

Ashludie Grange Monifieth

millerhomes

the place to be^{*}

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.





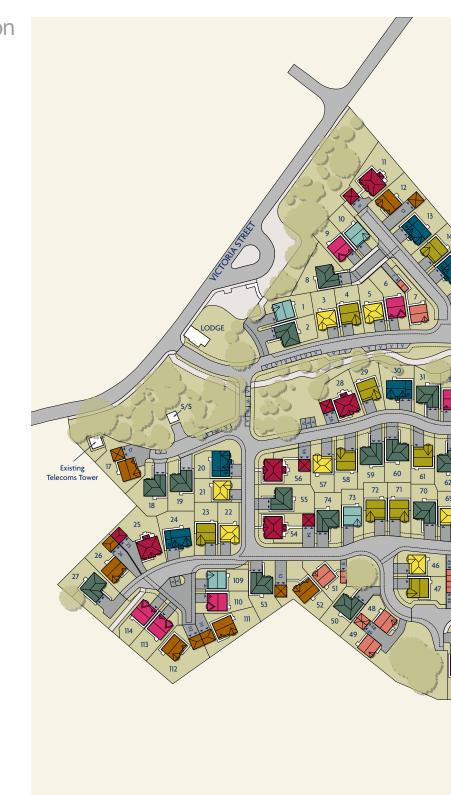
Welcome home 01 Living in Monifieth 04 Floor plans 08 Specification 34 The Miller Difference 38 How to find us 44

Plot Information Darwin See Page 08 Munro See Page 10 Irvine See Page 12 Calder See Page 14 Douglas See Page 16 Crompton See Page 18 Hughes



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is not drawn to scale.





Making spectacular use of the grounds once selected for their health-giving fresh air and coastal location as the site of a hospital, this beautifully landscaped development of three, four and five bedroom homes combines its attractive location with exceptional convenience. Close to local shops and amenities, just half a mile from the A92 and a short drive or bus journey from the centre of Dundee, this attractive location provides a peaceful retreat on the edge of a vibrant, exciting city. Welcome to Ashludie Grange...







Ashludie 0





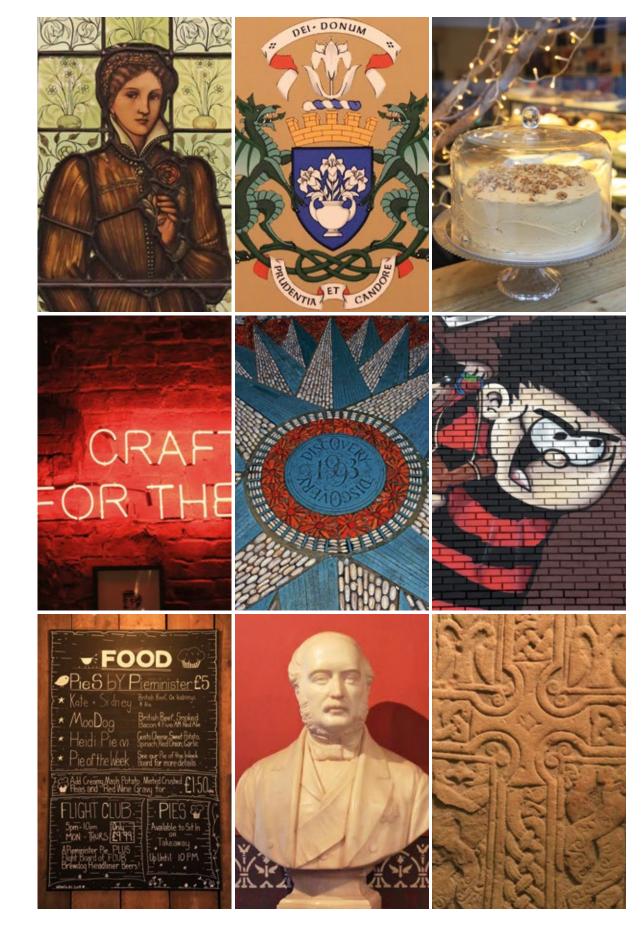
The magnificent mansion house that forms such a dramatic feature of the Ashludie development was built in 1866 for Alexander Gordon, who had a flax spinning factory in Arbroath. The superb gardens surrounding the house were reputed at one time to contain every type of tree native to Britain, as well as many other exotic species. The house subsequently became the centre of Ashludie Hospital.

Monifieth is beautifully located between open farmland to the north and an attractive, sandy beach on the Firth of Tay, popular with holidaymakers, to the south. The development is around ten minutes walk from the local shops in Monifieth High Street, including a post office, a newsagent and convenience store, an off-licence, traditional baker's and butcher's shops and a choice of cafés and takeaways, as well as a large Tesco store. There is also a garden centre at Ethiebeaton Park, and a wider range of shops in Broughty Ferry and Dundee. Monifieth also has a Recycling Centre.













Darwin

Overview

Both the lounge and the kitchen and dining room feature dual aspect outlooks, with french doors in the lounge adding a focal point as well as enhancing the benefits of the garden. The three bedrooms include a bright dual-aspect second bedroom and an en-suite master bedroom with a built-in wardrobe.

Ground Floor

Lounge 3.070m x 5.387m 10'1" x 17'8"

Kitchen/Dining 2.711m x 5.387m 8'11" x 17'8"

WC 2.032m x 1.385m 6'8" x 4'7"

First Floor

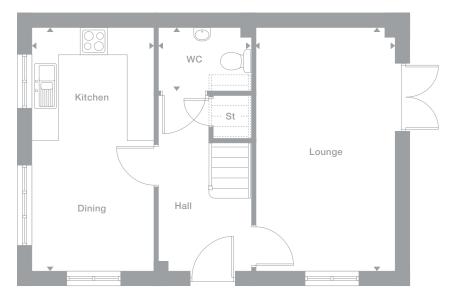
Master Bedroom 3.093m max x 2.608m min 2.672m max x 2.379m max 10'2" x 8'7"

En-Suite Bathroom 2.084m x 1.619m 1.925m x 1.980m 6'10" x 5'4" 6'4" x 6'6"

Bedroom 3

8'9" x 7'10"

Bedroom 2 2.672m max x 2.908m min 8'9" x 9'6"



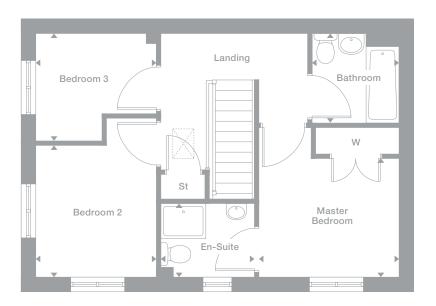
^{*}Plots are a mirror image of plans shown above

78, 83*, 86, 88, 115*

Floor Space 936 sq ft 87m²



First Floor



Munro

Overview

The lounge opens, through a separate lobby, into a beautifully designed kitchen and dining room with french doors that keep the room fresh and make outdoor dining an easy option. One of the three bedrooms has an en-suite shower and built-in wardrobe, and there are two useful storage cupboards on the landing.

Ground Floor

Lounge 3.982m max x 3.996m max 2.762m x 3.965m

13'1" x 13'1"

Family/Dining/Kitchen En-Suite 5.127m x 3.217m 16'10" x 10'7"

WC 1.901m x 1.172m 6'3" x 3'10"

9'1" x 13'0"

Bedroom 2

9'7" x 9'11"

2.924m x 3.020m

First Floor

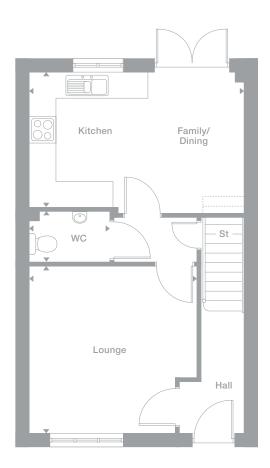
Master Bedroom

2.330m max x 1.432m max 2.102m x 1.871m

7'8" x 4'8"

Bedroom 3 2.264m x 2.852m 7'5" x 9'4"

Bathroom 6'11" x 6'2"



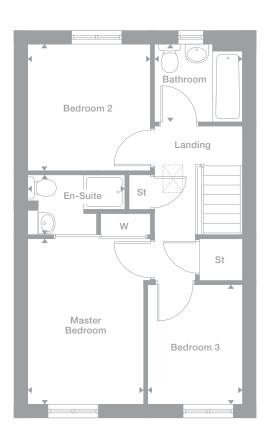
^{*}Plots are a mirror image of plans shown above

Plots 77*, 80*, 81, 84, 85*, 87*, 98*, 99

Floor Space 954 sq ft 89m²



First Floor



Irvine

Overview

The dormer window that echoes the shape of the entrance canopy also adds special charm to the one of the three bedrooms. The master bedroom includes an en-suite shower room and twin wardrobes, while downstairs the lounge opens on to a kitchen and dining area filled with natural light from feature french doors.

Ground Floor

Family/Dining 3.504m x 3.106m 10'0" x 10'2"

Kitchen 3.054m x 3.106m 10'0" x 10'2"

Lounge 3.077m x 4.224m 10'1" x 13'10"

WC 2.051m x 1.375m 6'9" x 4'6"

First Floor

Master Bedroom 2.956m x 3.552m 9'8" x 11'8"

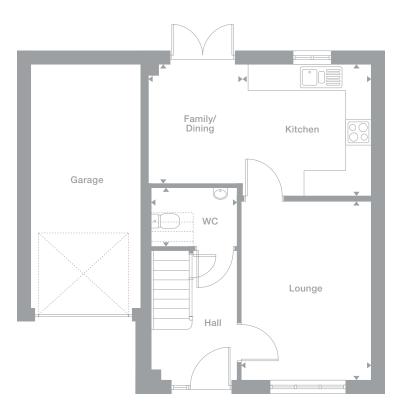
En-Suite 2.172m x 1.520m 7'2" x 5'0"

Bedroom 2 2.956m x 3.101m 9'8" x 10'2" Bedroom 3 2.623m x 4.643m 8'7" x 15'3"

Bathroom

7'5" x 6'4"

2.267m x 1.933m



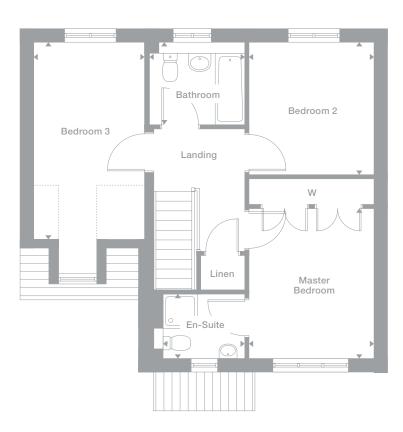
^{*}Plots are a mirror image of plans shown above

Plots 75*, 76, 79*, 82, 102*, 103

Floor Space 989 sq ft 92m²



First Floor



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Calder

Overview

With a separate utility room to help with household management, and french doors providing garden access, the dining/ family and kitchen provides a stimulating, relaxed social space that shares the ground floor with an elegant baywindowed lounge. One of the four bedrooms is en-suite and two have builtin wardrobes.

Ground Floor

Kitchen/Dining/Family Master Bedroom 6.866m max x 3.272m max 3.542m x 3.000m min 22'6" x 10'9"

Lounge 3.542m x 3.677m min 117" x 121"

Utility 1.866m x 2.370m 6'1" x 7'9"

WC 1.195m max x 2.013m max 3'11" x 6'7"

First Floor

11'7" x 9'10"

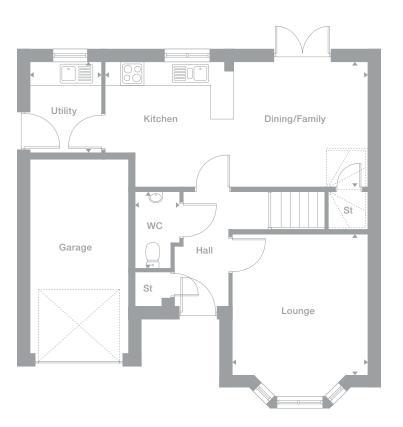
En-Suite 1.420m max x 2.103m max 2.180m x 2.179m 4'8" x 6'11"

Bedroom 2 3.563m min x 2.903m 11'8" x 9'6"

Bedroom 3 3.511m x 2.696m 11'6" x 8'10"

Bedroom 4 2.941m x 2.179m 9'8" x 7'2"

Bathroom 7'2" x 7'2"



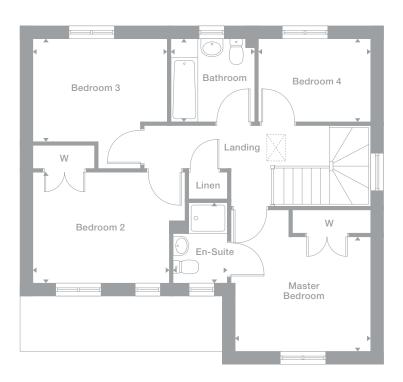
^{*}Plots are a mirror image of plans shown above

Plots 3*, 5*, 21, 22, 34*, 46*, 57, 69, 90

Floor Space 1,248 sq ft 116m²



First Floor



Douglas

Overview

A bay window and double doors give the lounge a classic elegance that counterpoints the bright, relaxed family kitchen and dining room with its french doors. The utility room and study add flexibility, while upstairs two of the four bedrooms include built-in wardrobes and the luxurious master bedroom features an en-suite with natural light.

Ground Floor

Lounge 3.042m x 4.610m min 10'0" x 15'1"

Dining/Family 3.016m x 3.017m 9'11" x 9'11"

Kitchen 4.958m max x 2.160m min 2.659m x 2.337m 16'3" x 7'1"

WC 2.659m x 1.239m 8'9" x 4'1"

Utility 1.659m max x 1.714m max 5'5" x 5'7"

Study 8'9" x 7'8" First Floor

Master Bedroom 5.312m max x 2.959m max 17'5" x 9'8"

En-Suite 1.526m x 2.205m 5'0" x 7'3"

Bedroom 2 2.563m x 3.098m 8'5" x 10'2"

Ground Floor



^{*}Plots are a mirror image of plans shown above

Ashludie 16

7, 35, 44*, 45, 48, 49*, 2.563m max x 3.794m max 51, 64, 67*, 94*, 95

Bedroom 4 2.556m x 2.386m

Bedroom 3

8'5" x 12'5"

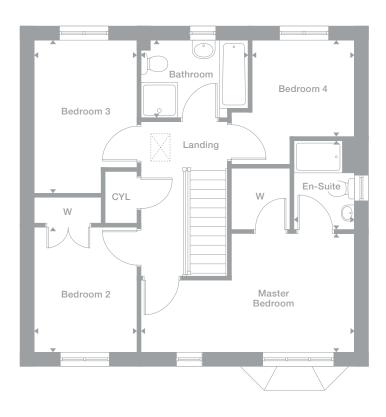
8'5" x 7'10"

Bathroom 2.656m x 1.961m 8'9" x 6'5"

Floor Space 1,346 sq ft



First Floor



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Crompton

Overview

The lounge extends from a traditional bay window through double doors into the breakfast/family area and adjoining kitchen, a flexible space featuring french doors. Two of the four bedrooms have built-in wardrobes, and a cleverly shared private shower room means that three of them have en-suite facilities.

Ground Floor

Lounge 3.279m x 4.810m min 10'9" x 15'9"

Kitchen/Breakfast/ Family

8.203m max x 2.899m min 6'11" x 5'7" 26'11" x 9'6"

WC 2.143m max x 0.912m min

7'0" x 3'0"

Master Bedroom 3.279m max x 4.150m min 3.280m x 2.818m 10'9" x 13'7"

En-Suite 1 2.106m max x 1.700m max 2.558m x 3.072m

Bedroom 2 3.429m x 3.076m

11'3" x 10'1"

En-Suite 2 1.748m min x 1.855m max 5'9" x 6'1"

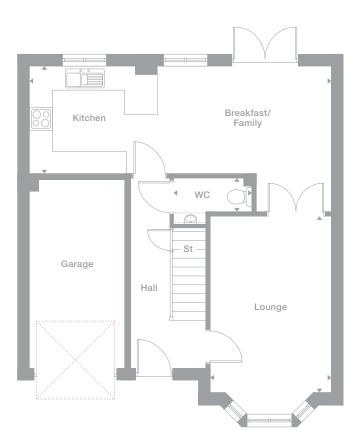
First Floor

Bedroom 3 10'9" x 9'3"

Bedroom 4 8'5" x 10'1"

Bathroom 2.165m x 1.942m 7'1" x 6'4"

Ground Floor



Ashludie 18

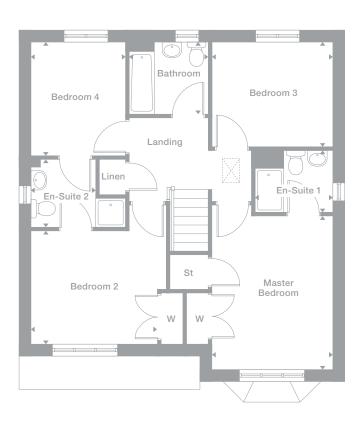
^{*}Plots are a mirror image of plans shown above

Plots 1*, 10, 36*, 38, 63, 65, 73, 91, 93, 96*, 109*

Floor Space 1,354 sq ft 126m²



First Floor



Hughes

Overview

The elegantly proportioned exterior reflects the immense prestige of this excellent family home. From the lounge's bay window and the french doors of the dining room to the en-suite showers and built-in wardrobes in two of the four bedrooms, comfort is combined with visual attraction.

Ground Floor

Lounge 3.635m max x 4.957m 11'2" x 16'3"

Kitchen/Dining 6.210m x 4.223m 20'4" x 13'10"

WC 1.821m x 1.354m 6'0" x 4'5"

Utility1.821m x 2.769m
6'0" x 9'1"

First Floor

En-Suite 1

Master Bedroom 3.536m x 3.727m 11'7" x 12'3"

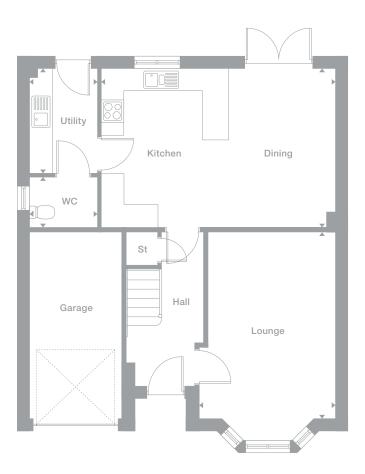
1.914m x 2.872m _{max} 6'3" x 9'5"

Bedroom 2 3.487m x 3.175m 11'5" x 10'5"

En-Suite 2 2.364m x 2.200m max 7'9" x 7'3" Bedroom 3 2.458m x 3.175m 8'1" x 10'5"

Bedroom 4 2.480m x 3.010m 8'2" x 9'11"

Bathroom 1.980m x 3.175m 6'6" x 10'5"



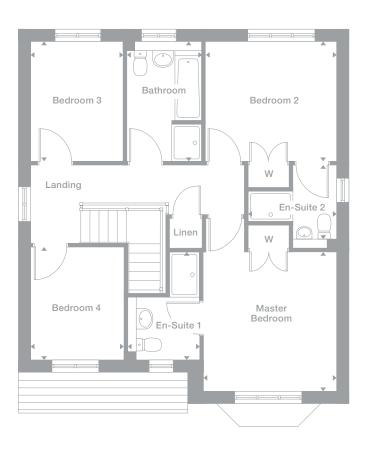
^{*}Plots are a mirror image of plans shown above

Plots 6, 9*, 32, 37, 43*, 66*, 68*, 105*, 110, 113*, 114

Floor Space 1,443 sq ft 134m²



First Floor



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Yeats

Overview

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

Ground Floor

Lounge 4.370m x 3.639m 14'4" x 11'11"

Family/Dining/Kitchen En-Suite 1 8.901m x 3.444m 2.854m x 2

WC 1.810m x 1.265m 5'11" x 4'2"

29'2" x 11'4"

Utility 1.964m x 1.629m 6'5" x 5'4"

Floor First Floor

Master Bedroom 4.152m x 3.656m min 13'7" x 12'0"

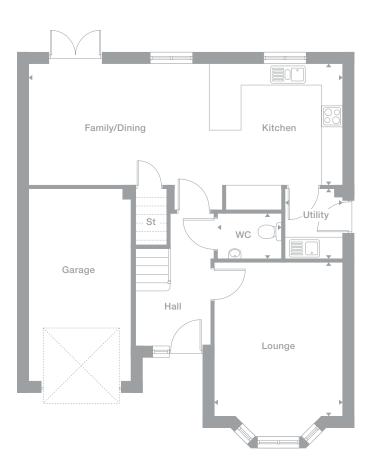
2.854m x 2.196m 9'4" x 7'2"

Bedroom 2 2.935m x 2.786m min 9'8" x 9'2"

Bedroom 3 3.453m x 3.238m min 11'4" x 10'7" En-Suite 2 2.935m x 1.508m 9'8" x 4'11"

Bedroom 4 3.440m x 2.240m min 11'5" x 7'4"

Bathroom 3.223m x 1.977m 10'7" x 6'6"



^{*}Plots are a mirror image of plans shown above

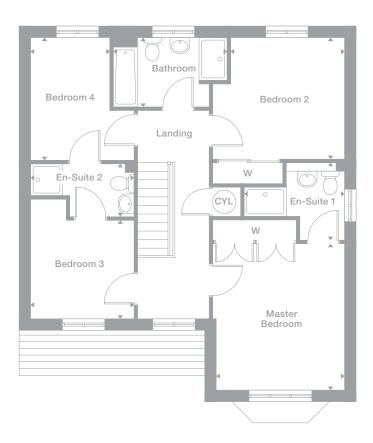
4, 14*, 23*, 29, 33, 39, 47, 58, 61*, 71, 72*, 92, 100, 101*

Floor Space

1,555 sq ft 144m²



First Floor



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Kennaway

Overview

This superb, flexible family home includes a formal bay-windowed lounge linked by double doors to a light, airy kitchen, dining and family room with french doors and a separate utility room. With a separate study and four bedrooms, two of them with en-suite showers, there is always ample space for peace and privacy.

Ground Floor

Lounge 3.590m x 5.428m 11'9" x 17'10"

Dining/Family 5.711m x 2.928m 15'9" x 9'7"

Kitchen 3.750m x 2.928m 12'4" x 9'7"

or

WC 1.195m x 1.906m 3'11" x 6'3"

Utility 1.856m x 1.906m 6'1" x 6'3"

Study 3.151m x 2.493m 10'4" x 8'2" First Floor

Master Bedroom 3.610m max x 4.456m min 1110" x 147"

En-Suite 1 1.942m x 1.625m 6'4" x 5'4"

Bedroom 2 2.988m x 3.708m 9'10" x 12'2"

En-Suite 2 2.593m x 1.020m 8'6" x 3'4"

Ground Floor



^{*}Plots are a mirror image of plans shown above

Plots 111 and 112 have alternative layouts

12*, 17*, 26*, 52, 111, 112* 3.408m max x 3.341m max

Floor Space 1,625 sq ft

11'2" x 11'0" Bedroom 4

Bedroom 3

3.262m max x 3.223m max 10'8" x 10'7"

Bathroom

2.591m min x 1.817m 8'6" x 6'0"



First Floor



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Humber

Overview

The harmonious facade and entrance canopy echoes the luxury of the interior. A bay windowed lounge opens through double doors into a family kitchen and dining room with french doors. The master bedroom features a separate dressing area and en-suite facilities, and one of the three further bedrooms includes a second en-suite shower.

Ground Floor

Lounge 3.770m x 4.334m min 12'4" x 14'3"

Kitchen 3.991m x 2.937m 13'1" x 9'8"

Family/Dining 4.920m x 3.719m 16'2" x 12'2"

WC 1.515m x 2.013m 5'0" x 6'7"

Utility 1.388m x 2.937m 4'7" x 9'8"

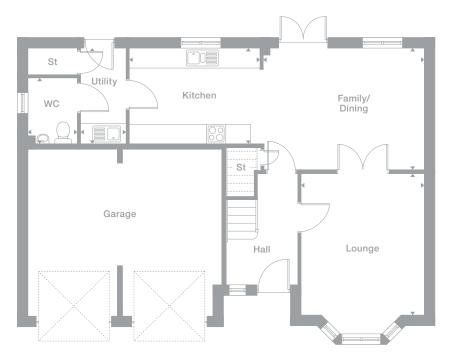
First Floor

Master Bedroom 2.740m x 5.333m min 9'0" x 17'6"

Dressing 3.952m x 3.027m 13'0" x 9'11"

En-Suite 1 2.033m x 1.631m 6'8" x 5'4"

Bedroom 2 4.182m x 2.870m 13'9" x 9'5"



^{*}Plots are a mirror image of plans shown above

Plots 13, 15, 20

13, 15, 20, 24, 30*, 89*, 97, 104

Floor Space 1,643 sq ft 153m²

Bedroom 3 3.372m x 3.223m 11'1" x 10'7"

2.574m x 1.462m

En-Suite 2

8'5" x 4'10"

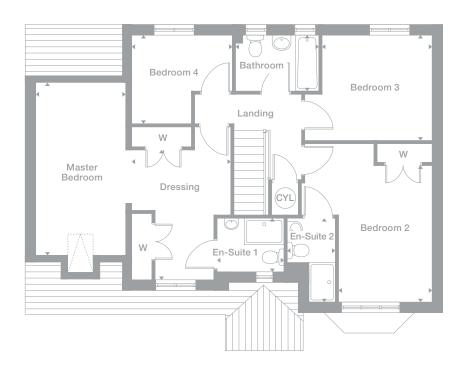
107" x 871"

Bedroom 4 3.072m max x 2.714m max

Bathroom 2.540m x 1.721m 8'4" x 5'8"



First Floor



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Jura

Overview

The bay-windowed lounge opens via double doors into a formal dining room, complementing the family/breakfast area, enhanced by french doors, that adjoins the kitchen. A gallery landing leads to five bedrooms, two of them with ensuite shower rooms, and a beautifully designed bathroom with separate

shower cubicle.

Ground Floor

Lounge 3.62lm x 4.66lm min 11'11" x 5'3"

Dining 3.684m x 2.942m min 12'1" x 9'8"

Kitchen/Family/ Breakfast 6.614m x 2.942m 21'8" x 9'8" WC

1.749m max x 1.880m max 5'9" x 6'2"

Utility 1.556m x 1.880m 51" x 6'2"

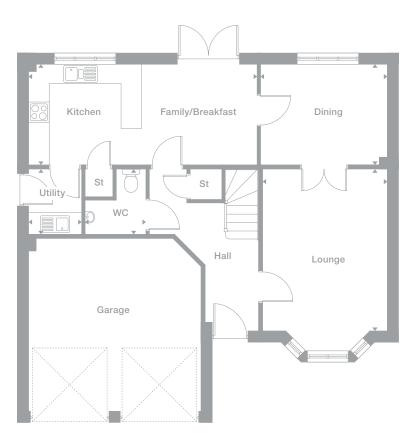
First Floor

Master Bedroom 5.021m max x 3.901m min 16'6" x 12'10"

En-Suite 1 2.013m x 1.939m 6'7" x 6'4"

Bedroom 2 3.080m x 3.688m 107" x 127"

En-Suite 2 2.189m x 1.583m 7'2" x 5'2"



^{*}Plots are a mirror image of plans shown above

Bedroom 3 2, 8, 18, 19, 27, 31*, 41, 3.384m max x 2.266m min 42*, 50, 53*, 55*, 59, 117" x 7'5" 60*, 62, 70*, 74

Bedroom 4 3.733m x 2.965m

12'3" x 9'9"

Bedroom 5

3.692m max x 2.588m max 12'1" x 8'6"

Bathroom

2.571m x 1.972m 8'5" x 6'6" Floor Space

1,720 sq ft 160m²



First Floor



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Chichester

Overview

From the bay windows that distinguish the lounge and study to the dual french doors in the dining and family rooms, from the feature staircase and landing to the five bedrooms, two of them en-suite and one incorporating a luxurious dressing area, this is a home that can provide comfort and privacy to the largest families and their guests.

Lounge 3.586m max x 5.215m max 11'9" x 17'1"

Dining 3.586m x 2.792m 11'9" x 9'2"

Breakfast/Family 2.755m x 5.717m 9'0" x 18'9"

Kitchen 3.967m x 3.504m 13'0" x 11'6"

Ground Floor

WC 1.115m x 2.065m 3'8" x 6'9"

Utility 2.29lm x 2.065m 7'6" x 6'9"

Study 3.506m x 2.315m max 11'5" x 7'7"

First Floor

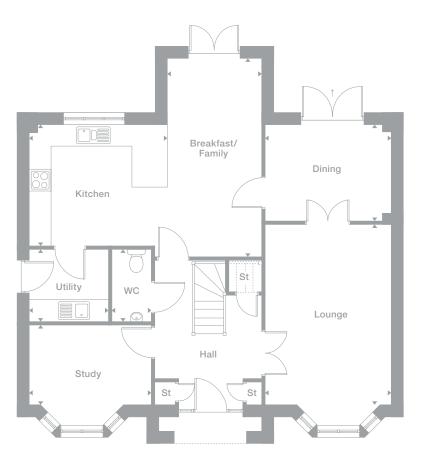
Master Bedroom 3.400m x 4.060m 11'2" x 13'4"

En-Suite 1 2.624m min x 1.606m max 8'7" x 5'3"

Bedroom 2 3.522m max x 2.744m max 11'7" x 9'0"

En-Suite 2 1.454m x 2.744m 4'9" x 9'0"

Ground Floor



^{*}Plots are a mirror image of plans shown above

†Plot 40 has alternative French door location

11, 16, 25, 28, 40, 54, 56* 1,931 sq ft

Floor Space

179m²

3.586m max x 2.884m max

11'9" x 9'6" Bedroom 4

Bedroom 3

3.011m max x 2.923m 9'11" x 9'7"

Bedroom 5

2.531m x 2.744m 8'4" x 9'0"

Bathroom 2.575m x 2.279m 8'5" x 7'6"



First Floor



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Specification

Kitchens

Contemporary styled fitted kitchen with choice of mix-n-match frontals

Square PVC edged worktop with upstand to wall

Stainless steel one and half bowl sink and monobloc mixer tap

Stainless steel single bowl sink and monobloc mixer tap to utility (where layout permits)

Stainless steel chimney hood and splashback to hob

Stainless steel 4-burner gas hob

Stainless steel single fan oven

Stainless steel single multi-function fan oven

Stainless steel double multi-function fan oven (where layout permits)

Housing for integrated fridge/freezer (appliances not included)

Integrated fridge/freezer

Plumbing and electrics for washing machine

Integrated washing machine

Plumbing and electrics for dishwasher

Integrated dishwasher (where layout permits)

3 spot LED track light to ceiling

LED downlighters to ceiling

Ceramic floor tiles

Bathrooms

Ideal Standard's contemporary styled bathroom suite

Soft close toilet seat to bathroom WC

Soft close toilet seats

Lever operate chrome monobloc mixer taps

Bar style chrome shower mixer valve

Low profile shower tray with stainless steel framed clear glass enclosure

Shaver point to en-suite

LED downlighters to ceiling

Full height ceramic tiling to shower area

Half height ceramic tiling to walls incorporating sanitaryware appliances

Ceramic floor tiles

- Not Available

Darwin	Munro	Irvive	Calder	Douglas	Crompton	Hughes	Yeats	Kennaway	Humber	Jura	Chichester
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All customer choices and optional extras can only be included at an early stage of building construction please check with the Sales Adviser for specific details. These sales particulars do not constitute a contract, form part of a contract or a warranty. Please refer to the 'Important Notice' section at the back of this brochure for more information. Photography represents typical Miller Homes' fittings and options.

Ashludie 35

Specification

Electrical

Mains wired (with battery back-up) smoke detector and battery operated carbon dioxide detectors

TV socket to lounge and master bedroom

TV socket to lounge, kitchen and master bedroom

BT socket

PIR operated porch light

Front doorbell and chime

Intruder alarm

Heating

Gas central heating throughout

Thermostatically controlled radiators to all rooms (except where thermostat is fitted)

Programmable control of heating zones

Chrome towel radiator to bathroom/en-suite

Exterior

Double glazed PVCu windows (where planning permits)

PVCu fascias, soffits and gutters (where planning permits)

Multi-point door locking system to front and rear doors

Up-and-over steel garage door

House numbers ready fitted

Outside cold water tap

Decorative

Oak staircase handrail

Moulded skirting boards and architraves

Vertical 5-panel moulded timber effect internal doors with chrome lever door handles

Smooth finish ceilings, painted in white emulsion

Walls painted in soft white/white emulsion

Woodwork painted satin white

Integrated wardrobe to master bedroom

Fitted wardrobe system to master bedroom

Fitted wardrobe system to bedroom 2

White sockets and switches

Brushed stainless steel sockets and switches

Landscaping

Turf to front garden

1,800mm high fence panel to rear boundary. 900mm post and rail timber fence to remainder of boundary

✓ Standard○ Optional Extra

- Not Available

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Ashludie 37

The Miller Difference

"Buying a property is one of the most important decisions in life and I am delighted that Miller Homes made it an easy one for me."

"We are so impressed with the exceptional customer service and quality of our home that we've recommended Miller Homes to a friend."

Helen Moscrop Miller Home Owner

The Miller **Difference**

We're enormously proud of the homes we've been building for the last 80 years, and throughout that time we've been listening to our customers and learning from them. From insisting on the best workmanship and the highest quality materials right through to recognising our responsibilities to the environment.

During this time we've seen many generations of families enjoy our homes and developments, and we've seen the happy, thriving communities they've become.

Trust

For us, the most important people are the customers who buy our homes and raise their families and you will notice in them. We have a five star rating (that's the best possible) for Customer Satisfaction different ways of from the Home Builders Federation.

Even better, in our independent customer satisfaction surveys, 97% said they would recommend us to their best friend. That's the real barometer of our quality, our service and the trust people place in us.

Helping where we can

We invest everything into your customer journey – it's designed who will give you not just to please you, any help you need in but to exceed your expectations.

When you become a Miller customer, we'll listen to you right from the start. From the day you first look

around a showhome until long after you've pre-plaster meeting moved in, we're here to offer help and support. We've been doing this a long time so we have a vast amount of experience hand, the attention to draw on.

We don't want you to just be satisfied. we want you to be proud of your new home and delighted by the whole experience. We want you to recommend us too

Pushing up standards

We frequently win awards for the quality of our homes. For their generous specification, skilful locations, and for the our developments. teams that build them. Places where people We are acknowledged will make friends, experts in the field. You can see the quality of our product their neighbourhoods the quality of our service as we guide you through the many mymillerhome.com buying your home It's a customer journey that has taken 80 years to perfect.

We know the importance of workmanship and job satisfaction. We look after our teams. we train and employ the best people and we reward safe and careful practice.

Keeping you involved

First you'll meet your sales adviser choosing and buying your home. Then your site manager, who will supervise the build of your home and answer your questions along the way.

We'll invite you to a with your site manager during the construction of your new home, where you'll get to see, first to detail, care and craftsmanship involved.

Wherever practical, we ask you to choose your own kitchen and bathroom including your own tiles, worktops, appliances and other options. Your home becomes personal to you long before we've finished building it.

A Better Place

We don't just create more homes, we construction, beautiful enhance locations with enjoy family life and take pride in and surroundings. We even provide a unique www. website to keep you up to date on the build progress of your home and to help you get to know the area, your neighbours and live more sustainably once you've moved in.

For your future

For us, success is building exceptional homes, in sustainable communities. And that's how we've built a business that goes from strength to strength.

Ashludie

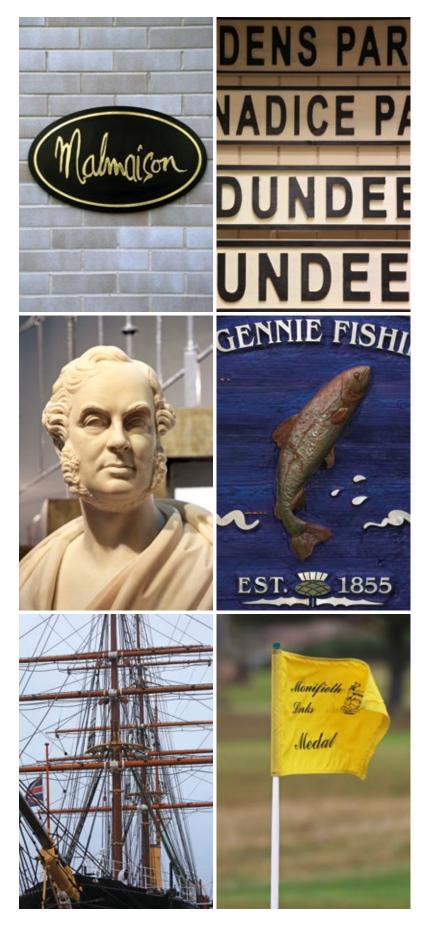


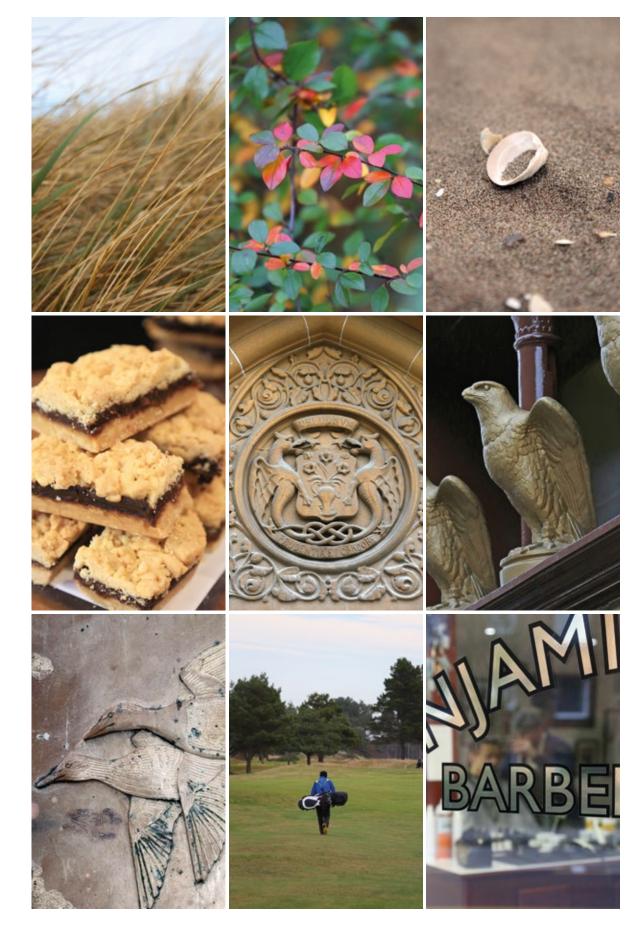




Ashludie is less than guarter of a mile from Seaview Primary, the first school in Angus to achieve Gold in all aspects of the Council's Reading School programme. For secondary education, pupils normally move on to the highly-regarded Monifieth High School. Monifieth Medical Practice and an adjacent pharmacy are located on the edge of the Ashludie development, and there are two dental surgeries in Monifieth High Street.

Train services run from Monifieth into Dundee and Edinburgh in the mornings and return in the evenings. The development is half a mile from the A92 and six miles from the centre of Dundee. and buses into Dundee city centre, Dundee Technology Park and Ninewells Hospital pass the development. The city centre is around 25 minutes away by bus, and a wider choice of services run along Monifieth High Street.





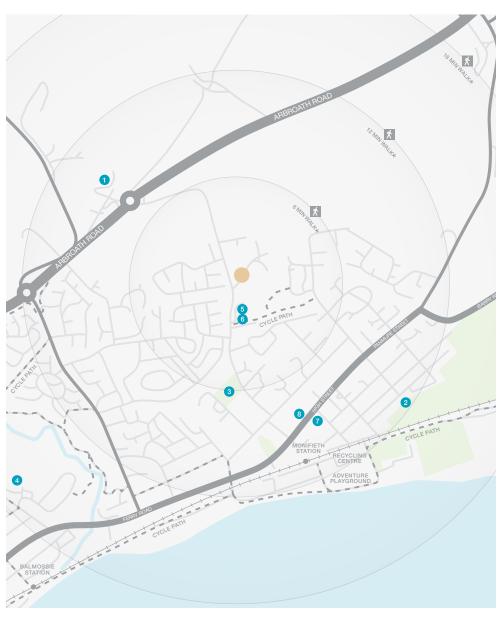
When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. Every place has its own personality, and once you move in you'll soon find your favourite walks, and the shops you like best. As a starting point this map shows some of the most useful features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

Dundee's excellent museums and art galleries include the popular McManus, Dundee Contemporary Arts and Dundee Science Centre. The new V&A Museum, sited HMS Discovery, is scheduled to open in summer 2018. There are several theatres and cinemas, badminton and including the highly respected Dundee Theatre in Broughty Ferry. Major events are held in the city's

Caird Hall, and there is a small theatre, used by the town's amateur dramatic society, in Monifieth. courses, and the

The David Lloyd Leisure Club at Ethiebeaton Park. alongside the historic three quarters of a mile from Ashludie. includes indoor and outdoor pools, a gym, tennis, squash courts and an exercise studio. Rep and the Gardyne Other leisure centres include the Olympia in Dundee, with 50m. diving, and leisure

pools with spectacular flumes. Monifieth Golf Club offers a choice of legendary Carnoustie courses are just five miles away. Ashludie also enjoys easy access to coastal walks, beaches and the countryside of Angus Glens.



- 1 David Lloyd Ethiebeaton Park
- 2 Monifieth Golf Club 8 Princes Street 01382 532 678
- 3 Seaview Primary School, Victoria Street 01382 536 622
- 4 Monifieth Panmuirfield Road 01382 536 700
- 5 Monifieth Medical Practice The Health Centre Victoria Street 01382 534 301
- 6 Ashludie Pharmacy Victoria Street 01382 537 976
- 7 Ideal Dental Care 28 High Street 01382 530 916
- 8 Monifieth Dental Clinic, 27C High Street 01382 530 916

Times stated are averages based on approximate distances and would be dependent on the route taken.



















How to find us

Development Opening Times: See website 03300 379 070



From the west

Follow signs into Dundee via the A90 and stay on the A90, the Kingsway, following signs for Forfar and Aberdeen. Aberdeen. Carry At the Forfar Road junction, follow signs for the Tay Bridge and Arbroath. Carry straight on at the next two roundabouts then at the next take the second exit, signposted for Broughty Ferry and Monifieth via the A92. After leaving the Kingsway, stay on the A92 for three and three-quarter miles, staying in the Arbroath lane and taking the second exit at the West Grange roundabout (do not follow the sign for Monifieth local services). At the next junction, the Ethiebeaton roundabout, take the the Ethiebeaton third exit to enter Victoria Street, and after half a mile the entrance to Ashludie after half a mile the is on the left.

From the north

Approaching Dundee via the A90 southbound, at the Forfar Road junction turn left following signs for the Tay Bridge and Arbroath, then follow the directions above.

From the Tay Bridge

Approaching Dundee on the bridge, move into the right hand lane, marked for straight on following signs for Broughty Ferry and Arbroath, then one and a half miles after leaving the bridge, bear left to stay on the A92 following signs for Arbroath. Go straight on at the next roundabout. then at the next take the fourth exit, again signposted for Arbroath. Drive on for three and threequarter miles, staying in the Arbroath lane and taking the second exit at the West Grange roundabout (do not follow the sign for Monifieth local services). At the next junction, roundabout, take the third exit to enter Victoria Street, and entrance to Ashludie is on the left.

Sat Nav: DD5 4HR

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 Sales Adviser 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 Sales Adviser and confirmed with solicitors

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

a better place*







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.

This brochure is printed on GaleriArt and contains material sourced from responsibly managed forests. It's certified by the Forest Stewardship Council, an organisation dedicated to promoting responsible forest management and manufacture of wood products, like paper. It's a small thing, we know, but enough small things make a big difference. Please recycle this brochure and help make that difference.

www.millerhomes.co.uk

