



Dalmore Mill, Auchendinny
1 & 2 bedroom apartments
2, 3, 4 & 5 bedroom homes

millar homes
the place to be®







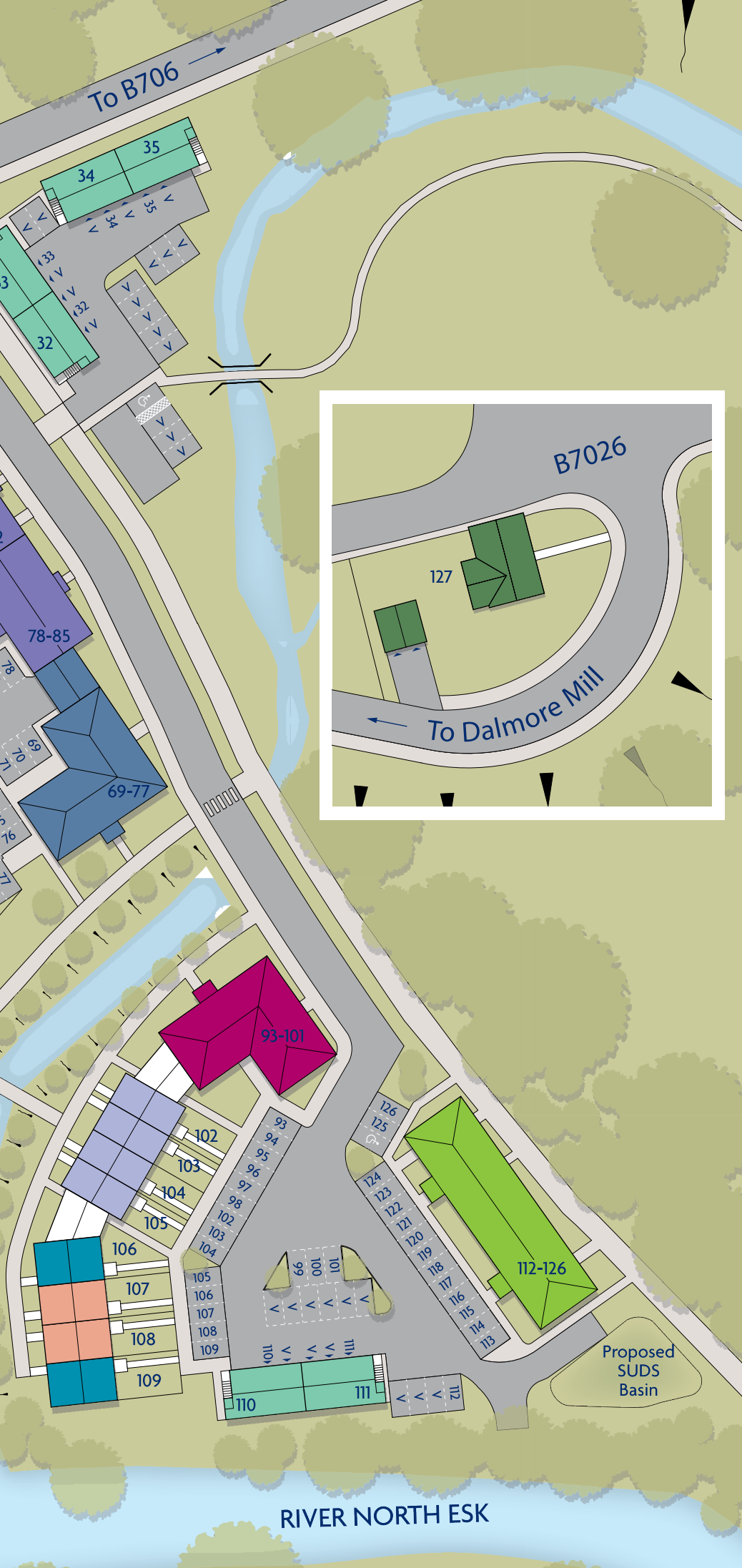
RIVER NORTH ESK

Sub-Station

Pump Station

Open Space





Dalmore Mill Plot information

Minutes from the vibrancy of Edinburgh, Auchendinny is a small village on the outside of Penicuik. Dalmore Mill was the home to Midlothian's last remaining paper mill. The village stands in a hollow, on Glencorse Burn, near the North Esk river. Peace and tranquility coupled with history and breath-taking beauty combine to make Auchendinny a very special place to call home.

Annandale Apartments
Cadell
Mews
Cather
Alexander
Stanton
Kesson
Carsewell
Wallace
Severn
Leader
Rosebery Apartments
Loganlea Apartments
Glencorse Apartments
Gatehouse

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. Please note that the site plan is not drawn to scale.

Cadell
Dalmore Mill

1 Bedroom Apartments

Type 2

Type 3

2 Bedroom Apartments

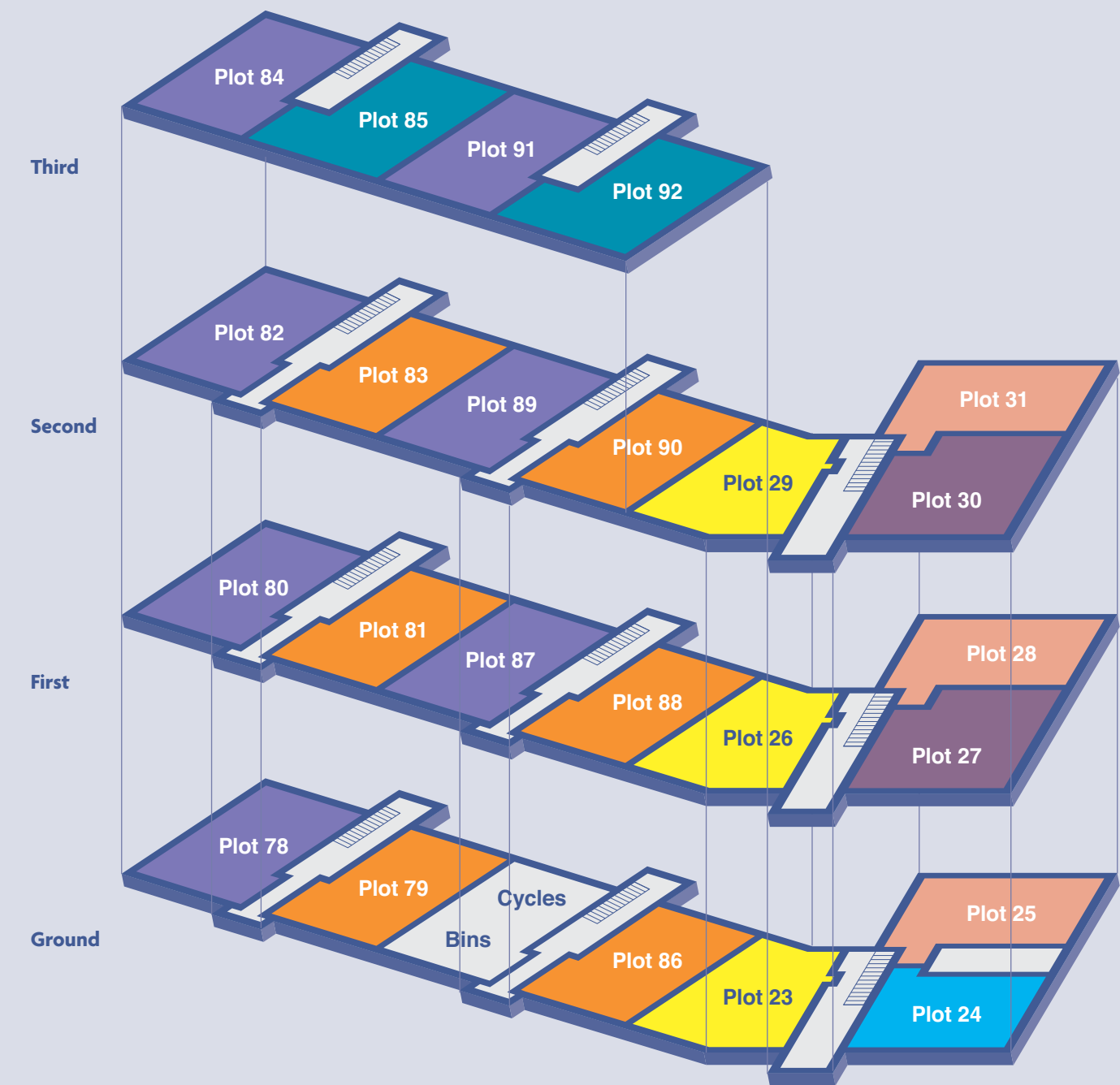
Type 4

Type 5

Type 6

Type 7

Type 8



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Annandale
Dalmore Mill

1 Bedroom Apartments

Type 2

Type 3

2 Bedroom Apartments

Type 1

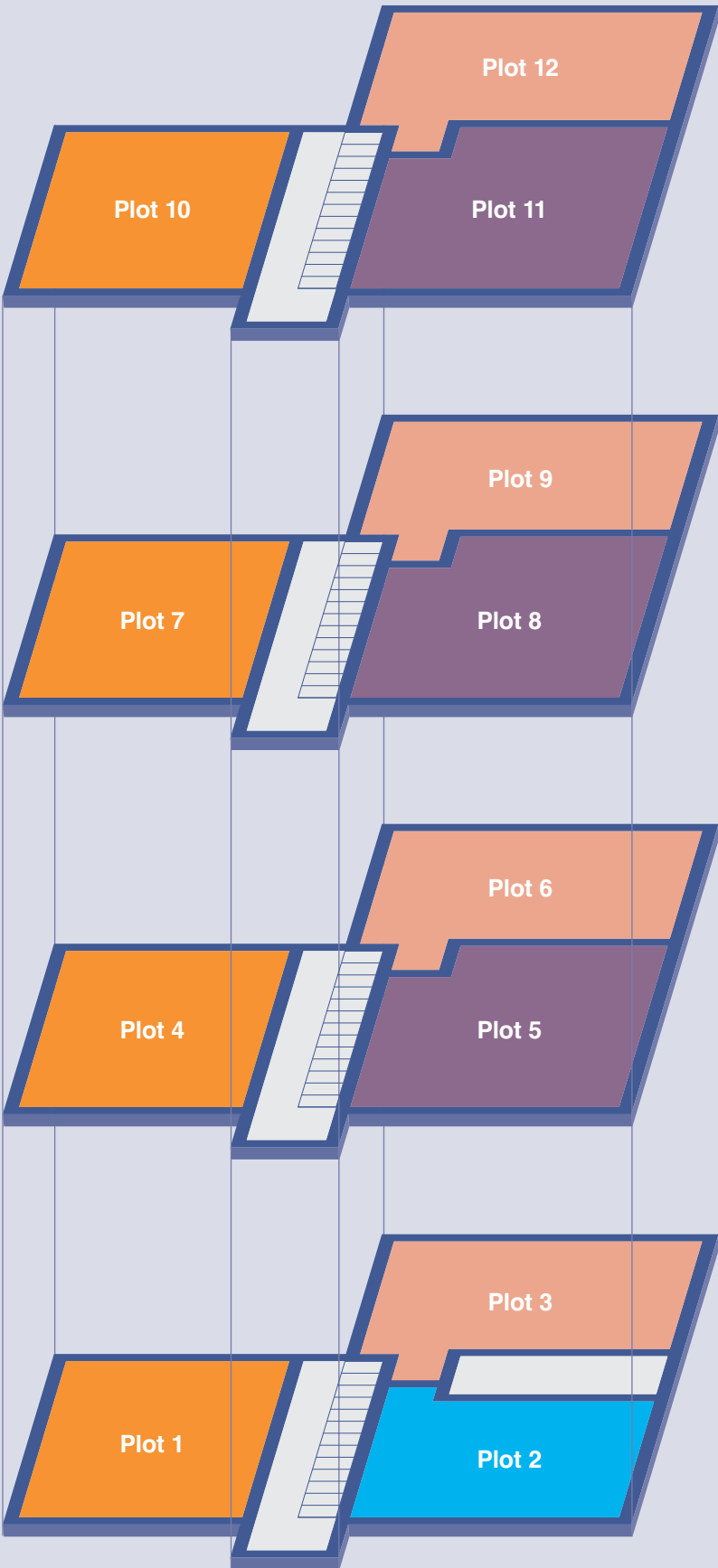
Type 4

Third

Second

First

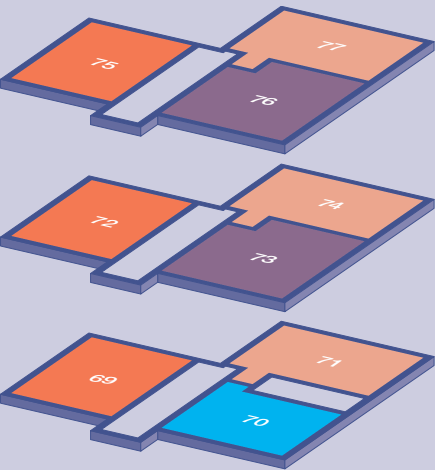
Ground



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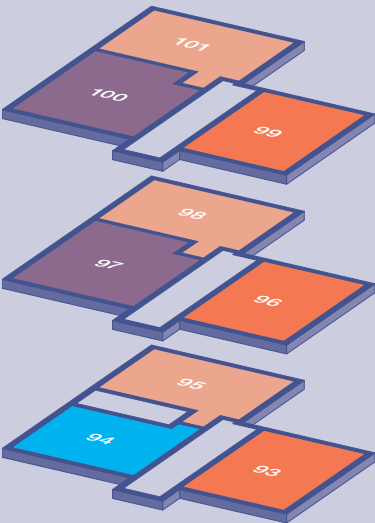
The Rosebery

- 1 Bedroom Apartments
- Type 2
- Type 3
- 2 Bedroom Apartments
- Type 1
- Type 4



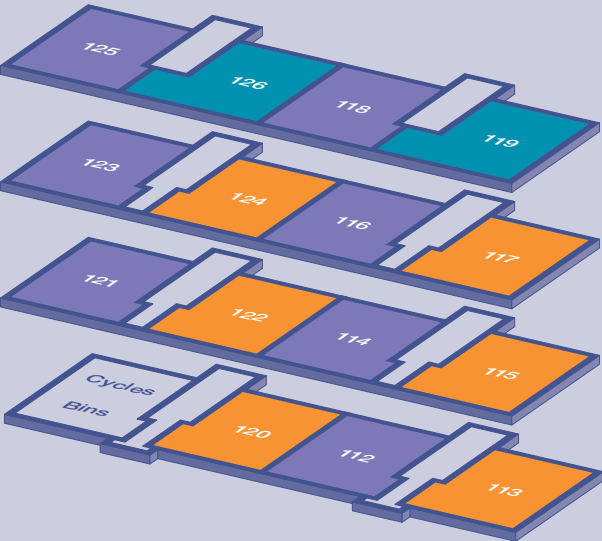
The Loganlea

- 1 Bedroom Apartments
- Type 2
- Type 3
- 2 Bedroom Apartments
- Type 1
- Type 4



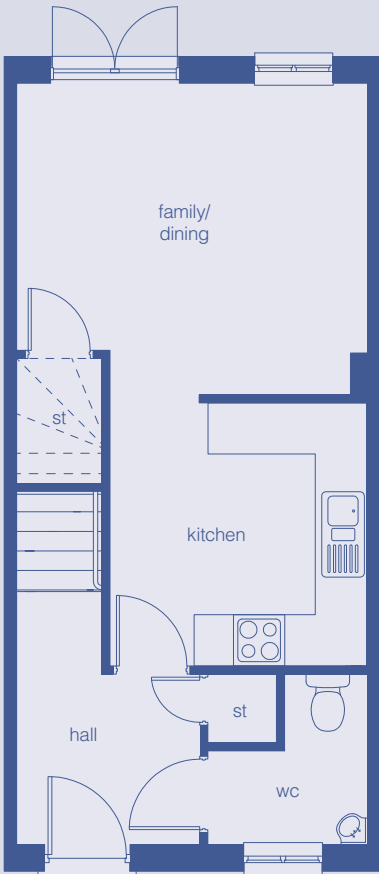
The Glencorse

- 2 Bedroom Apartments
- Type 6
- Type 7
- Type 8



The Wallace

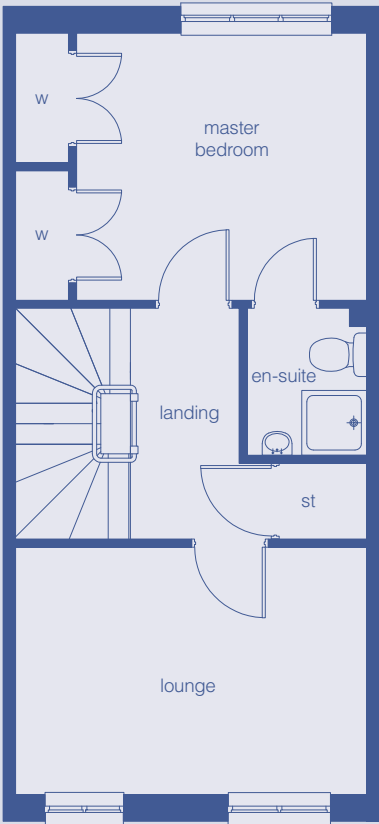
- Key features**
built-in wardrobes
en-suite to master bedroom
dining/family room



Ground Floor

room dimensions:

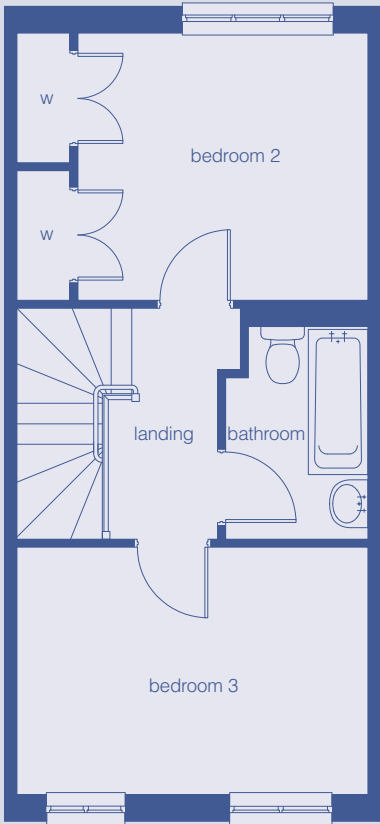
family/dining	3.6m x 4.1m	12'0" x 13'6"
kitchen	3.1m x 3.0m	10'1" x 9'10"
wc	2.0m x 1.8m	6'7" x 6'2"



First Floor

room dimensions:

lounge	2.9m x 4.1m	9'6" x 13'6"
master bedroom	3.1m x 4.1m	10'3" x 13'6"
en-suite	1.7m x 1.4m	5'8" x 4'7"



Second Floor

room dimensions:

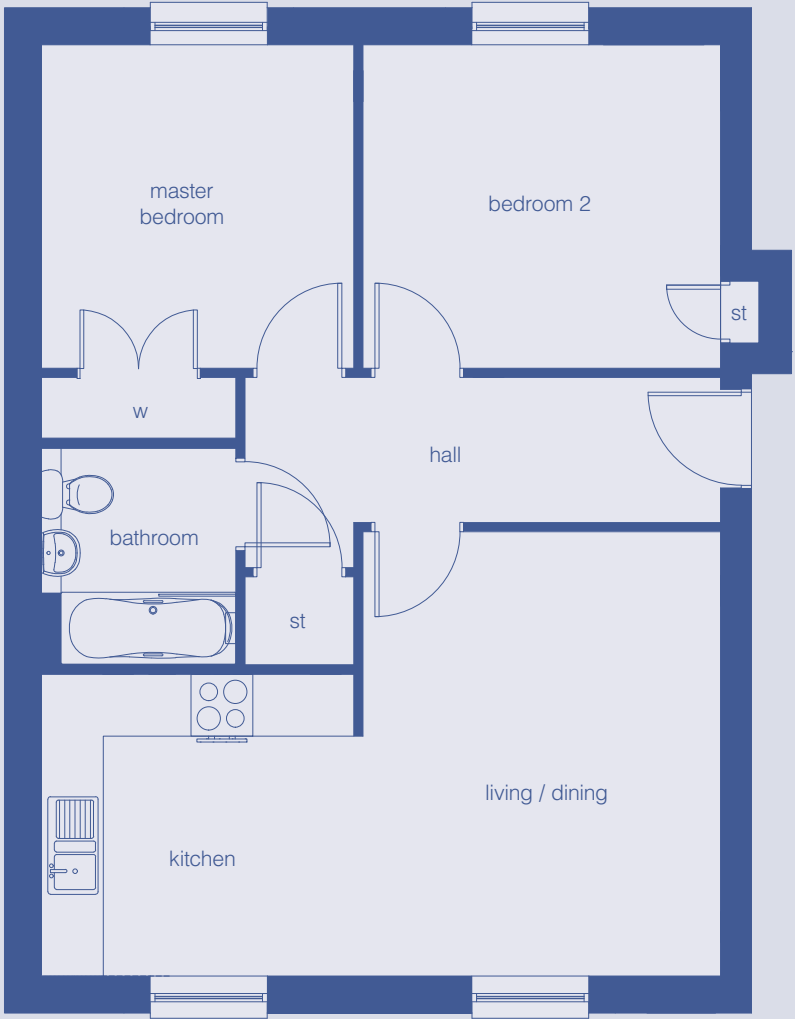
bedroom 2	3.1m x 4.1m	10'3" x 13'6"
bedroom 3	2.9m x 4.1m	9'6" x 13'6"
bathroom	2.7m x 1.7m	8'10" x 5'6"

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Dalmore Mill - The Wallace 0800 840 8437



Type 1



room dimensions:

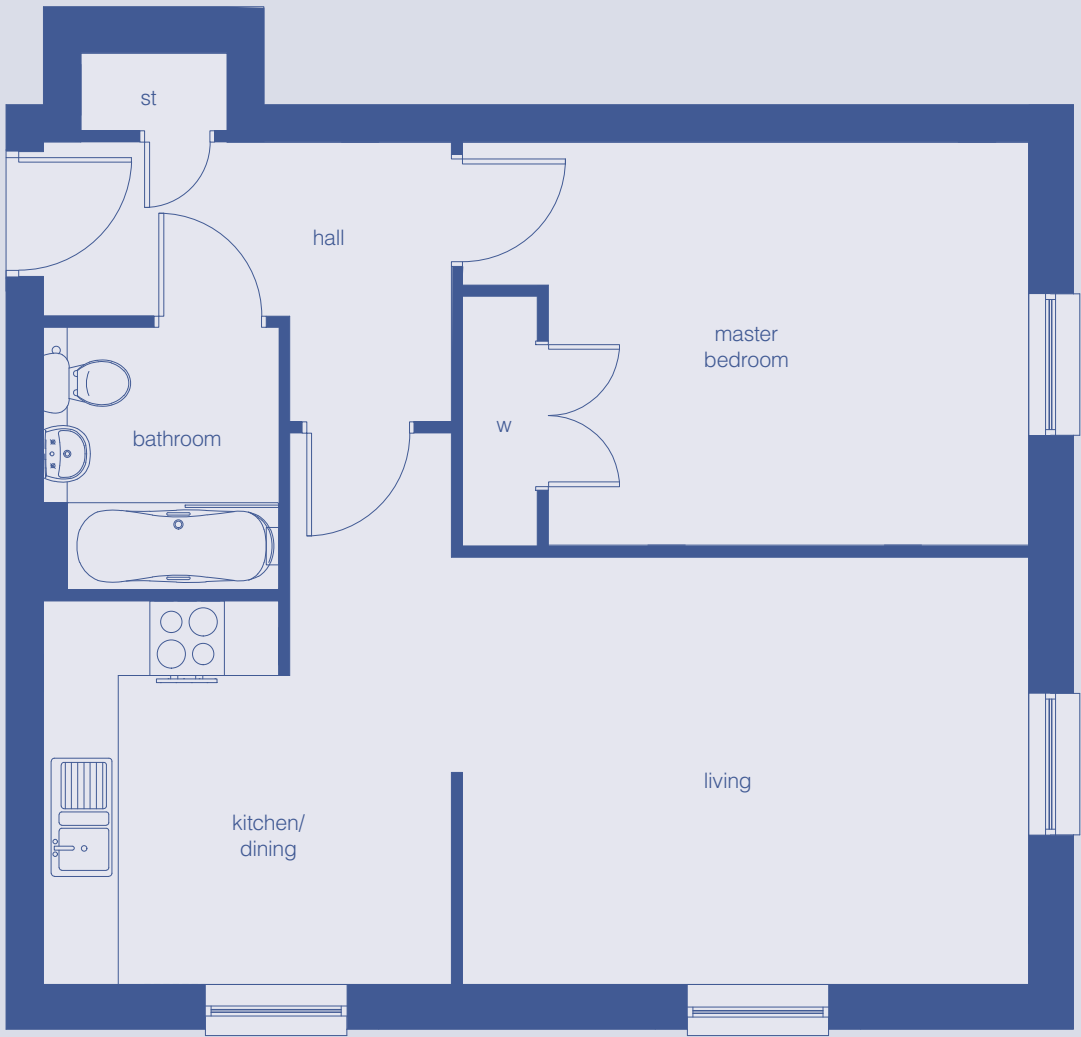
kitchen/dining/living	6.6m max X 4.3m max	21'8" x 14'2"
master bedroom	3.5m x 3.1m	11'5" x 10'4"
bedroom 2	3.0m x 3.1m	10'0" x 10'4"
bathroom	1.9m x 2.1m	6'2" x 6'11"

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Dalmore Mill - Type 1 0800 840 8437



Type 2



room dimensions:

kitchen/dining	3.3m 3.1m	10'9" x 10'1"
living	4.6m 3.4m	14'11" x 11'3"
master bedroom	4.6m max X 3.2m	14'11" x 10'8"
bathroom	1.9m x 2.1m	6'2" x 6'11"

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Dalmore Mill - Type 2 0800 840 8437



Type 3



room dimensions:

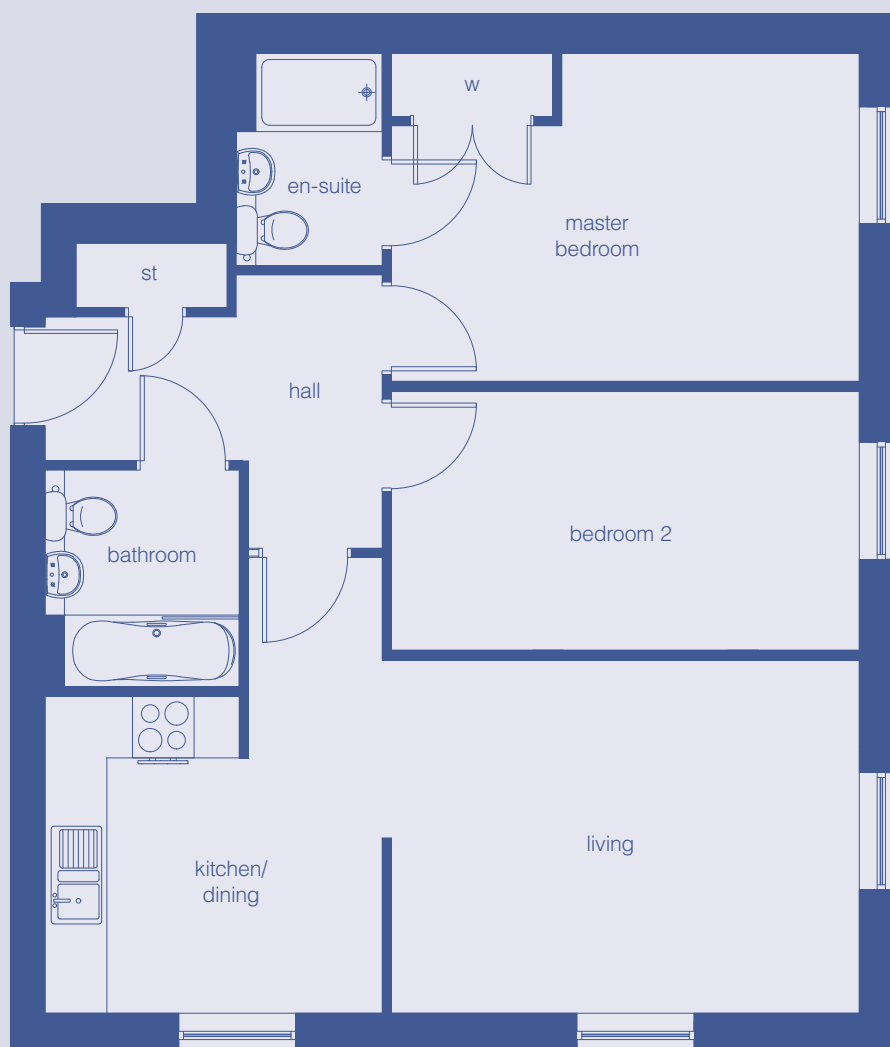
living/kitchen/dining	4.2m x 6.2m	13'8" x 20'5"
master bedroom	4.1m x 3.0m	13'6" x 9'8"
bathroom	1.9m x 2.1m	6'2" x 6'11"

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Dalmore Mill - Type 3 0800 840 8437



Type 4



room dimensions:

kitchen/dining	3.3m x 3.1m	10'9" x 10'1"
living	4.6m x 3.4m	14'11" x 11'3"
master bedroom	4.6m x 3.2m	14'11" x 10'6"
bedroom 2	4.6m x 2.5m	14'11" x 8'3"
bathroom	1.9m x 2.1m	6'2" x 6'11"

Dalmore Mill - Type 4 0800 840 8437

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Type 5



room dimensions:

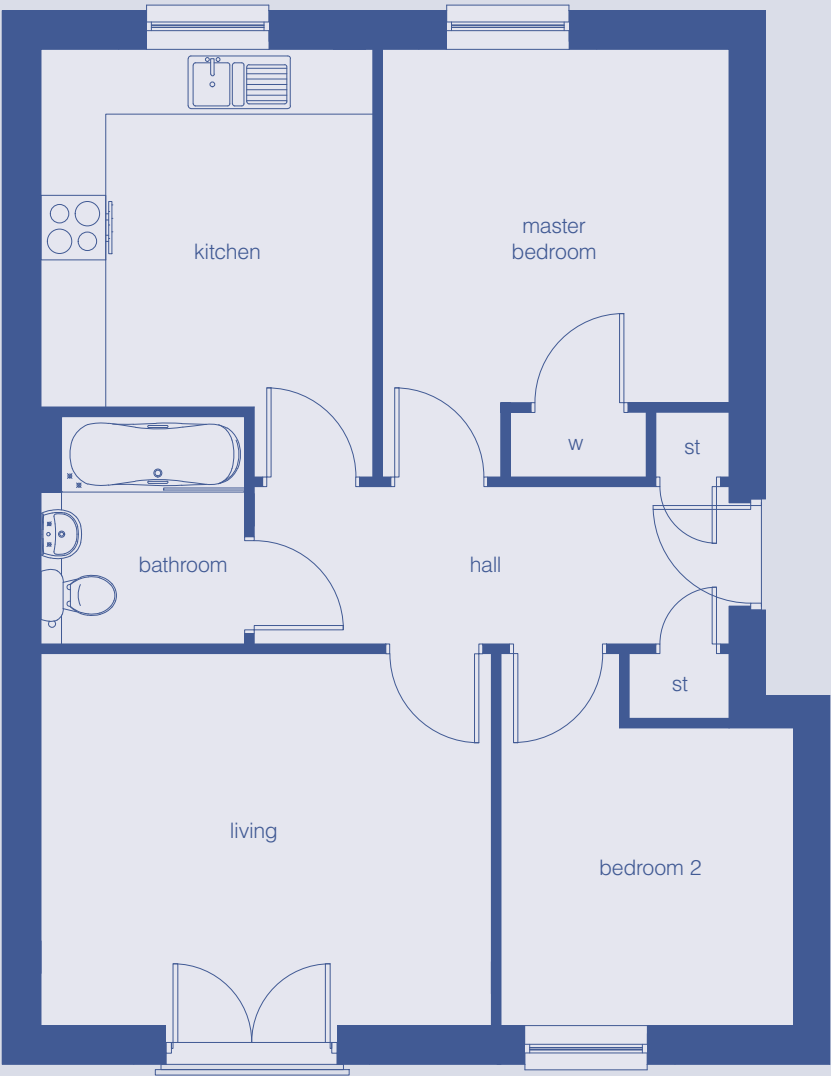
kitchen	3.1m x 3.6m max	10'1" x 11'10"
living/dining	5.5m max x 4.3m max	17'11" x 14'2"
master bedroom	2.8m x 3.2m	9'3" x 10'5"
bedroom 2	2.7m max x 3.1m	8'9" x 10'4"
bathroom	1.9m x 2.1m	6'2" x 6'11"

Dalmore Mill - Type 5 0800 840 8437

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Type 6



room dimensions:

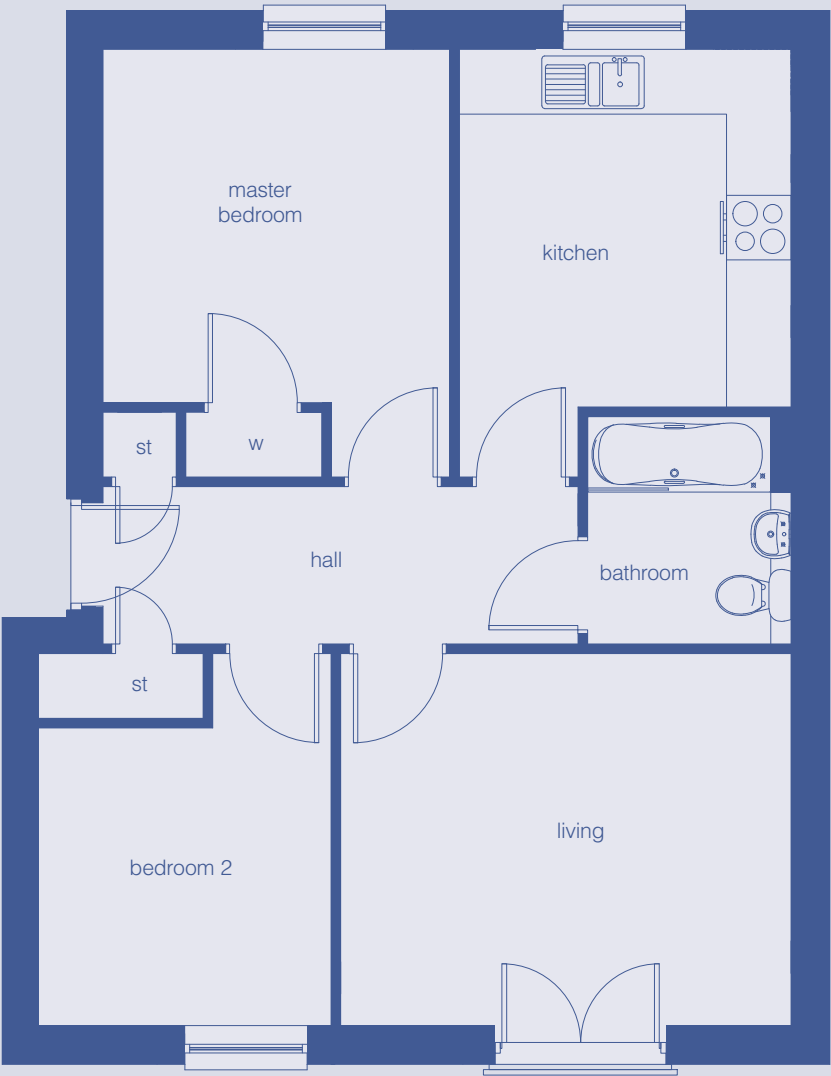
living	4.2m x 3.5m	13'9" x 11'4"
kitchen	3.1m x 4.0m max	10'1" x 13'0"
master bedroom	3.2m x 4.0m max	10'7" x 13'0"
bedroom 2	2.7m x 3.5m max	8'11" x 11'4"
bathroom	1.9m x 2.1m	6'2" x 6'11"

Dalmore Mill - Type 6 0800 840 8437

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Type 7



room dimensions:

living	4.2m x 3.5m	13'9" x 11'4"
kitchen	3.1m x 4.0m max	10'1" x 13'0"
master bedroom	3.2m x 4.0m max	10'7" x 13'0"
bedroom 2	2.7m x 3.5m max	8'11" x 11'4"
bathroom	1.9m x 2.1m	6'2" x 6'11"

Dalmore Mill - Type 7 0800 840 8437

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Type 8



room dimensions:

living	4.2m x 3.5m	13'11" x 11'4"
kitchen	3.1m x 3.6m max	10'1" x 11'10"
master bedroom	3.5m max x 3.5m max	11'6" x 11'4"
en-suite	1.5m x 2.2m	4'10" x 7'1"
bedroom 2	3.2m x 3.6m max	10'7" x 11'10"
bathroom	1.9m x 2.1m	6'2" x 6'11"

Dalmore Mill - Type 8 0800 840 8437

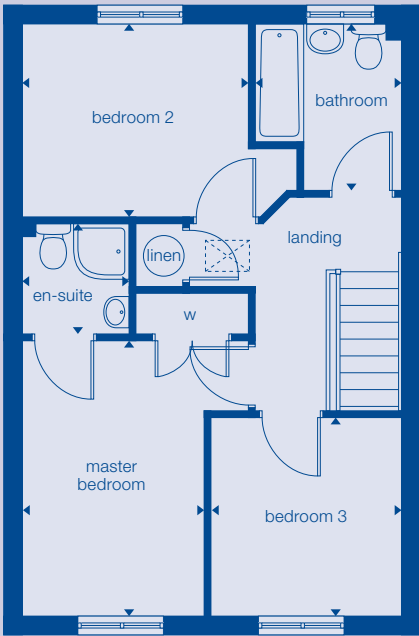
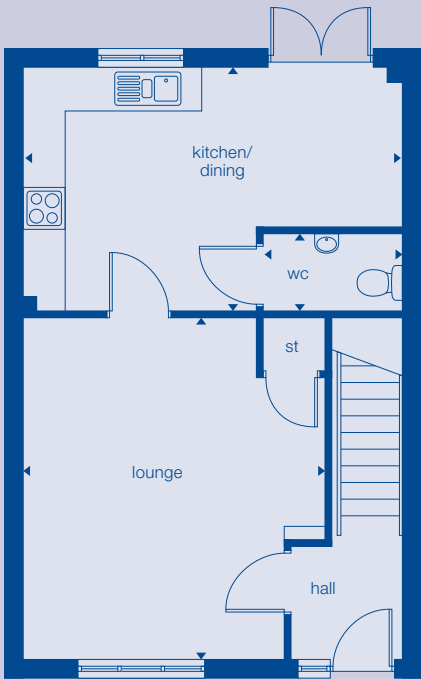
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The Alexander

- Key features**
3 bedrooms
en-suite to master bedroom
open plan kitchen/dining
separate wc



Ground Floor

room dimensions:

lounge	4.3m x 4.9m	14'5" x 16'3"
kitchen	5.5m x 3.5m	18'1" x 11'6"
wc	2.0m x 1.1m	6'7" x 3'8"

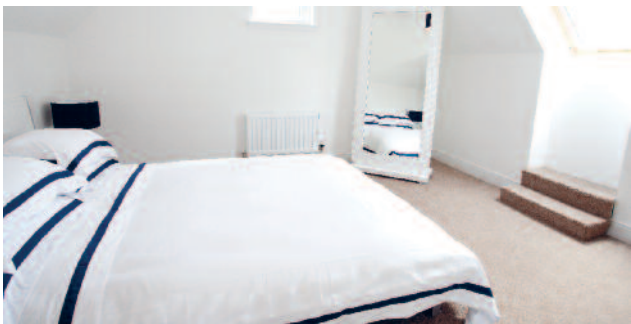
First Floor

room dimensions:

master bedroom	2.6m x 3.9m	8'9" x 13'11"
bedroom 2	3.2m x 2.7m	10'10" x 9'2"
bedroom 3	2.7m x 2.8m	9'0" x 9'5"
en-suite	1.5m x 1.6m	5'1" x 5'5"
bathroom	2.1m x 2.4m	6'11" x 7'10"

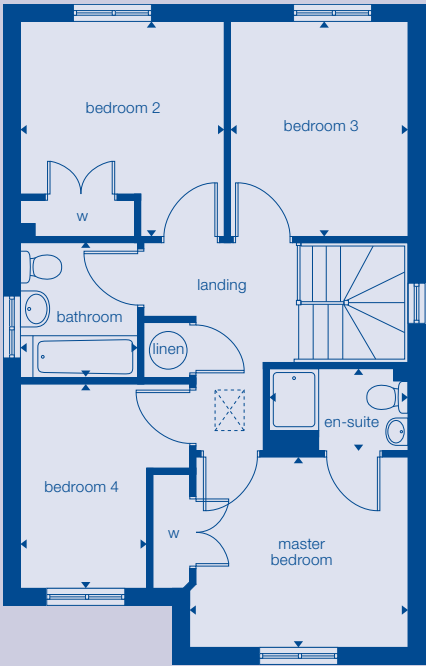
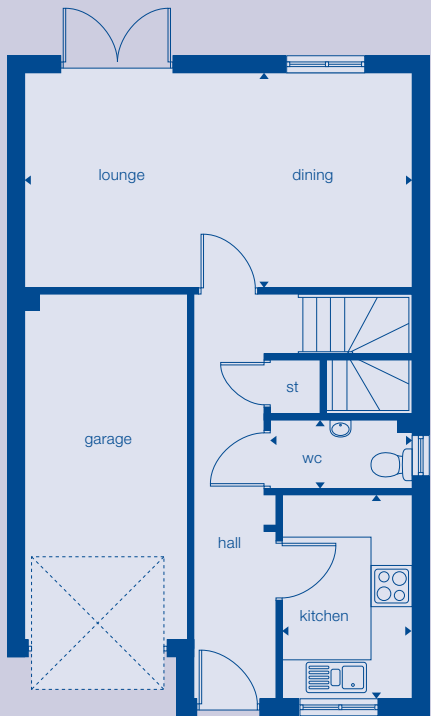
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Dalmore Mill - The Alexander 0800 840 8437



The Carsewell

- Key features**
en-suite to master bedroom
open plan lounge/dining
separate wc
built in wardrobes to master bedroom and bedroom 2
integral garage



Ground Floor

room dimensions:

kitchen	2.0m x 3.2m	6'9" x 10'8"
lounge	6.1m x 3.3m	20'4" x 11'2"
wc	2.2m x 1.1m	7'6" x 3'8"

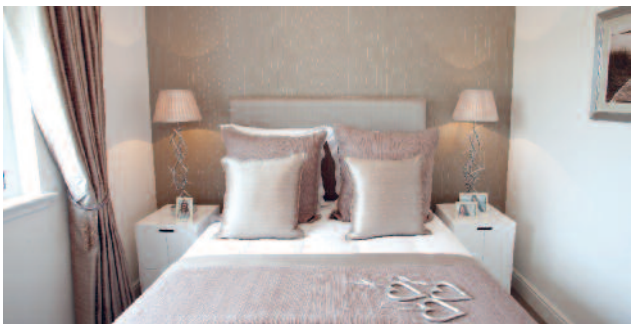
First Floor

room dimensions:

master bedroom	3.4m x 3.0m	11'5" x 10'0"
bedroom 2	3.2m x 3.4m	10'8" x 11'3"
bedroom 3	2.8m x 3.4m	9'3" x 11'3"
bedroom 4	2.0m x 3.2m	6'8" x 10'8"
en-suite	2.2m x 1.3m	7'3" x 4'4"
bathroom	1.8m x 2.1m	6'2" x 7'1"

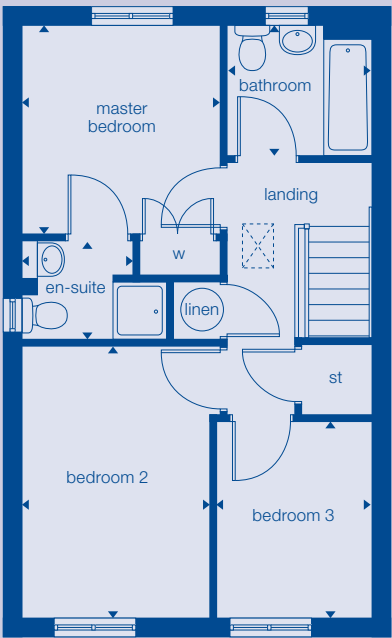
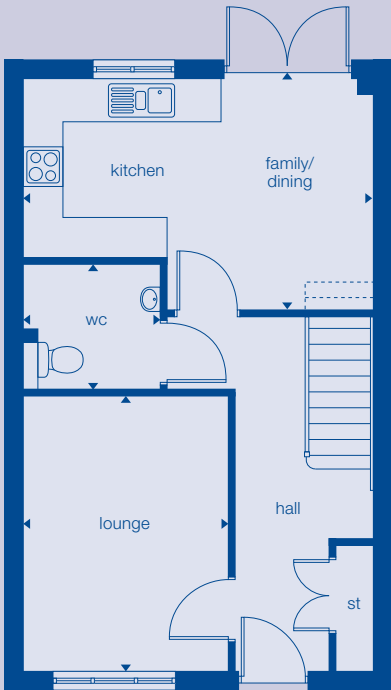
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Dalmore Mill - The Carsewell 0800 840 8437



The Cather

- Key features**
open plan kitchen/dining room
en-suite master bedroom
patio doors to dining room
separate wc



Ground Floor

room dimensions:

lounge	3.0m x 3.9m	9'11" x 13'0"
kitchen/dining	5.0m x 3.3m	14'9" x 11'0"
wc	2.0m x 1.7m	6'7" x 5'9"

First Floor

room dimensions:

master bedroom	2.9m x 3.0m	9'7" x 9'11"
bedroom 2	2.7m x 3.9m	9'0" x 13'0"
bedroom 3	2.2m x 2.8m	7'5" x 9'4"
en-suite	1.6m x 1.4m	5'4" x 4'8"
bathroom	2.0m x 1.8m	6'10" x 6'1"

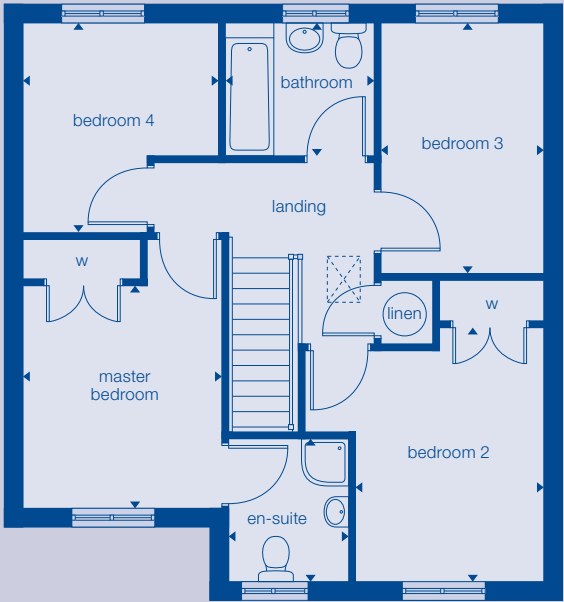
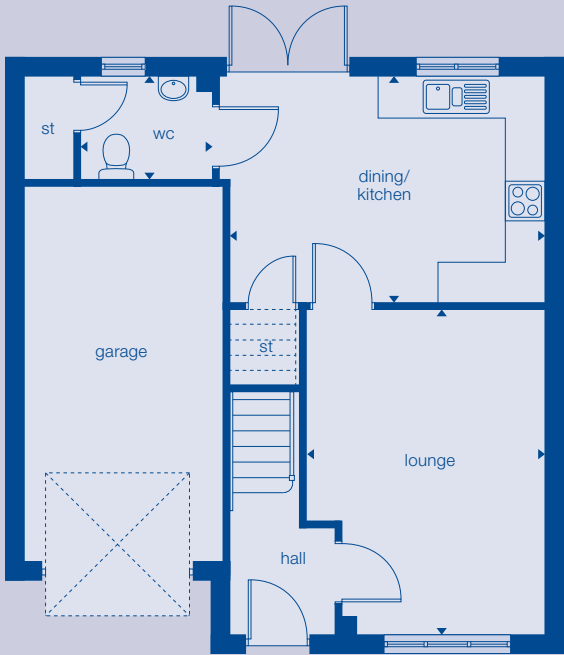
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Dalmore Mill - The Cather 0800 840 8437



The Kesson

- Key features**
en-suite to master bedroom
open plan kitchen/dining
integral garage
separate wc



Ground Floor

room dimensions:

lounge	3.5m x 4.7m	11'8" x 15'6"
kitchen/dining	4.6m x 3.3m	15'2" x 10'11"
wc	1.9m x 1.5m	6'4" x 5'0"

First Floor

room dimensions:

master bedroom	2.9m x 3.3m	9'8" x 10'11"
bedroom 2	2.7m x 3.7m	9'2" x 12'3"
bedroom 3	2.4m x 3.6m	7'11" x 12'1"
bedroom 4	2.8m x 3.0m	9'5" x 10'1"
en-suite	1.7m x 2.0m	5'10" x 6'10"
bathroom	2.2m x 1.9m	7'3" x 6'4"

Dalmore Mill - The Kesson 0800 840 8437

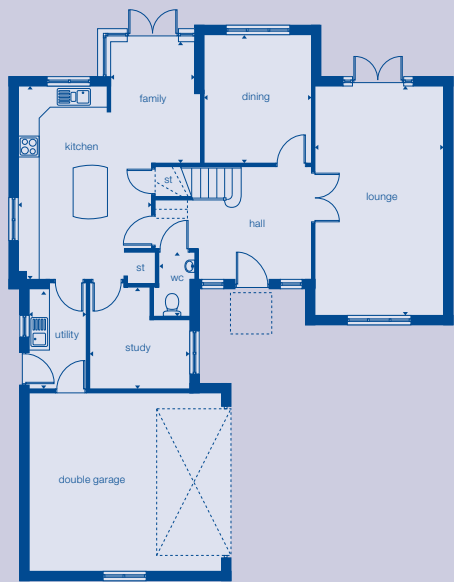
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The Leader

Key features

- spacious master bedroom with en-suite
- Jack and Jill en-suite to bedrooms 2 and 3
- dual aspect lounge
- separate study
- family area to kitchen



Ground Floor
room dimensions:

kitchen	3.8m x 5.6m	12'9" x 18'6"
lounge	3.7m x 6.8m	12'4" x 21'9"
wc	1.0m x 1.8m	3'4" x 6'1"
dining	3.0m x 3.7m	10'1" x 12'3"
utility	1.6m x 2.8m	5'4" x 9'3"
Family	2.4m x 3.5m	7'11" x 11'8"
Study	2.8m x 2.9m	9'4" x 9'8"

First Floor
room dimensions:

master bedroom	3.6m x 7.2m	12'1" x 23'10"
bedroom 2	2.8m x 3.6m	9'3" x 11'0"
bedroom 3	3.0m x 3.7m	10'1" x 12'3"
bedroom 4	3.7m x 4.0m	12'4" x 13'5"
bedroom 5	3.7m x 2.4m	12'4" x 8'0"
en-suite	1.7m x 2.7m	5'9" x 9'0"
en-suite 2	2.4m x 2.2m	8'0" x 7'4"
Bath	2.7m x 1.9m	9'1" x 6'4"

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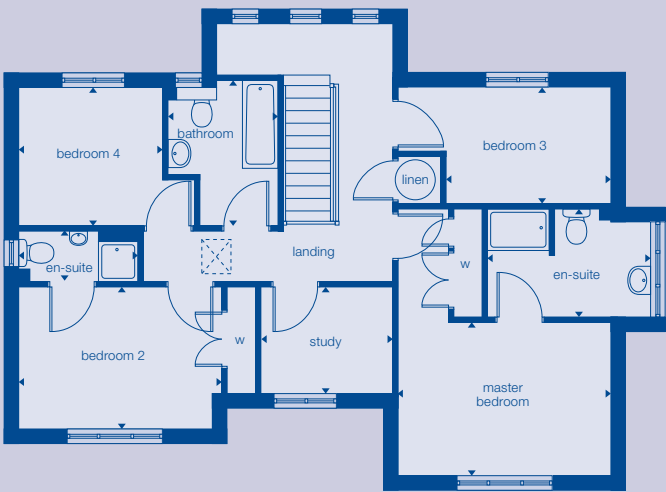
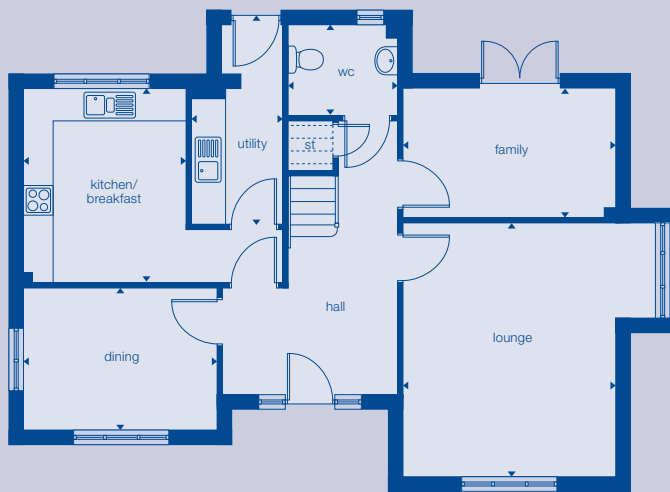
Dalmore Mill - The Leader 0800 840 8437



The Severn

Key features

- two en-suite bedrooms
- separate family room
- detached double garage
- dual aspect lounge
- separate study



Ground Floor

room dimensions:

kitchen/breakfast	3.1m x 3.7m	10'4" x 12'3"
lounge	4.0m x 4.8m	13'4" x 15'11"
wc	2.1m x 1.6m	7'0" x 5'3"
dining	3.7m x 2.7m	12'3" x 8'11"
utility	1.7m x 3.7m	5'8" x 12'5"
family	4.0m x 2.5m	13'4" x 8'3"

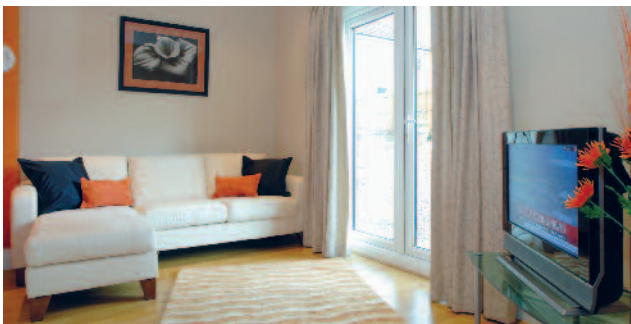
First Floor

room dimensions:

master bedroom	4.0m x 2.9m	13'4" x 9'9"
bedroom 2	3.9m x 2.7m	12'11" x 8'11"
bedroom 3	3.1m x 2.2m	10'4" x 7'5"
bedroom 4	2.7m x 2.6m	9'1" x 8'9"
en-suite	3.0m x 2.0m	10'1" x 6'6"
en-suite 2	2.3m x 0.9m	7'7" x 3'2"
study	2.5m x 2.0m	8'4" x 6'8"
bathroom	2.1m x 2.8m	7'0" x 9'3"

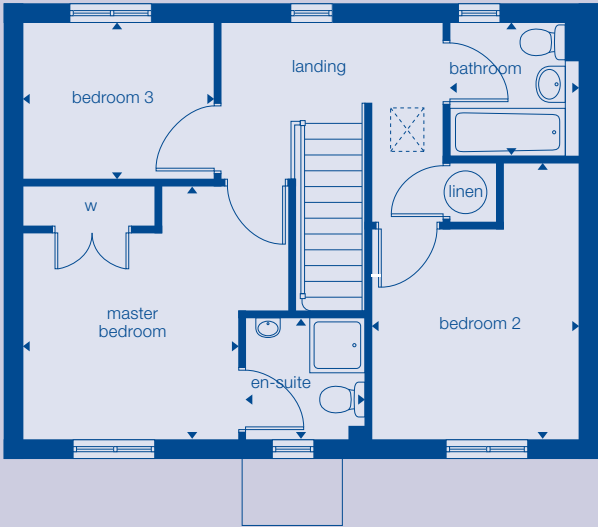
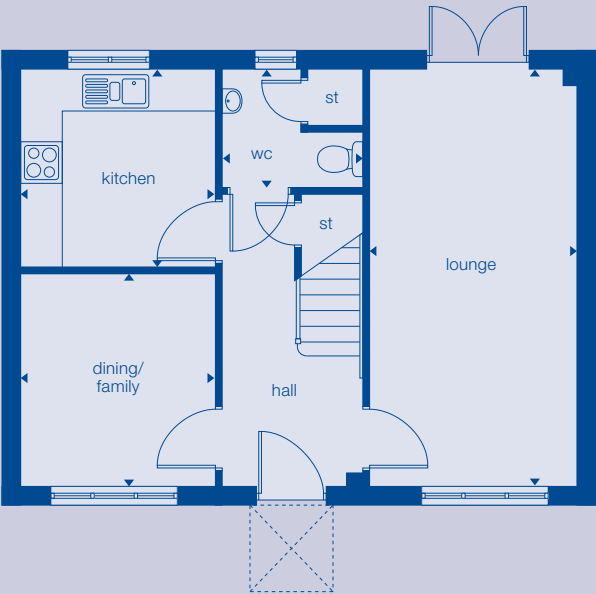
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Dalmore Mill - The Severn 0800 840 8437



The Stanton

- Key features**
3 bedrooms
en-suite to master bedroom
dual aspect lounge
separate dining



Ground Floor

room dimensions:

lounge	3.0m x 6.0m	9'10" x 19'11"
kitchen	2.8m x 2.8m	9'4" x 9'5"
wc	2.0m x 1.7m	6'5" x 5'7"
dining/family	2.8m x 3.1m	9'4" x 10'2"

First Floor

room dimensions:

master bedroom	3.8m x 3.7m	12'9" x 12'5"
bedroom 2	3.0m x 4.0m	9'11" x 13'3"
bedroom 3	2.8m x 2.2m	9'3" x 7'6"
en-suite	1.7m x 1.7m	5'8" x 5'10"
bathroom	1.8m x 1.9m	6'2" x 6'4"

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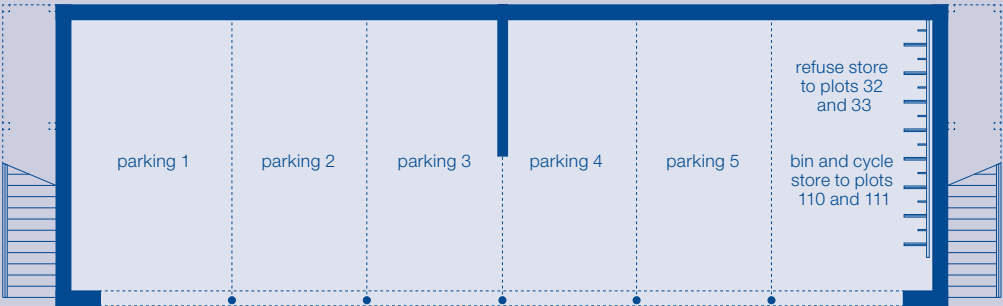
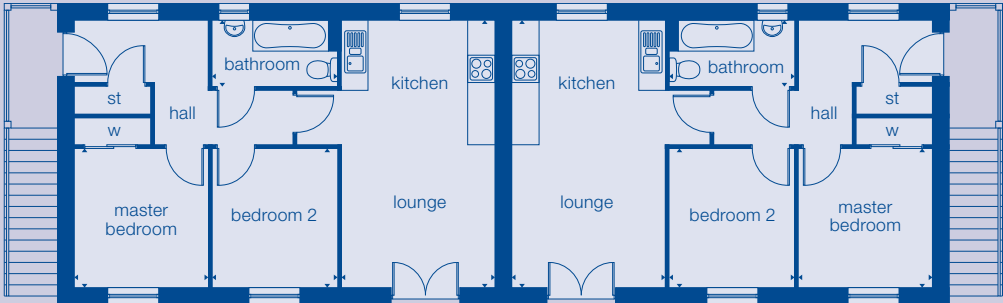
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The Mews

- Key features**
2 bedrooms
wardrobe to master bedroom
open plan kitchen
storage

Plots 32/33
Plots 34/35
Plots 110/111



First Floor

room dimensions:

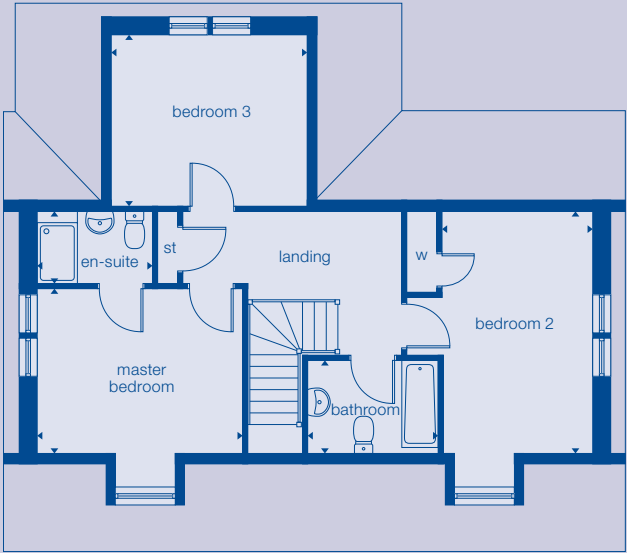
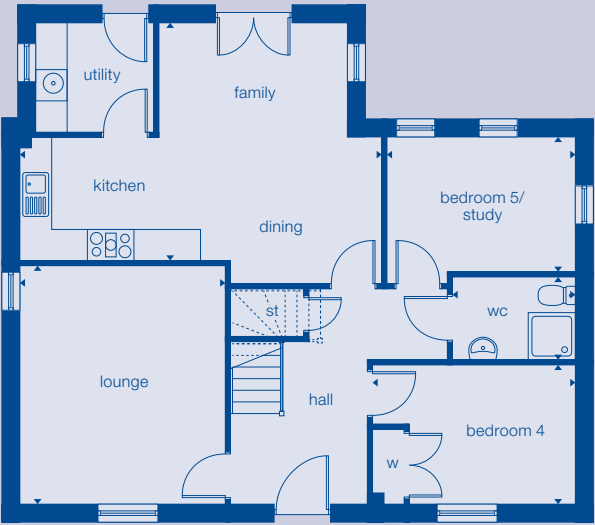
lounge/kitchen	3.4m x 6.0m	11'1" x 19'8"
master bedroom	3.0m x 3.1m	9'10" x 10'2"
bedroom 2	2.8m x 3.1m	9'2" x 10'2"
bathroom	2.8m x 1.4m	9'2" x 4'7"

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The Gatehouse

- Key features**
4/5 bedrooms
feature dormer windows
wardrobe to bedrooms 2 & 4
open plan kitchen/family/dining
detached double garage
utility



Ground Floor

room dimensions:

lounge	3.9m x 4.5m	12'9" x 14'9"
kitchen/dining	7.0m x 4.5m	22'11" x 14'9"
bedroom 4	3.9m x 2.6m	12'9" x 8'6"
bedroom 5/study	3.6m x 2.6m	11'9" x 8'6"
utility	2.2m x 2.0m	7'2" x 6'6"
WC	2.3m x 1.6m	7'6" x 5'2"

First Floor

room dimensions:

master bedroom	3.9m x 3.2m	12'9" x 10'5"
en-suite	2.2m x 1.4m	7'2" x 4'7"
bedroom 2	2.8m x 4.7m	9'2" x 15'5"
bedroom 3	3.8m x 3.3m	12'5" x 10'9"
bathroom	2.5m x 1.8m	8'2" x 5'10"

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	Type 1	Type 2	Type 3	Type 4	Type 5	Type 6	Type 7	Type 8	The Wallace
Kitchens and utilities									
choice of kitchen units and worktop with upstand	✓	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel extractor hood	✓	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel single fan oven	✓	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel 4-ring gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓
plumbed space for washing machine	✓	✓	✓	✓	✓	✓	✓	✓	✓
strip-lights under wall units	✓	✓	✓	✓	✓	✓	✓	✓	✓
3 spot track ceiling lights	✓	✓	✓	✓	✓	✓	✓	✓	✓
white plastic switches and sockets	✓	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel 1½ sink (where layout permits) and monobloc tap	✓	✓	✓	✓	✓	✓	✓	✓	✓
integrated washer/dryer	○	○	○	○	○	○	○	○	○
integrated dishwasher	○	○	○	○	○	○	○	○	○
integrated fridge-freezer	○	○	○	○	○	○	○	○	○
Bathrooms and en-suites									
bathrooms & en-suites in white	✓	✓	✓	✓	✓	✓	✓	✓	✓
shaver point	○	○	○	○	○	○	○	○	○
shower, shower tray & enclosure to en-suite	—	—	—	✓	—	—	—	✓	✓
shower above bath	✓	✓	✓	○	✓	✓	✓	○	○
chrome taps	✓	✓	✓	✓	✓	✓	✓	✓	✓
full-height tiling to shower enclosure	—	—	—	✓	—	—	—	✓	✓
full-height tiling to shower area above bath	✓	✓	✓	○	✓	✓	✓	○	○
white downlighters	✓	✓	✓	○	✓	✓	✓	✓	✓
splashback wall tiling behind WHB in W.C, bathroom & en suite	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electrical									
TV sockets in lounge and master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT socket	✓	✓	✓	✓	✓	✓	✓	✓	✓
co-axial digital cable fitted (apartments only)	✓	✓	✓	✓	✓	✓	✓	✓	—
front porch light ready-fitted with PIR	—	—	—	—	—	—	—	—	○
front doorbell and chimes ready-fitted	—	—	—	—	—	—	—	—	✓
Security									
multi-point locking front door system	✓	✓	✓	✓	✓	✓	✓	✓	✓
alarm	○	○	○	○	○	○	○	○	○
door entry system	✓	✓	✓	✓	✓	✓	✓	✓	—
Heating									
double-glazing to all windows	✓	✓	✓	✓	✓	✓	✓	✓	✓
gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓
thermostatically controlled radiators to all rooms (except where roomstat is fitted)	✓	✓	✓	✓	✓	✓	✓	✓	✓
electrical point for fire	✓	✓	✓	✓	✓	✓	✓	✓	✓
Finishes									
smooth finish ceilings	✓	✓	✓	✓	✓	✓	✓	✓	✓
house numbers ready fitted	✓	✓	✓	✓	✓	✓	✓	✓	✓
woodwork painted white	✓	✓	✓	✓	✓	✓	✓	✓	✓
walls painted Gardenia except wet rooms which will be white	✓	✓	✓	✓	✓	✓	✓	✓	✓
semi-solid 6-panel colonial style internal doors with chrome plated levers	✓	✓	✓	✓	✓	✓	✓	✓	✓
75mm skirting and 63mm architrave	✓	✓	✓	✓	✓	✓	✓	✓	✓
fitted wardrobes to master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓
fitted wardrobes in bedroom 2	—	—	—	—	—	—	—	—	✓
fitted wardrobes in bedroom 3	—	—	—	—	—	—	—	—	○
External									
timber fascias, soffits and bargeboards (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓
post and rail or 1.8m fencing (refer to site fencing layout)	—	—	—	—	—	—	—	—	✓
turfed front garden	—	—	—	—	—	—	—	—	✓
turfed rear garden	—	—	—	—	—	—	—	—	○
outside cold water tap	—	—	—	—	—	—	—	—	○

✓ yes

○ optional extra

— not available

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.

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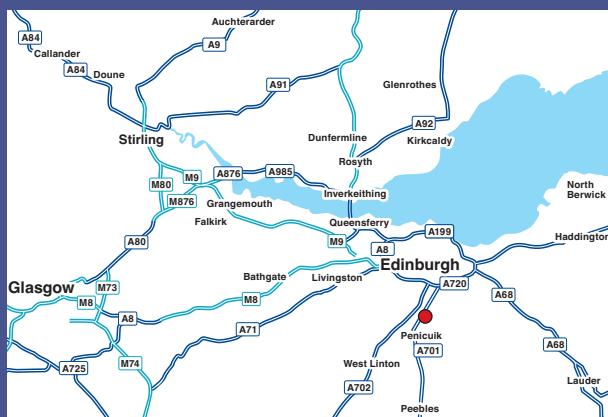
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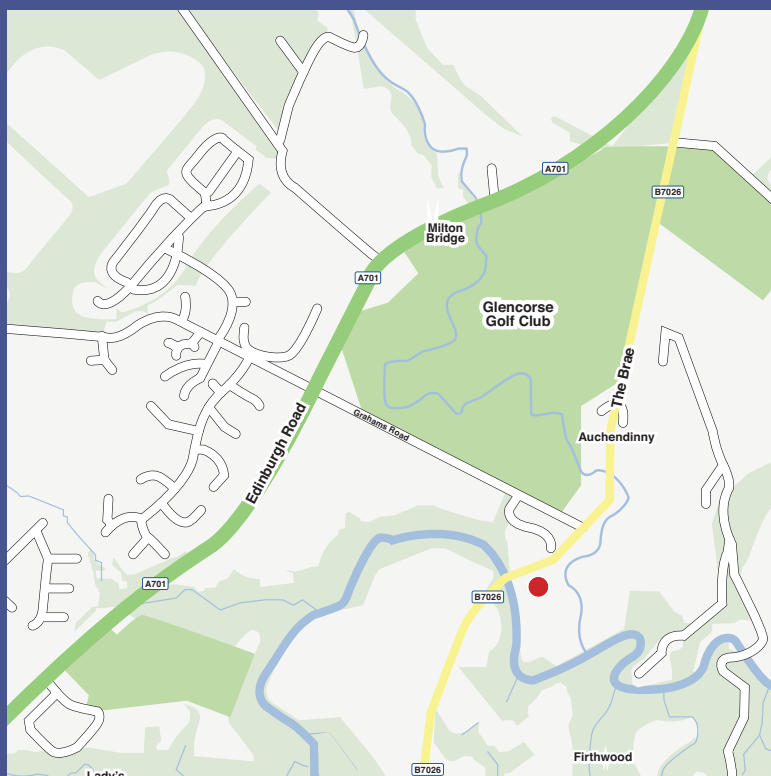
Telephone: 0800 840 8437



From Edinburgh City Bypass (A720)

Travelling towards A1, take Straiton exit onto A701. Follow A701 through Bilston, continue on A701 and exit left onto B7026. Continue on B7026 through Auchendinny and Dalmore Mill is on the left hand side.

Sat Nav: EH26 0ND



● Dalmore Mill

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