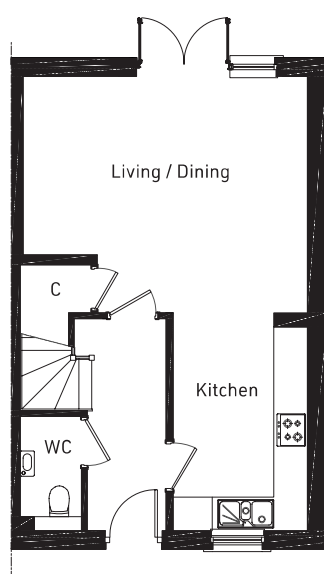
First Floor

Room	Metric	Imperial
Bedroom 1	3035 x 4090mm	9'11" x 13'5"
En-suite	1675 x 1750mm	5'6" x 5'9"
Bedroom 2	2802 x 4090mm	9'2" x 13'5"
Bedroom 3	3096 x 2790mm	10'2" x 9'2"
Bedroom 4/Study	2946 x 2790mm	9'8" x 9'2"
Bathroom	1550 x 2790mm	5'1" x 9'2"

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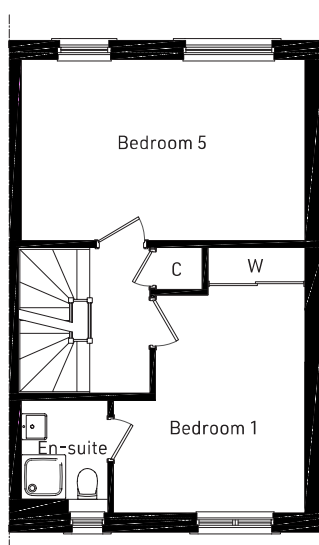


ROWNTREE 5 bedroom terraced townhouse



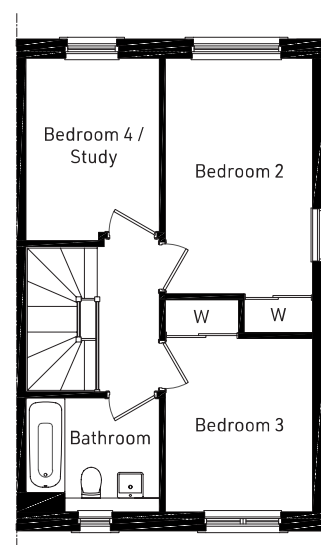
Ground Floor

Room	Metric	Imperial
Dining/Living/ kitchen	5083 x 8130mm	16'8" x 26'8"
WC	1095 x 2047mm	3'7" x 6'9"



First Floor

Room	Metric	Imperial
Bedroom 1	3430 x 4058mm	11'3" x 13'4"
En-suite	1555 x 2022mm	5'1" x 6'8"
Bedroom 5	5083 x 3247mm	16'8" x 10'8"



Second Floor

Room	Metric	Imperial
Bedroom 2	2643 x 4226mm	8'8" x 13'10"
Bedroom 3	2643 x 3110mm	8'8" x 10'2"
Bedroom 4/Study	2398 x 3272mm	7'10" x 10'9"
Bathroom	2398 x 2047mm	7'10" x 6'9"

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PHASE TWO SPECIFICATION

	LASDUN	BATEMAN	DOUGLAS	EDIS	ROWNTREE
EXTERNALS					
External light to front of property.	✓	✓	✓	✓	✓
External rear or side door light.	✓	✓	✓	✓	✓
Planting, boundary and landscaping treatments to gardens as per drawings.	✓	✓	✓	✓	✓
Turfed rear garden.	✓	✓	✓	✓	✓
Fully reversible double-glazed windows with white ironmongery handles.	✓	✓	✓	✓	✓
Exterior front door with multi-point locking security feature.	✓	✓	✓	✓	✓
Black guttering and downpipes.	✓	✓	✓	✓	✓
Water tap - please see layouts for position.	✓	✓	✓	✓	✓
GENERAL INTERNAL					
White matt emulsion to all walls and ceilings and white gloss to all woodwork.	✓	✓	✓	✓	✓
White ladder style internal doors with satin ironmongery handles and door stops.	✓	✓	✓	✓	✓
Timber staircase with white gloss finish, Oak finish handrails and newel cap.	✓	✓	✓	✓	✓
Pendant lighting throughout, with downlighters to kitchen & bathrooms where shown on layouts, and low energy bulbs to all light points.	✓	✓	✓	✓	✓
GREEN FEATURES					
Full air source or heat system.	✓	✓	✓	✓	✓
Provisions for E/V car charging point on plots with driveways / garages.	✓	✓	✓	✓	✓
Energy Efficiency Rating - All homes either A or B. Please ask your Sales Consultant for details of your specific plot.					
KITCHEN					
Downlights as per kitchen layout drawings.	✓	✓	✓	✓	✓
Units and worktops as per kitchen layout drawings.	✓	✓	✓	✓	✓
LED under unit lighting as per kitchen layout drawings.	✓	✓	✓	✓	✓
Laminate finish worktop and upstand.	✓	✓	✓	✓	✓
Glass splashback to rear of hob.	✓	✓	✓	✓	✓
Stainless steel one and a half bowl sink with matching tap.	✓	✓	✓	✓	✓
Integrated single oven.	✓	✓	✓	✓	✓
4-zone induction hob.	✓	✓	✓	✓	✓
Recirculating integrated extract hood.	✓	✓	✓	✓	✓
Integrated fridge / freezer.	✓	✓	✓	✓	✓
Washing machine.	✓	✓	✓	✓	✓
Integrated dishwasher.	✓	✓	✓	✓	✓
Extract fan.	✓	✓	✓	✓	✓
UTILITY					
Units and/or worktop as per kitchen layout drawings.		✓	✓	✓	
Stainless steel single bowl sink with matching tap.		✓	✓	✓	
Extract fan.		✓	✓	✓	
ELECTRICALS					
Doorbell push and sounder.	✓	✓	✓	✓	✓
Room thermostats - see layouts for positions.	✓	✓	✓	✓	✓
Sockets with USB capacities refer to house type layouts for locations.	✓	✓	✓	✓	✓
TV point to living/family room.	✓	✓	✓	✓	✓
RJ45 sockets, with CAT 6 hard wired connectivity, refer to housetype layout for locations.	✓	✓	✓	✓	✓

Sockets, switches, smoke detectors, heat sensors and carbon dioxide detectors - please refer to the house type layout for locations.	✓	✓	✓	✓	✓
WC					
Downlights.	✓	✓	✓	✓	✓
Ceramic wall tiles to half-height.	✓	✓	✓	✓	✓
Close-coupled toilet with standard close seat.	✓	✓	✓	✓	✓
Sink and vanity with mixer tap and tiled splashback.	✓	✓	✓	✓	✓
Extract fan.	✓	✓	✓	✓	✓
BATHROOM					
Downlights.	✓	✓	✓	✓	✓
Floorstanding toilet with standard close seat.	✓	✓	✓	✓	✓
Wall hung basin with mixer tap.	✓	✓	✓	✓	✓
Bath with panel.	✓	✓	✓	✓	✓
White ladder style towel rails.	✓	✓	✓	✓	✓
Thermostatic bath/shower mixer handset, fitted at low level with half height cermaic tiling around bath and half height behind wash hand basin and toilet.	✓	✓	✓		
Thermostatic bath/shower mixer shower kit, fitted at high level with full height cermaic tiling around bath and half height behind wash hand basin and toilet.				✓	✓
Seperate thermostatic shower and enclosure with pivot or sliding door.					
EN-SUITE 1					
Downlights.		✓	✓	✓	✓
Floorstanding toilet with standard close seat.		✓	✓	✓	✓
Wall hung basin with mixer tap.		✓	✓	✓	✓
Chrome ladder style towel rails.		✓	✓	✓	✓
Thermostatic shower and enclosure with sliding door.		✓	✓	✓	✓
Ceramic wall tiles to half-height behind toilet and basin. Full-height tiling to shower enclosure.		✓	✓	✓	✓
Extract fan.		✓	✓	✓	✓
WARDROBES					
Wardrobe with sliding doors, shelf and hanging rail to bedroom one.	✓	✓	✓	✓	✓
Wardrobe with sliding doors, shelf and hanging rail to bedroom two.	✓	✓	✓	✓	✓
Wardrobe with sliding doors, shelf and hanging rail to bedroom three.			✓		
Wardrobe with sliding doors, shelf and hanging rail to bedroom four.				✓	
GARAGE					
Integral garage with retractable door.			✓		
Detached garage with retractable door.					
Double electric socket.			✓		
Light point to ceiling and light switch.			✓		

This specification is for general information only. This does not form part of any contract. Mactaggart & Mickel reserve the right to amend or vary the layout or specification without prior notice. Please contact our Sales Consultant for further details. Computer generated images are shot from an imaginary viewpoint within an open space and are for reference only. The illustrations shown are of a typical Mactaggart & Mickel home of this type, but there are however variances from site to site. External finishes and landscaping may vary throughout the development. Properties may also be built handed (mirror image). Please ask a Sales Consultant for further details. Floor plans show the typical layout of this house type. For exact dimensions and floor plan differences speak to a Sales Consultant. All dimensions are approximate and are not shown to scale.

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