



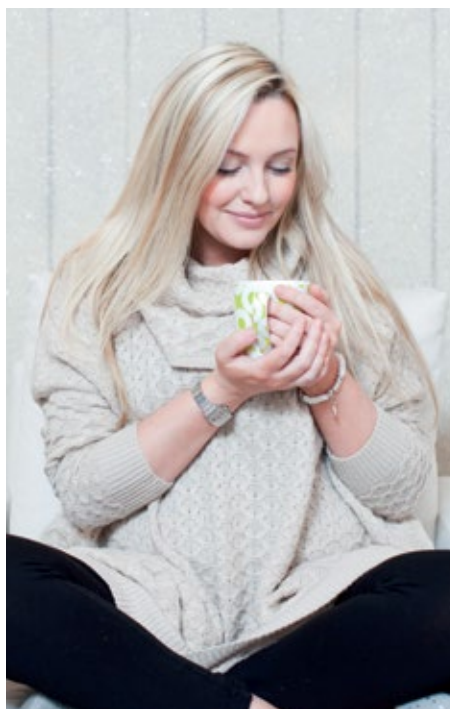
**Glenesk
Lasswade**

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.



the place to be®

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Plot information

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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.



NORTH RIVER ESK

Potential Future
Development

Existing Development

Existing Development



Welcome to Glenesk

Occupying a beautiful situation alongside the picturesque River North Esk, sheltered by a fringe of mature trees, this outstandingly attractive development of modern, energy efficient two, three, four and five bedroom homes is a prestigious addition to the prosperous village of Lasswade. The semi-rural setting, nestling in the shade of the spectacular viaduct of the old Esk Valley Railway, is a short drive from the Edinburgh City Bypass and seven miles from Edinburgh city centre.

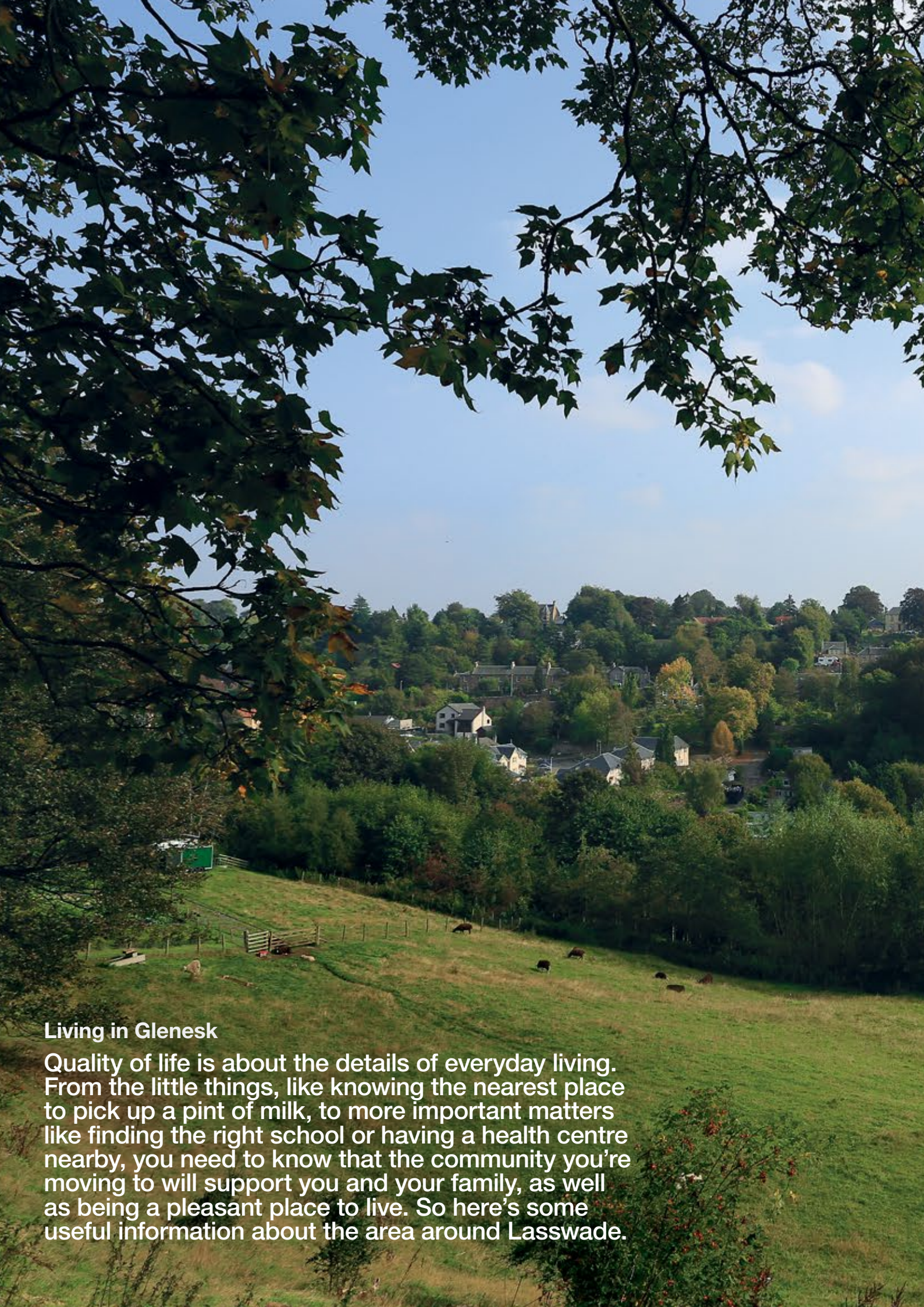


We care about you

Every year, we help thousands of homebuyers to make the move. We understand what matters to you. And that's what matters to us. You can be sure we'll do everything we can to make your homebuying experience stress-free and as enjoyable as possible.

Be Happy

We want you to love living in your new home. That's why everything is built around you. Your complete satisfaction is the only way we know we're getting things right. In fact, during 2014, 95% of customers said they'd recommend Miller Homes to their best friend. To check our latest performance results see our website.



Living in Glenesk

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 Lasswade.







Transport

Around two miles from the City of Edinburgh Bypass and seven and a half from Princes Street, the development is extremely convenient for travel throughout the central belt and to Edinburgh Airport. Lasswade and Bonnyrigg are served by Lothian Region buses. Route 31, which includes night buses, serves the city centre while service 40 runs to Penicuik, Musselburgh and Portobello. Both stop within a short walk of the development.

Local Amenities

The picturesque Laird and Dog, a few minutes walk away, combines a traditional bar and a popular conservatory restaurant. Even closer, the recently-opened Paper Mill restaurant, housed in a sensitively converted mill building, has already won positive reviews. There is a wide selection of restaurants, pubs and cafés in Bonnyrigg, within walking distance.

Leisure & Recreation

Lasswade is surrounded by wonderful countryside. The Moorfoot Hills and the Pentland Hills, home of the Midlothian Snowsports Centre, are both nearby, and the River North Esk offers walks through Bilston Wood and on to Roslin Castle and the exquisite Roslin Chapel. For indoor fitness facilities, the excellent Lasswade Centre incorporates a 25m swimming pool, hydrotherapy suite, gym and sports facilities as well as a café and a local library, and there are two golf courses, Broomieknow and Kings Acre, on the edge of the village.





Munro

3 Bed

Plots

12, 13, 21, 22, 23,
24, 201, 202

Overview

With french doors bringing light flooding into the dining area, keeping the room fresh and airy and making outdoor entertaining a tempting summer option, the beautifully planned family kitchen of the Munro provides a natural gathering place.

Key Features

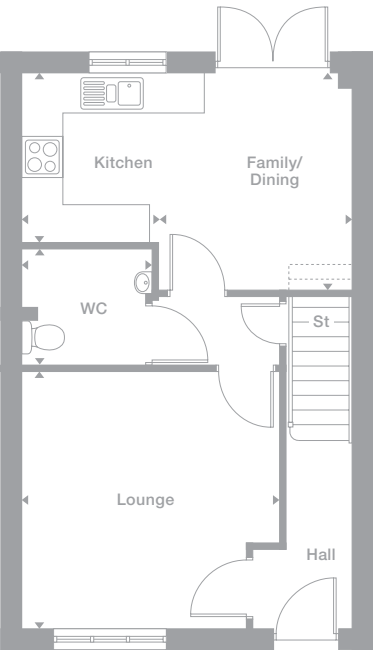
French Doors
Master Bed En-Suite
Master Bed Wardrobe
Downstairs WC

Total Floor Space

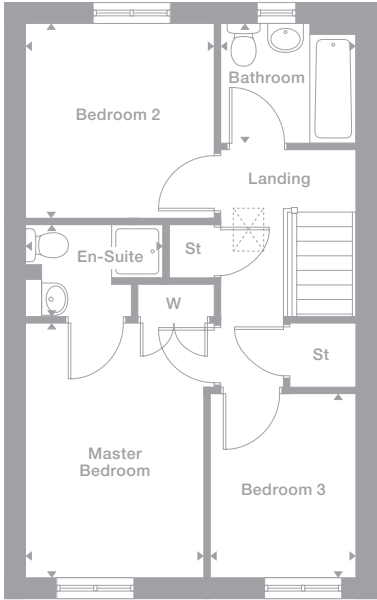
942 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.996m max x 3.982m max
13'1" x 13'1"

Family/Dining
2.992m x 3.357m
9'10" x 11'0"

Kitchen
2.134m x 2.626m
7'0" x 8'7"

WC
2.020m x 1.763m
6'8" x 5'9"

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First Floor

Master Bedroom
2.762m x 3.965m
9'1" x 13'0"

En-Suite
2.130m max x 1.432m max
7'0" x 4'8"

Bedroom 2
2.924m x 3.020m
9'7" x 9'11"

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

Bathroom
2.102m x 1.871m
6'11" x 6'2"



3 Bed Irvine

Plots
14*, 25*

Key Features

French Doors
Dormer Window
Master Bed En-Suite
Master Bed Wardrobes
Garage

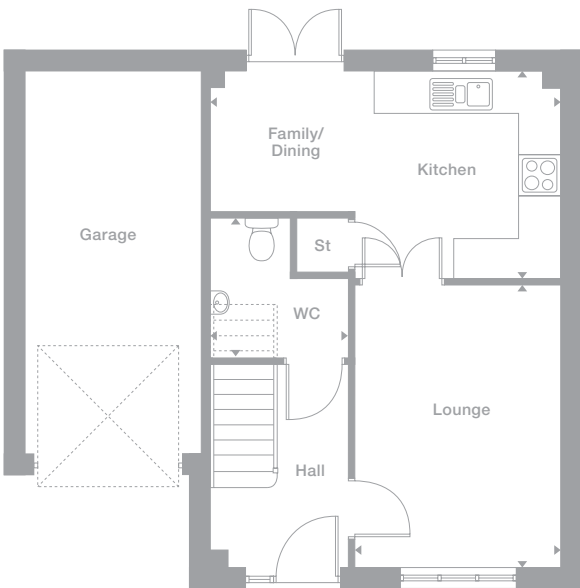
Total Floor Space

971 sq ft

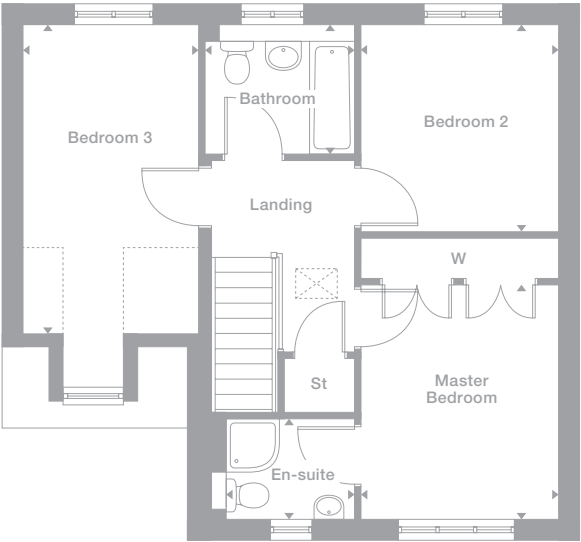
Overview

The ornamented entrance gives an early indication of the attention to detail found throughout the Irvine. Double doors turn the lounge and family rooms into a single light-filled space, and the dormer bedroom has its own very special, cosy character.

Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.062m x 4.204m
10'1" x 13'10"

Family/Dining/Kitchen
5.247m max x 3.170m max
17'3" x 10'1"

WC
2.051m x 2.078m
6'9" x 6'10"

First Floor

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

En-Suite
2.173m max x 1.520m
3'2" x 5'0"

Bedroom 2
2.956m x 3.101m
9'8" x 10'2"

Bedroom 3
2.623m max x 4.643m min
8'7" x 15'3"

Bathroom
2.267m x 1.933m
7'5" x 6'4"

* Plots are a mirror image of plans shown above

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Douglas

4 Bed

Plots
28*, 29

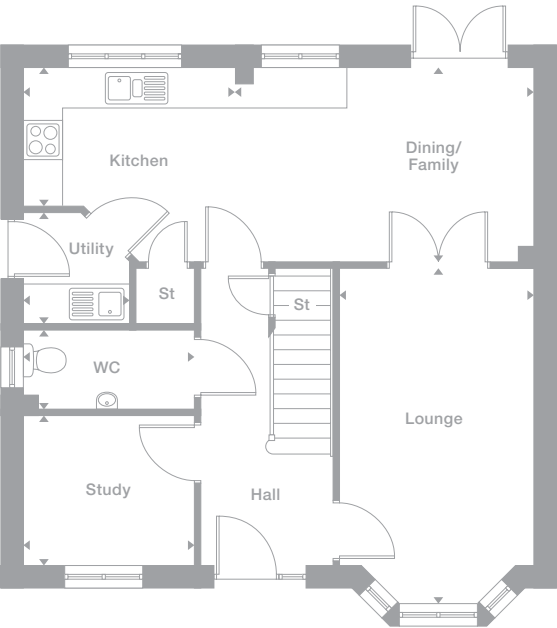
Overview
Extending from an attractive bay window to stylish double doors through to the light-filled dining area and contemporary kitchen, the lounge of the Douglas is both striking and distinguished. Dual windows and a walk-in wardrobe make the en-suite master bedroom a particularly special retreat.

Key Features
Feature Bay Window
Master Bed En-Suite
Walk-in Wardrobe
Utility
Study

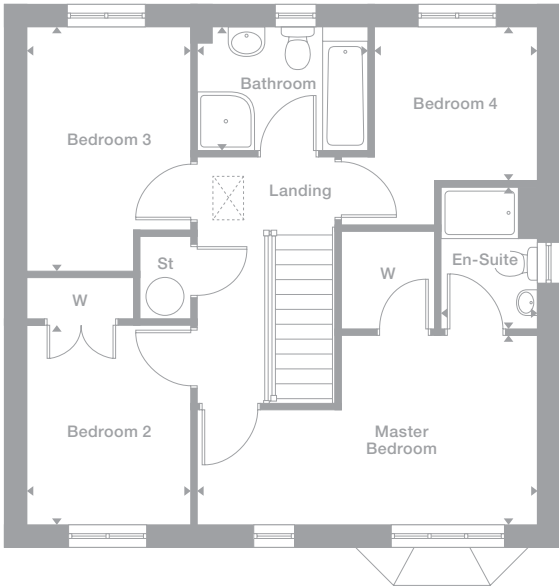
Total Floor Space
1,323 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge	WC
3.042m max x 4.610m max	2.659m x 1.239m
10'0" x 15'1"	8'9" x 4'1"
Dining/Family	Utility
4.671m x 3.017m	1.659m max x 1.714m max
15'4" x 9'11"	5'5" x 5'7"
Kitchen	Study
3.303m max x 2.160m min	2.659m x 2.337m
10'10" x 7'1"	8'9" x 7'8"

First Floor

Master Bedroom	Bedroom 3
5.312m max x 2.959m max	2.563m max x 3.794m max
17'5" x 9'8"	8'5" x 12'5"
En-Suite	Bedroom 4
1.526m max x 2.205m max	2.556m x 2.386m
5'0" x 7'3"	8'5" x 7'10"
Bedroom 2	Bathroom
2.563m x 3.098m	2.656m x 1.916m
8'5" x 10'2"	8'9" x 6'3"

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4 Bed

Yeats

Plots

5*, 15, 27

Key Features

Feature Bay Window
Master Bed Wardrobes
Wardrobe to Bed 2
Utility
Garage

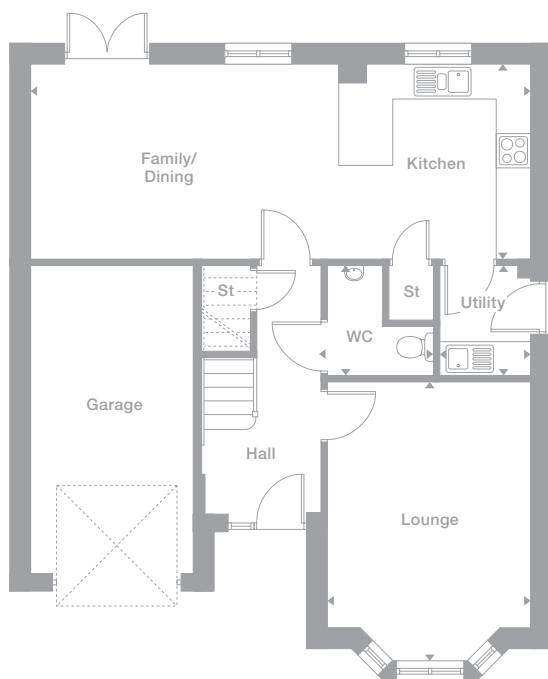
Total Floor Space

1,538 sq ft

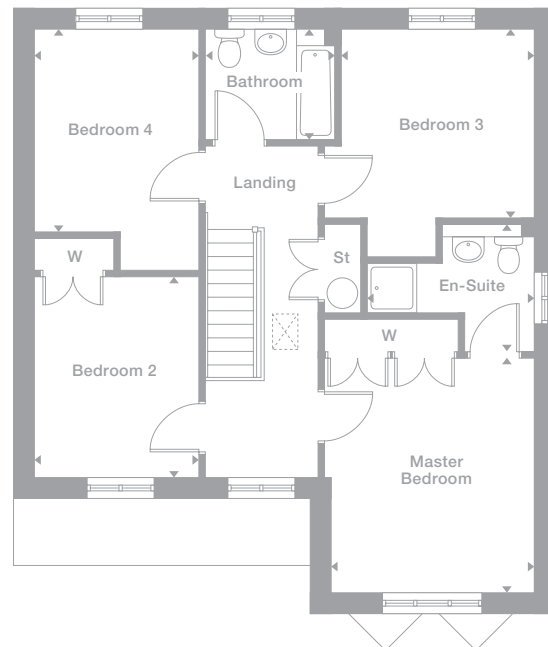
Overview

A utility room keeps household chores out of the way, leaving the large family kitchen and dining area to inspire fine dining and conversation, while features like the bay window and twin wardrobes demonstrate a superb blending of function and style.

Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.639m max x 4.963m max
11'11" x 16'3"

Family/Dining/Kitchen
8.901m x 3.444m
29'2" x 11'4"

WC
1.910m max x 1.964m max
6'3" x 6'5"

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

First Floor

Master Bedroom
3.656m min x 4.163m
12'0" x 13'8"

En-Suite
2.985m max x 2.288m max
9'10" x 7'6"

Bedroom 2
2.935m x 3.594m
9'8" x 11'9"

Bedroom 3
3.431m x 3.349m
11'3" x 11'0"

Bedroom 4
2.935m max x 3.590m min
9'8" x 11'9"

Bathroom
2.335m x 1.977m
7'8" x 6'6"

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Lodge House

4 Bed

Plots

1

Overview

Behind its charming original stone façades, this imaginatively redesigned interior provides an adaptable family dwelling. Many rooms have dual aspect windows, creating a light, open ambience that is particularly appealing in the two dormer bedrooms.

Key Features

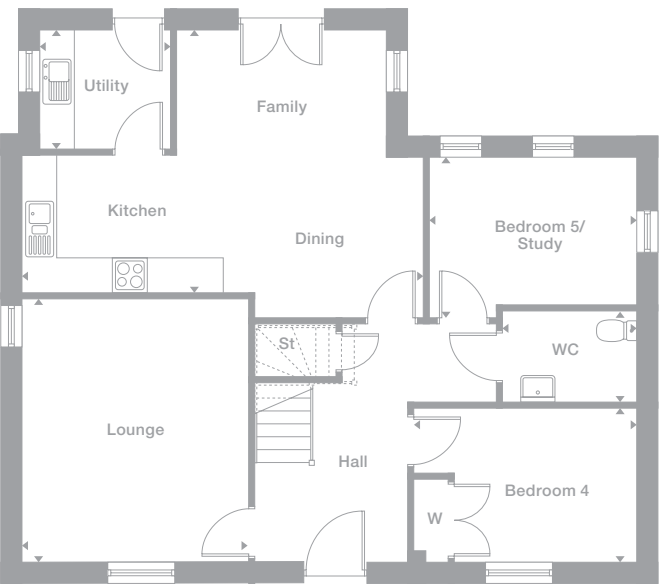
French Doors
Dormer Windows
Master Bed En-Suite
Wardrobe to Bed 2
Utility

Total Floor Space

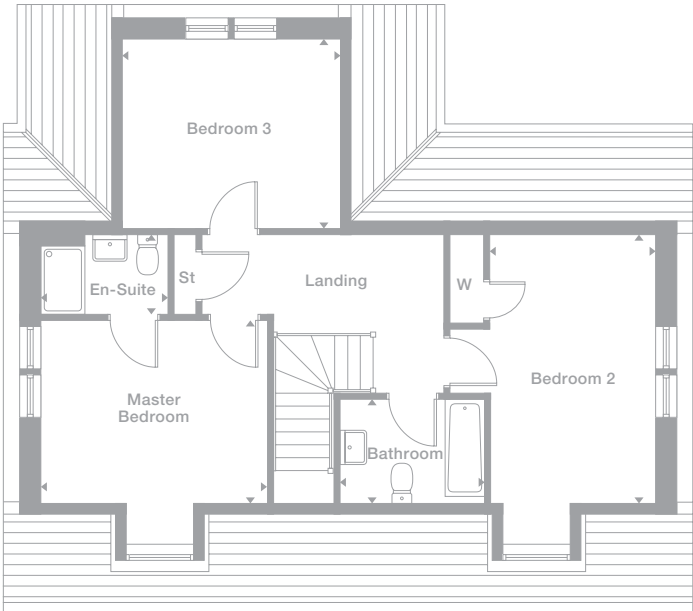
1,569 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
4.603m x 3.955m
15'1" x 13'0"

Dining/Kitchen/Family
7.014m max x 5.025m max
23'0" x 16'6"

Bedroom 4
3.912m max x 2.689m
12'10" x 8'10"

Bedroom 5/Study
3.646m x 2.600m
12'1" x 8'6"

WC
2.350m x 1.600m
7'9" x 5'3"

Utility
2.280m x 2.080m
7'6" x 6'10"

First Floor

Master Bedroom
3.980m x 3.212m
13'1" x 10'6"

En-Suite
2.216m x 1.400m
7'3" x 4'7"

Bedroom 2
3.595m max x 4.707m
11'10" x 15'5"

Bedroom 3
3.800m x 3.328m
12'6" x 10'11"

Bathroom
2.550m 1.729m
8'4" x 5'8"

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5 Bed

Chichester

Plots
2*

Key Features

Feature Bay Windows
Master Bed Wardrobes
2 En-Suites
Utility
Study

Total Floor Space

1,908 sq ft

Overview

The breathtaking hall, feature staircase and gallery landing instantly demonstrate the uncompromising quality of this superb home. From the elegant french doors to the sumptuous master bedroom, every detail of the Chichester will bring lasting pleasure.

Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge 3.586m max x 5.807m max 11'9" x 19'1"	WC 1.115m x 2.065m 3'8" x 6'9"
Dining 3.586m x 2.792m 11'9" x 9'2"	Utility 2.291m x 2.065m 7'6" x 6'9"
Breakfast/Family 2.755m x 5.717m 9'0" x 18'9"	Study 3.506m x 2.907m max 11'5" x 9'6"
Kitchen 3.967m x 3.504m 13'0" x 11'6"	

First Floor

Master Bedroom 3.400m x 4.060m 11'2" x 13'4"	Bedroom 3 3.586m max x 2.884m max 11'9" x 9'6"
En-Suite 1 2.624m min x 1.606m max 8'7" x 5'3"	Bedroom 4 3.011m max x 2.923m 9'11" x 9'7"
Bedroom 2 3.522m max x 2.744m max 11'7" x 9'0"	Bedroom 5 2.531m x 2.744m 8'4" x 9'0"
En-Suite 2 1.454m x 2.744m 4'9" x 9'0"	Bathroom 2.575m x 2.279m 8'5" x 7'6"

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Bradbury

5 Bed

Plots

4*, 16, 19, 26, 30, 31

Overview

The large, practical kitchen and family room has a light, airy stylishness that is carried through to the upper floor by a magnificent gallery landing. One of the two en-suite bedrooms is further distinguished by a french window.

Key Features

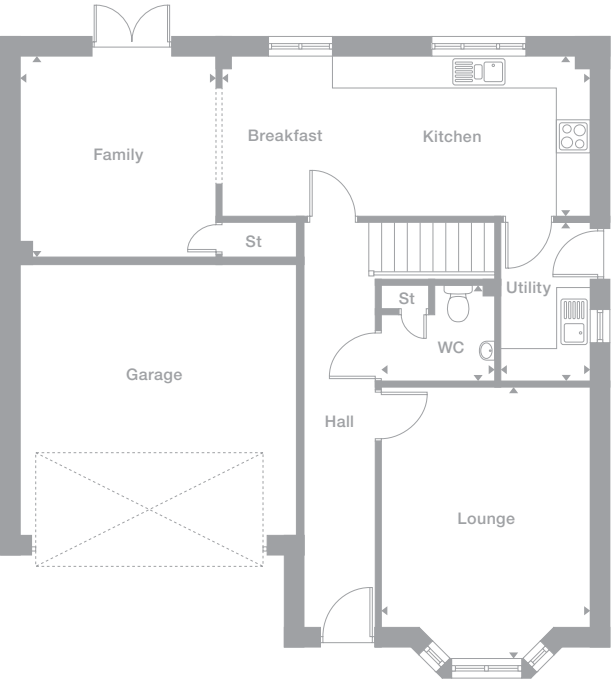
Feature Bay Window
Master Bed Wardrobes
Wardrobe to Bed 2, 3 & 4
2 En-Suites
Double Garage

Total Floor Space

1,990 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge	WC
3.893m max x 5.116m max	2.135m max x 1.828m max
12'9" x 16'9"	7'0" x 6'0"
Family	Utility
3.647m x 3.737m	1.663m x 2.953m
12'0" x 12'3"	5'5" x 9'8"
Kitchen/Breakfast	
6.879m x 2.985m	
22'7" x 9'10"	

First Floor

Master Bedroom	Bedroom 3
4.499m x 3.583m	2.618m max x 5.297m max
14'9" x 11'9"	8'7" x 17'5"
En-Suite 1	Bedroom 4
2.603m max x 1.783m max	2.618m max x 5.297m max
8'6" x 5'10"	8'7" x 17'5"
Bedroom 2	Bedroom 5
3.848m max x 2.715m min	2.985m x 3.013m
12'7" x 8'11"	9'10" x 9'11"
En-Suite 2	Bathroom
1.476m max x 2.539m max	2.026m max x 3.410m max
4'10" x 8'4"	6'8" x 11'2"

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5 Bed

Leader

Plots

3*, 17, 18*, 20*

Key Features

Dormer Window
Feature Bay Window
Separate Dining Room
Utility
Study

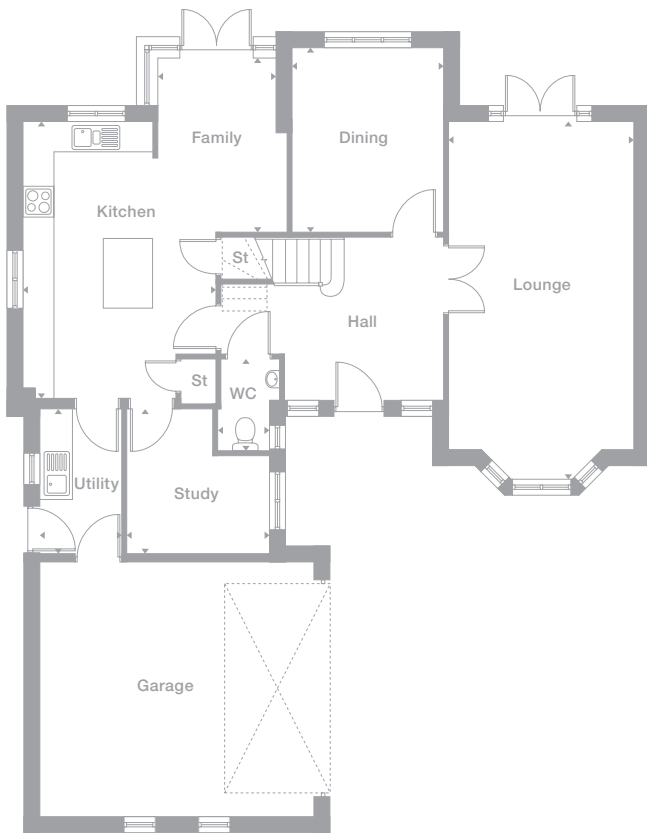
Total Floor Space

2,185 sq ft

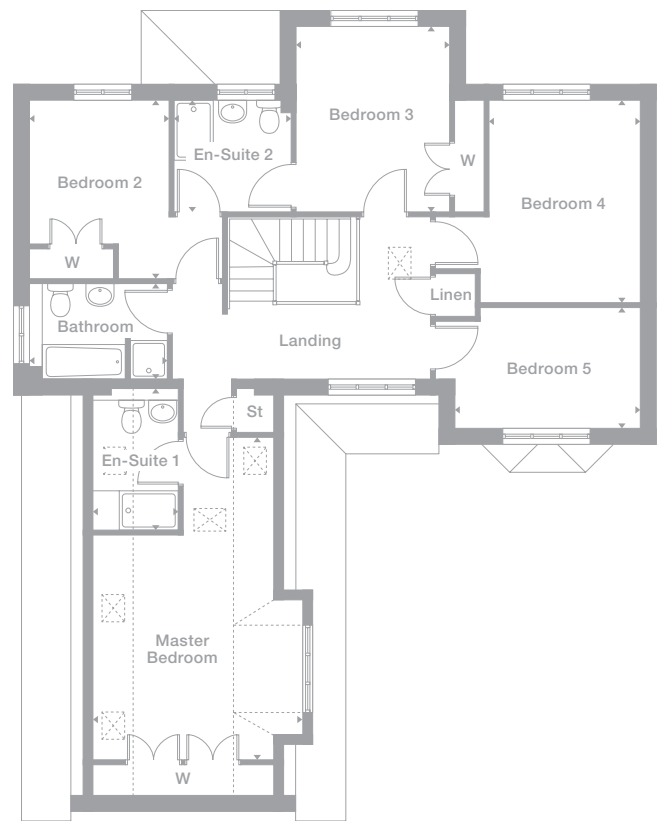
Overview

The imposing corner entrance opens on to a family home of the highest quality. Details like the conservatory-style family area, dramatic dual-aspect living room, separate study and thoughtfully designed dual-access en-suite shower provide an exciting sequence of delightful discoveries.

Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge 3.750m max x 7.255m max 12'4" x 23'10"	WC 0.995m x 1.921m max 3'3" x 6'4"
Dining 3.108m x 3.740m 10'2" x 12'3"	Utility 1.646m x 2.946m 5'5" x 9'8"
Family 2.399m x 3.574m max 7'10" x 11'9"	Study 2.912m max x 2.947m max 9'7" x 9'8"
Kitchen 3.899m max x 5.659m max 12'10" x 18'7"	

First Floor

Master Bedroom 4.921m max x 6.560m 14'1" x 21'6"	Bedroom 3 3.108m x 3.754m 10'2" x 12'4"
En-Suite 1 1.856m x 2.875m 6'1" x 9'5"	Bedroom 4 3.064m x 4.108m max 10'1" x 13'6"
Bedroom 2 2.827m max x 3.614m max 9'3" x 11'10"	Bedroom 5 3.780m x 2.454m max 12'5'3" x 8'1"
En-Suite 2 2.420m x 2.254m 7'11" x 7'5"	Bathroom 2.792m max x 1.945m max 9'2" x 6'5"

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Esk Apt

2 Bed

Plots
6, 7*, 8, 9*, 10, 11*

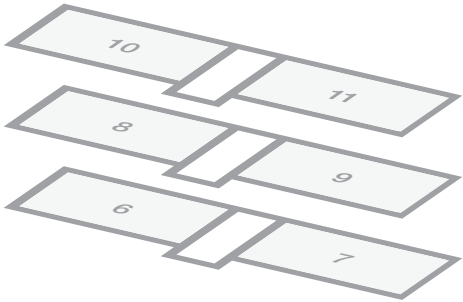
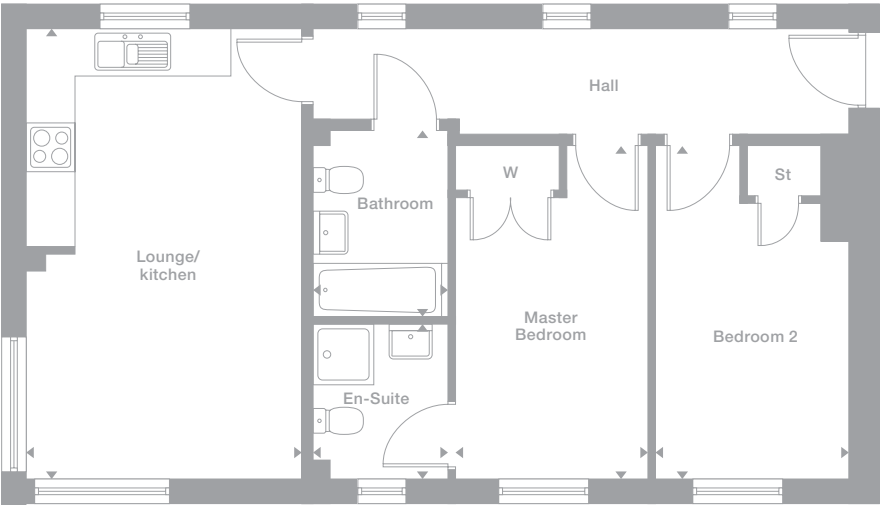
Overview
Featuring a triple-aspect open plan living area with twin corner windows adding a light, airy focal point that uses changing natural light to maximum effect, these smart modern apartments also include en-suite master bedrooms and built-in wardrobes.

Key Features
Triple-Aspect Lounge/Kitchen
Master Bed En-Suite
Master Bed Wardrobe
Wardrobe to Bed 2

Total Floor Space
700 sq ft



Ground, First & Second Floor



Room Dimensions

Ground, First & Second Floor

Lounge/Kitchen 3.617m x 5.904m 11'10" x 19'4"	Bedroom 2 2.522m max x 4.399m max 8'3" x 14'5"
Master Bedroom 2.555m max x 4.399m max 8'5" x 14'5"	Bathroom 1.782m x 2.469m 5'10" x 8'1"
En-Suite 1.782m x 2.031m 5'10" x 6'8"	

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Every Step

When you decide to buy a Miller home, it's the beginning of a journey. And we're with you all the way. We'll always be there with advice and assistance to guide you through the process of buying your new home and even beyond.





Specification

	Munro	Irvine	Douglas	Yeats	Lodge House	Chichester	Bradbury	Leader	Esk Apt
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 (where layout permits) and mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single bowl sink and mixer tap to utility (where layout permits)	-	-	✓	✓	✓	✓	✓	✓	-
Splashback to hob	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 4-burner gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single fan oven ('A' energy rating)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single multi-function fan oven ('A' energy rating)	○	○	○	○	○	○	○	○	○
Stainless steel double multi-function fan oven ('A' energy rating)	○	○	○	○	○	○	○	○	○
Housing for integrated fridge/freezer (appliances not included)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated fridge/freezer ('A+' energy rating)	○	○	○	○	○	○	○	○	○
Plumbing and electrics for washing machine	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated washing machine ('A++' energy rating)	○	○	○	○	○	○	○	○	○
Plumbing and electrics for dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated dishwasher ('A+' energy rating)	○	○	○	○	○	○	○	○	○
3 spot energy efficient LED track light to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓
Energy efficient LED downlighters to ceiling	○	○	○	○	○	○	○	○	○
Brushed stainless steel sockets and switches	○	○	○	○	○	○	○	○	○
Ceramic floor tiles	○	○	○	○	○	○	○	○	○

Bathrooms

Ideal Standard's contemporary styled 'Concept Cube' bathroom suite	✓	✓	✓	✓	✓	✓	✓	✓	✓
Water efficient dual flush toilets	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat to bathroom WC	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lever operate chrome monobloc mixer taps	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bar style chrome shower mixer valve	✓	✓	✓	✓	✓	✓	✓	✓	✓
Low profile shower 4 upstand tray with stainless steel framed clear glass enclosure	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shaver point	○	○	○	○	○	○	○	○	○
Energy efficient LED downlighters to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half height ceramic tiling to walls incorporating sanitaryware appliances and bath area	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic floor tiles	○	○	○	○	○	○	○	○	○

Electrical

Sealed battery operated smoke and carbon monoxide detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓
Power and lighting to integral garages	-	✓	-	✓	-	-	✓	✓	-
Power and lighting to detached garages	-	-	○	-	○	○	-	-	-
TV socket to lounge and master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT socket to lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓
Motion sensor porch light with energy efficient LED bulb to front door	✓	✓	✓	✓	✓	✓	✓	✓	-
Front doorbell and chime	✓	✓	✓	✓	✓	✓	✓	✓	-
Intruder alarm	○	○	○	○	○	○	○	○	○
USB charging outlet to kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓
Audio entry system	-	-	-	-	-	-	-	-	✓
External main door and internal stair light	-	-	-	-	-	-	-	-	✓

- ✓ Standard
- Optional Extra
- Not Available

	Munro	Irvine	Douglas	Yeats	Lodge House	Chichester	Bradbury	Leader	Esk Apt
Heating									
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Programmable control of dual heating zones - digital	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome towel radiator to bathroom/en-suite	○	○	○	○	○	○	○	○	○
Myson touch WIFI controller	○	○	○	○	○	○	○	○	○
Exterior									
Double glazed PVCu windows (where planning permits)	✓	✓	✓	✓	-	-	✓	✓	-
Double glazed PVCu french casement doors to patio (where layout permits)	✓	✓	✓	✓	-	-	✓	✓	-
Double glazed windows and casement doors with wooden frames	-	-	-	-	✓	✓	-	-	✓
PVCu fascias, soffits and gutters (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Multi-point door locking system to front and rear doors	✓	✓	✓	✓	✓	✓	✓	✓	✓
Up-and-over steel garage door	-	✓	✓	✓	✓	✓	✓	✓	-
Outside cold water tap	○	○	○	○	○	○	○	○	○
Decorative									
Stop chamfer moulded spindles and newels to staircase	✓	✓	✓	✓	✓	✓	✓	✓	✓
Oak staircase handrail	✓	✓	✓	✓	✓	✓	✓	✓	-
Ovolo moulded skirting boards and architraves	✓	✓	✓	✓	✓	✓	✓	✓	✓
Vertical 5-panel moulded timber effect with chrome lever on rose door handles	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smooth finish ceilings, painted in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walls painted in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓
Woodwork painted satin white	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated wardrobes to master bedroom	✓	✓	✓	✓	-	✓	✓	✓	✓
Integrated wardrobes to bedroom 2	○	○	✓	✓	✓	✓	✓	✓	○
Integrated wardrobes to bedroom 3	-	-	○	○	-	✓	✓	✓	-
Integrated wardrobes to bedroom 4	-	-	-	○	✓	○	○	○	-
Landscaping									
Turf to front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓
1,800 mm high fence panel to rear boundary, 900 mm post and rail timber fence to remainder of boundary	✓	✓	✓	✓	✓	✓	✓	✓	✓

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.

Recycling Facilities

There are recycling bins for glass bottles and jars, household packaging, textiles and paper in the car park of the Laird and Dog pub, with additional facilities at the Somerfield store in Bonnyrigg High Street. Larger items such as white goods, household appliances and furniture are accepted at the Midlothian Furniture Recycling Project in Dalkeith and Stobhill Recycling Centre in Newtongrange, both around three miles away.

Education & Health

The development is within walking distance of Lasswade Primary, Hawthornden Primary and St Mary's RC Primary schools, and Lasswade High School is roughly a mile away. Both the Old Orchard dental surgery and Bonnyrigg Health Centre, which houses three medical practices in modern premises, are less than a mile from the development.

Shopping

Bonnyrigg High Street is a traditional shopping area that covers most everyday needs, with supermarkets, butchers, newsagents, pharmacies, a delicatessen, hot food takeaways, banks, hairdressers and other services. For a wider choice of specialist retailers, department stores, malls and high street names, the superb shopping areas of Edinburgh are just a short trip away.



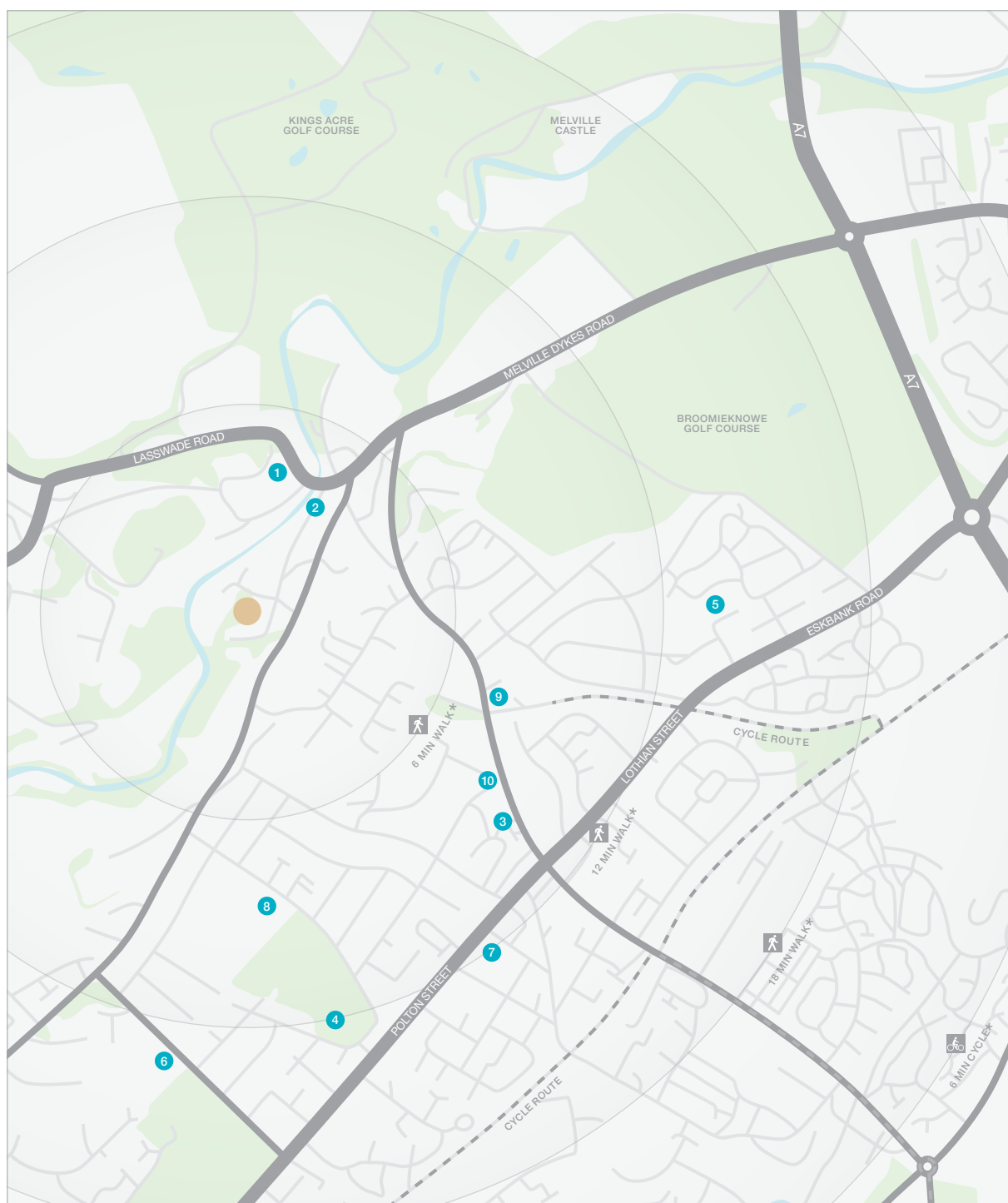






Living in Lasswade

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 of Glenesk.



- 1 The Laird and Dog Inn
5 High Street
0131 663 9219
- 2 The Paper Mill
2-4 Westmill Road
0131 663 1412
- 3 Rowlands Pharmacy
48 High Street
0131 663 8353
- 4 The Lasswade Centre
Eskdale Drive
0131 271 4533
- 5 Lasswade Primary School
7a Pendreich Drive
0131 271 4615
- 6 Hawthornden Primary School
Polton Avenue Road
0131 271 4600
- 7 St Mary's Primary School
62a Polton Street
0131 271 4690
- 8 Lasswade High School
11 Eskdale Drive
0131 663 7171
- 9 Strathesk Medical Practice
Bonnyrigg Health Centre
109-111 High Street
0131 537 9977
- 10 The Old Orchard
Dental Practice,
59 High Street
0131 516 9080

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

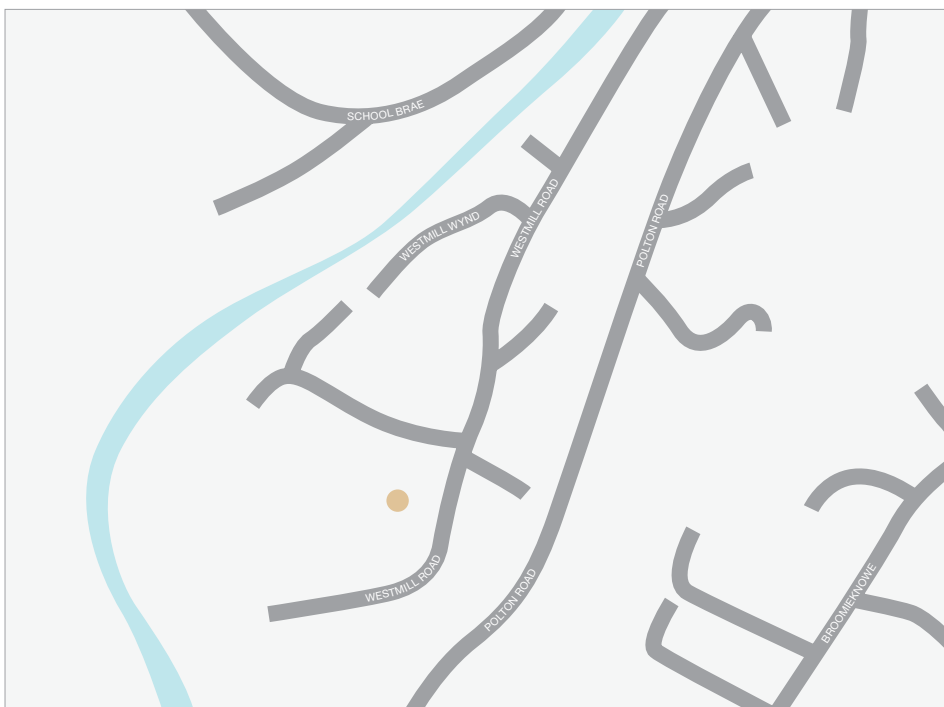
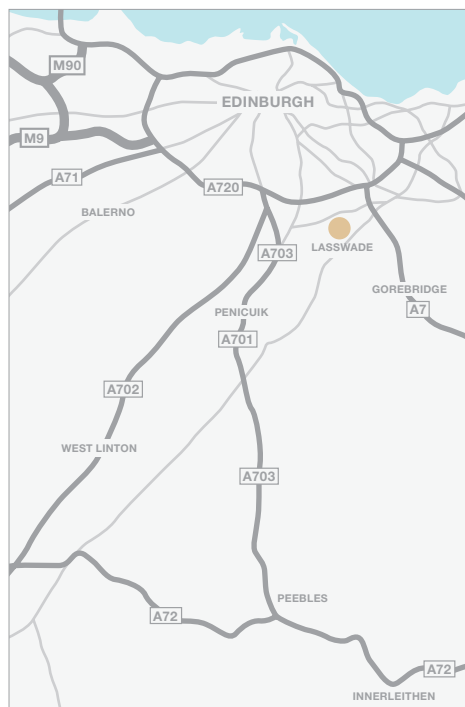
Based on:
0.5km = 5 to 7 mins walk
1.0km = 10 to 14 mins walk
1.5km = 15 to 21 mins walk
2.0km = 5 to 8 mins cycle



How to find us

Please see our website for opening times

Telephone: 0800 840 8427



From Edinburgh

Leave central Edinburgh by North Bridge and Newington, and at the Newington Travelodge follow signs for Penicuik, staying on the A701. Around half a mile on, at the traffic lights turn left following signs for Lasswade, and carry on along Kirk Brae then Lasswade Road for four miles, following signs for Lasswade and passing under the City Bypass at Lasswade Junction. Carry straight on at the traffic lights and pass the Laird and Dog pub on the right, then immediately after crossing the river turn right into Westmill Road. The development is on the right, around 300 yards on.

From the West

Follow signs for the A720 to join the City of Edinburgh Bypass, and carry on along the Bypass through the Straiton junction. Move into the inside lane and leave the bypass at the next junction, signposted for Bonnyrigg and Lasswade. Turn right at the T-junction and go under the Bypass. Carry straight on at the traffic lights and pass the Laird and Dog pub on the right, then immediately after crossing the river turn right into Westmill Road. The development is on the right, around 300 yards on.

Sat Nav: EH18 1LY

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 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 place to be®

a better place*

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.

Why Miller?

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.

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the place to be®

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