



4 bedroom homes Oakwood, Cumbernauld

miller homes
the place to be®





Come in. Make yourself at home. Buying a new home is a big deal. We know. At Miller Homes we help thousands of homebuyers like you to make the move every year. Maybe this will be your first home. Maybe you're making a new start in the area. Or maybe you're moving up to a family home. Whatever your circumstances, we're here to make the process of buying a home easy, and even enjoyable. So, if you're ready, we'd like to show you around your dream home.

Contents:

- 01 Welcome home
- 02 Location

Floor plans (inserts)



House-hunting online

The Miller Homes website gives you easy access to all of our developments across the UK. On it, you can search for homes in your chosen region, view up-to-date prices and explore the house types available. We can even keep you updated via email on our new homes, latest offers and much more.

www.millerhomes.co.uk

Make yourself at home in Oakwood.

With a long history and a thriving present, Cumbernauld Village has something to offer everybody.

Oakwood is situated in the historic old village of Cumbernauld, within easy reach of schools and shops. The position is pretty well at the heart of the central belt, with fast and easy access to Glasgow and Edinburgh.

Among many nearby attractions is the Falkirk Wheel, the rotating boat lift that connects the Forth and Clyde Canal with the Union Canal. It was opened in 2002 by Queen Elizabeth II as part of her Golden Jubilee celebrations.

The area is rich in historic associations. A short drive away along the M80 is ancient Stirling, whose castle and Wallace Monument attract visitors from across the world.

If you're fond of the countryside, there's a network of good country walks around Cumbernauld and Kilsyth. Just a few miles from Oakwood, Palacerigg Country Park is a sanctuary for wildlife, including many rare breeds.

Finally, for golfers, we must mention at least two nearby golf clubs: the Palacerigg and the 'clever but capricious' Westwood championship golf course.



How green?

We're fully committed to sustainable solutions in the way we design and build your home. For example, 8 out of 10 of the homes we build stand on 'brownfield' sites – that's previously used land. Find out how you can do your bit too by taking the lifestyle test on

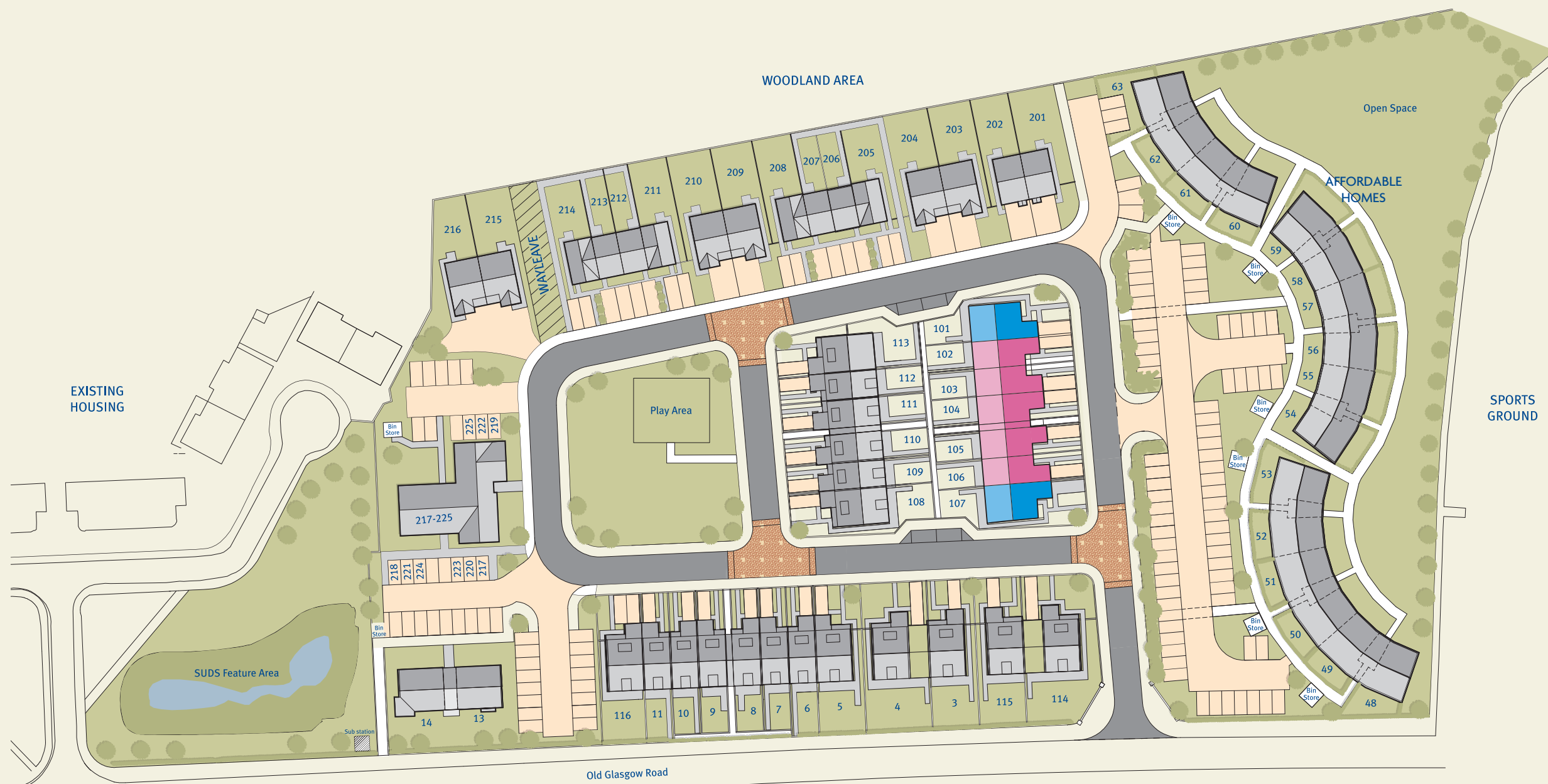
www.mymillerstreet.co.uk





Oakwood Plot information

With a long history and a thriving present, Cumbernauld village has something to offer everybody.



The Oakwood T1
The Oakwood T2
Occupied Homes

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.

Involved and informed

From the word go, you'll know exactly what's happening with your home. You can track progress on mymillerhome.com, an exclusive website dedicated to your new home. And, we'll send you regular updates via email or text.

www.mymillerhome.com



4 bed home
The Oakwood Type 1

Plots: 101*, 107

- Key features
integral garage
downstairs W.C
en-suite to master bedroom
master bed wardrobes
wardrobes in bed 2

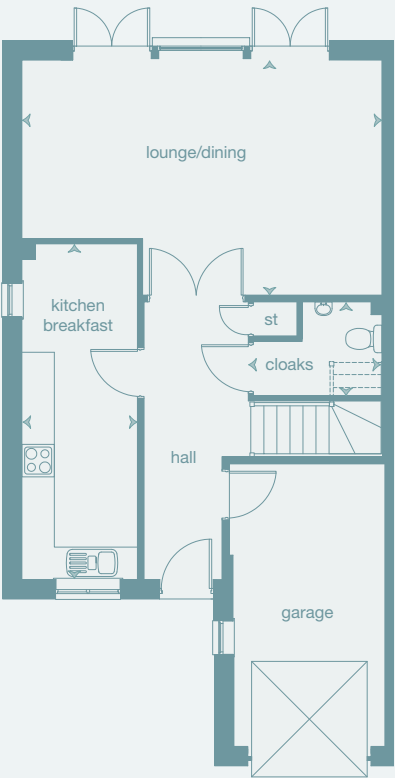
A welcoming hallway creates a homely entrance. The kitchen leads onto a bright lounge/dining room with French doors opening onto the garden provides the perfect setting for entertaining friends and a natural focal point for family life.



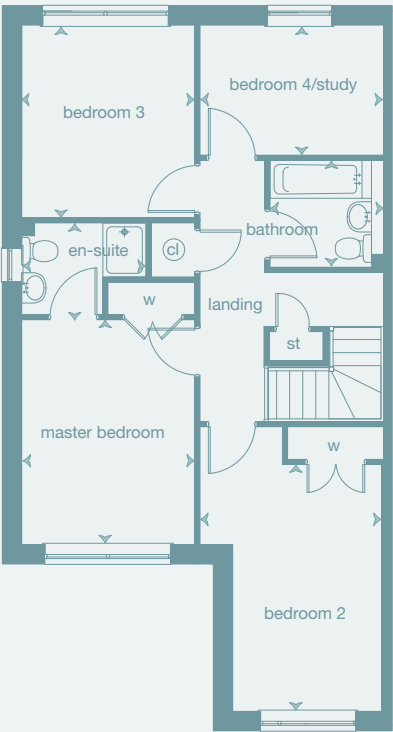
Please note: elevational treatments may vary



Ground Floor



First Floor



Ground Floor

room dimensions:

Table with 3 columns: room name, dimensions in meters, and dimensions in feet/inches. Rows include lounge/dining, kitchen/breakfast, and cloak.

First Floor

room dimensions:

Table with 3 columns: room name, dimensions in meters, and dimensions in feet/inches. Rows include master bedroom, en-suite, bathroom, and four bedrooms.

*Plot is a mirror-image of plans shown above.

All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration.

Specification

Oakwood - (Plots 101, 102, 103, 104, 105, 106, 107)

- ✓ 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. These sales particulars do not constitute a contract, form part of a contract or a warranty. Photography represents typical Miller Homes fittings and options.

Kitchens and utilities

stainless steel chimney hood with stainless steel splashback	✓	✓
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 sockets and switches	✓	✓
stainless steel 1½ sink (where layout permits) and monobloc tap	✓	✓
plumbing for dishwasher	✓	✓
square-edged worktops with 100mm upstand	✓	✓
integrated washer/dryer	○	○
integrated dishwasher	○	○
integrated fridge-freezer	○	○
floor tiling	○	○

Bathrooms and en-suites

shaver point	○	○
minimum of one complete shower	✓	✓
Chrome taps	✓	✓
ideal standard contemporary bathroom suite	✓	✓
full-height tiling around showers	✓	✓
450mm wall tiling above bath	✓	✓
splashback wall tiling to all wash hand basins	✓	✓
floor tiling	○	○

Electrical

TV sockets in lounge and master bedroom	✓	✓
extra TV sockets	○	○
BT sockets in lounge	✓	✓
extra BT sockets	○	○
cabled ready for virgin tv	✓	✓
front porch light ready-fitted with PIR	✓	✓
front doorbell and chimes ready-fitted	✓	✓
double socket and light in garage (where layout permits)	✓	✓

Security

multi-point locking front door system	✓	✓
uPVC fascias, soffits and bargeboards (where planning permits)	✓	✓
dry roofing systems to ridges, verges and hips (where roof pitch and planning allows)	✓	✓
alarm	○	○

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	✓	✓

Decorative

smooth finish ceilings	✓	✓
French doors (where local ground conditions permit)	✓	✓
house numbers ready fitted	✓	✓
woodwork painted White	✓	✓
walls painted Gardenia, except wet rooms which will be White	✓	✓
stop-chamfered spindles and newels to stairs	✓	✓
2 - panel moulded smooth/chrome lever on rose door handles	✓	✓
144mm skirting and 50mm architrave	✓	✓
fitted wardrobes (refer to individual housetype)	✓	✓

External

0.9 post and rail or 1.8m solid fencing (refer to site fencing layout)	✓	✓
turfed front garden	✓	✓
turfed rear garden	○	○
outside cold water tap	○	○

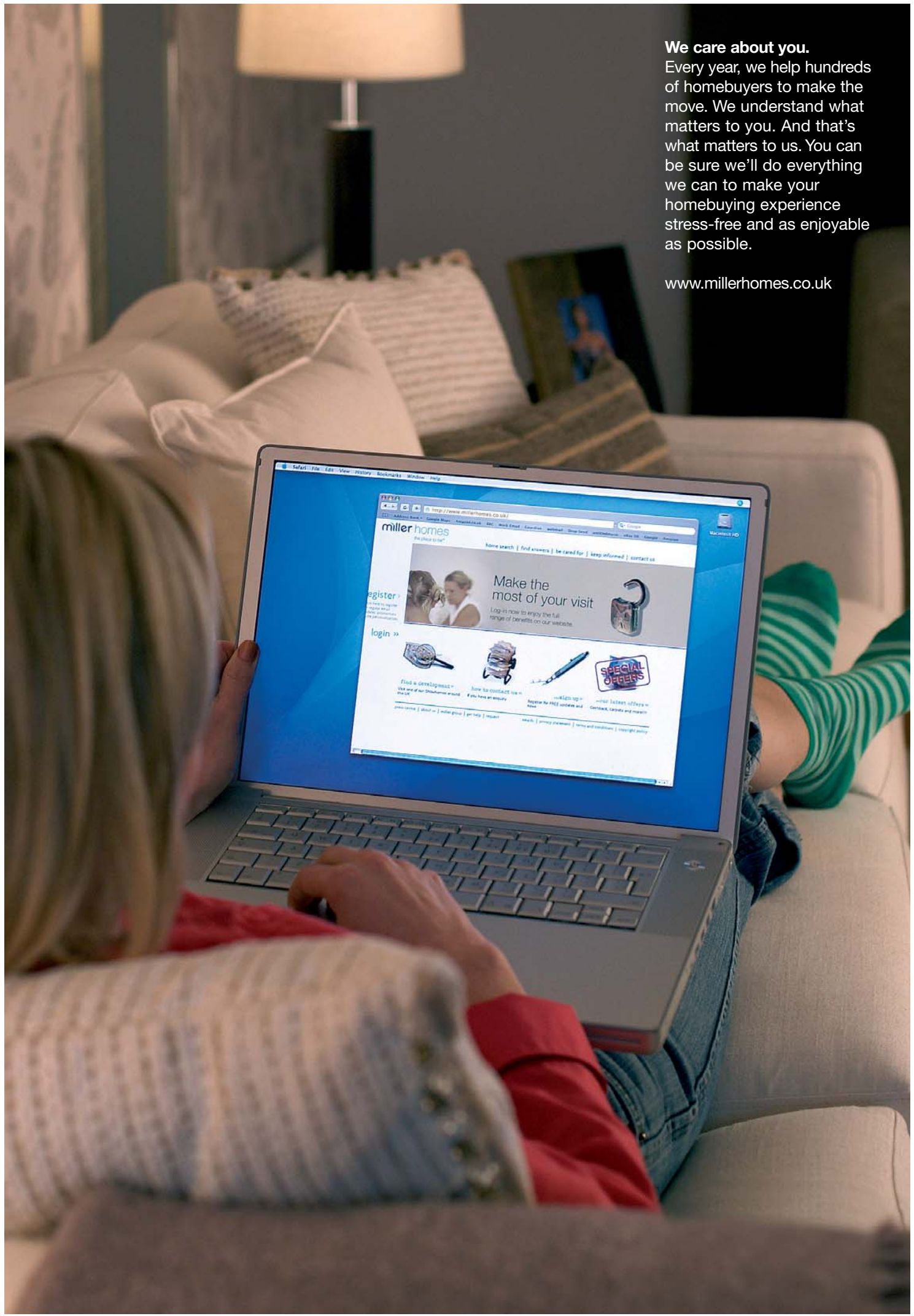
The Oakwood T1

The Oakwood T2

We care about you.

Every year, we help hundreds 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.

www.millerhomes.co.uk



How to find us.

We are open Thursday to Monday

10:00am to 5:00pm

Telephone: 0800 840 8441

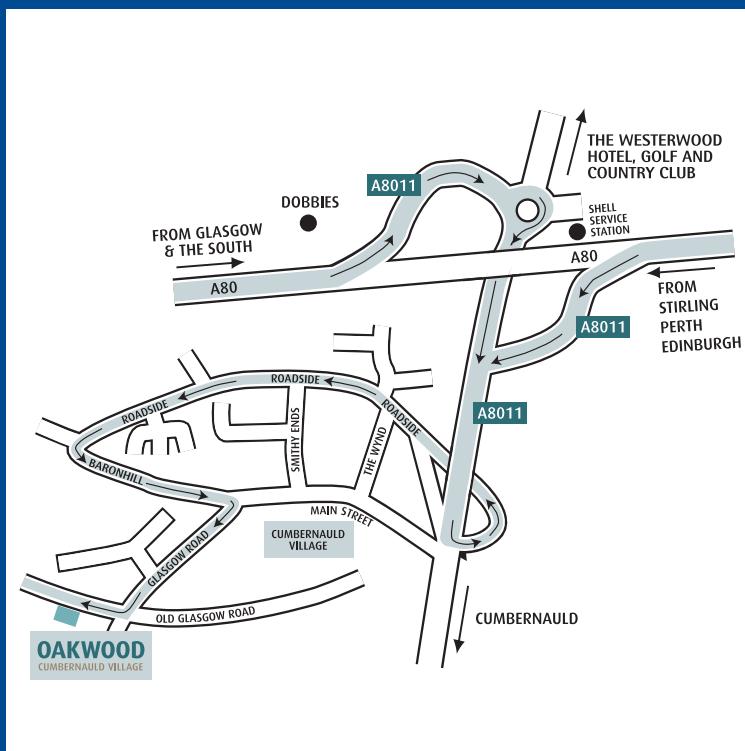


From Glasgow

From M8 bear left onto M80. At the roundabout, take the first exit onto the A80. Exit onto A8011. At the roundabout, take the third exit onto the A8011. Bear left onto Roadside, continue along Roadside. Turn left onto Baronhill, then turn right onto Glasgow Road. Turn right into Old Glasgow Road where you will see the entrance to Oakwood on the left hand side.

From Edinburgh

On leaving Edinburgh join M9 North. At junction 8 of the M9 bear left onto the slip road. Continue on the M876, then join the M80 at junction 5. Continue on the M80 until it becomes the A80. Exit onto A8011. Bear left onto Roadside, continue along Roadside. Turn left onto Baronhill, then turn right onto Glasgow Road. Turn right into Old Glasgow Road where you will see the entrance to Oakwood on the left hand side.



● Oakwood

This brochure is printed on Revive Uncoated, made using 100% post-consumer recycled fibre. 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

miller homes
the place to be®