

St Andrews Brae Bearsden

millier homes
the place to be[®]

in Partnership with



Miller Homes and Muse Developments are two of the UK's most trusted and innovative property companies and their first joint venture creates a genuinely dramatic development in the heart of Bearsden.

At St Andrews Brae, contemporary exteriors reflect living spaces where neither modernity nor quality have been compromised. The 2 bedroom apartments and 4 & 5 bedroom detached villas bring new and exciting living spaces into the hub of a highly sought after location.

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 new place.

- 01 Welcome home
- 05 Floor plans
- 18 Specification
- 20 Location
- 23 Other developments
- 24 How to find us

adjacent housing



school parking

Bearsden Academy

proposed sheltered housing

care home

Affordable housing

64 - 75

bin str.

bin str.

36 37 38 39 40 41 42 43 44 45

35 34 33 32 31 30 29 28 27 26 25

9 10 11

8

7

6

5

4

3

St Andrews Brae Plot information

Built on the site of the former St Andrews campus, chosen for its excellent and wonderfully convenient location, St Andrews Brae is fast becoming one of the most sought after residential neighbourhoods some 6 miles north of Glasgow City Centre. Set alongside the newly built St Andrew's Academy and with exceptionally fast and easy access to both the city centre and the whole of the Central Belt St Andrews Brae really will be the place to be.



The Dunkeld	see page 05
The Logan	see page 06
The Maxwell	see page 07
The Hume	see page 08
The Bruce	see page 09
The Baird	see page 10
The Stewart	see page 11
The Andrew	see page 12
The Buchanan	see page 13
The Burns	see page 14
The Scott	see page 15
2 Bed Apartments	see page 16

* Additional plot specific window - refer to Sales Adviser for specific plot details.

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.





Please note: elevational treatments may vary.

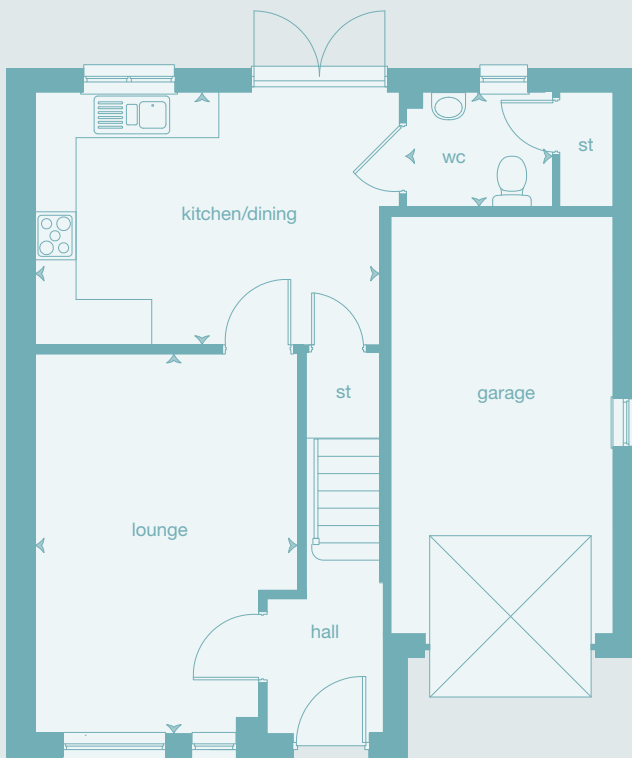
4 bed home The Dunkeld

Plots:
53, 54, 57

Key features
french doors
downstairs wc
en-suite shower room
integral garage

With its welcoming appeal to the entrance of this excellent family home it is clear at first glance that The Dunkeld is an elegant home. With separate lounge and a dining/kitchen with french doors leading out to the rear garden, ideal for entertaining round the BBQ in the summer sunshine.

Ground Floor

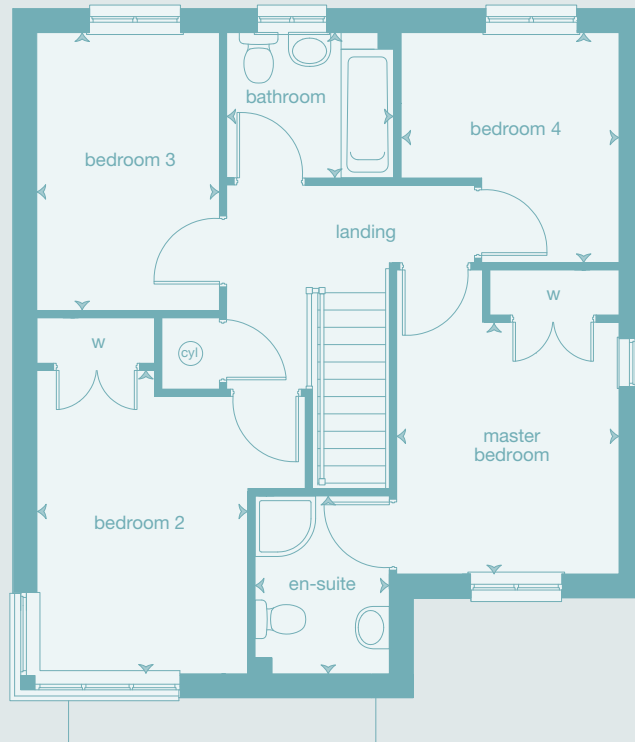


Ground Floor

room dimensions:

lounge	3.494m x 5.094m	11'6" x 16'9"
kitchen/dining	4.539m x 3.302m	14'11" x 10'10"
wc	1.931m x 1.478m	6'4" x 4'10"

First Floor



First Floor

room dimensions:

master bedroom	2.941m x 3.293m	9'8" x 10'10"
en-suite	1.739m x 2.428m	5'8" x 8'0"
bedroom 2	2.755m x 4.088m	9'0" x 13'4"
bedroom 3	2.378m x 3.641m	7'10" x 11'11"
bedroom 4	2.843m x 3.008m	9'4" x 9'10"
bathroom	2.214m x 1.883m	7'3" x 6'2"

All images and 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. Please refer to the 'Important Notice' section at the back of this brochure for more information. Photography represents typical Miller Homes' interiors and exteriors.

4 bed home The Logan

Plots:
21, 23, 50, 55, 56

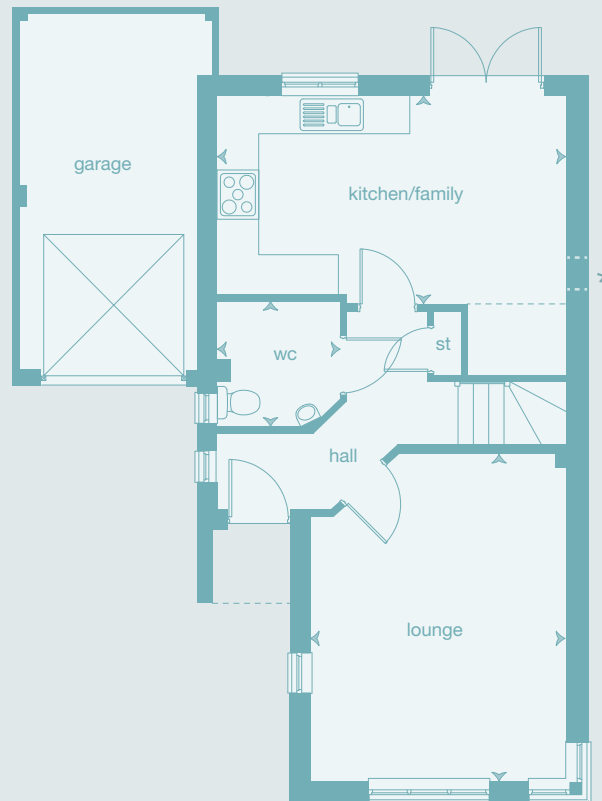
Key features
downstairs wc
fitted wardrobes
en-suite shower room

The Logan features front and corner windows to the well-portioned lounge, which is situated below the light, airy master bedroom and desirable en-suite with corner shower. This carefully planned home is a delight to a growing and busy family offering a great mixture of bedroom and living areas to really enjoy everyday living with the extra luxury of quality fixtures to live up to the everyday demands.

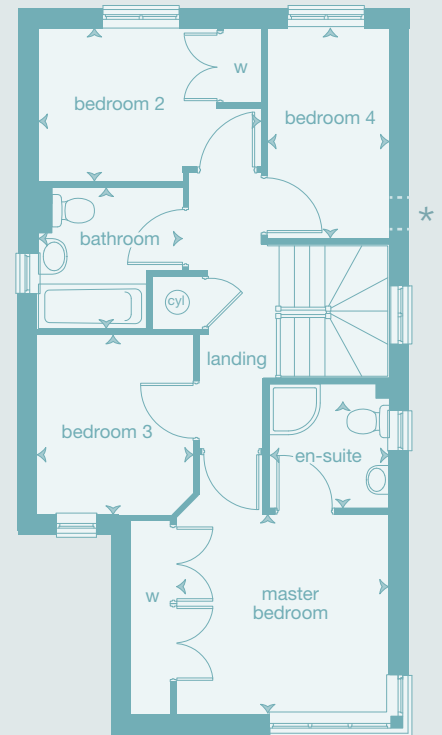


Please note: elevational treatments may vary.

Ground Floor



First Floor



Ground Floor

room dimensions:

lounge	3.988m x 4.945m	13'1" x 16'3"
kitchen/family	5.451m x 3.131m	17'11" x 10'3"
wc	1.897m x 1.927m	6'3" x 6'4"

★ Additional plot specific window - refer to Sales Adviser for specific plot details.

First Floor

room dimensions:

master bedroom	3.313m x 3.150m	10'9" x 10'4"
en-suite	1.853m x 1.728m	6'1" x 5'8"
bedroom 2	3.469m x 2.380m	11'5" x 7'10"
bedroom 3	2.430m x 2.800m	8'0" x 9'2"
bedroom 4	1.925m x 3.269m	6'4" x 10'9"
bathroom	2.230m x 2.218m	7'4" x 7'3"

All images and 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. Please refer to the 'Important Notice' section at the back of this brochure for more information. Photography represents typical Miller Homes' interiors and exteriors.



Please note: elevational treatments may vary.

4 bed home The Maxwell

Plots:

13, 14, 18, 33, 58, 59

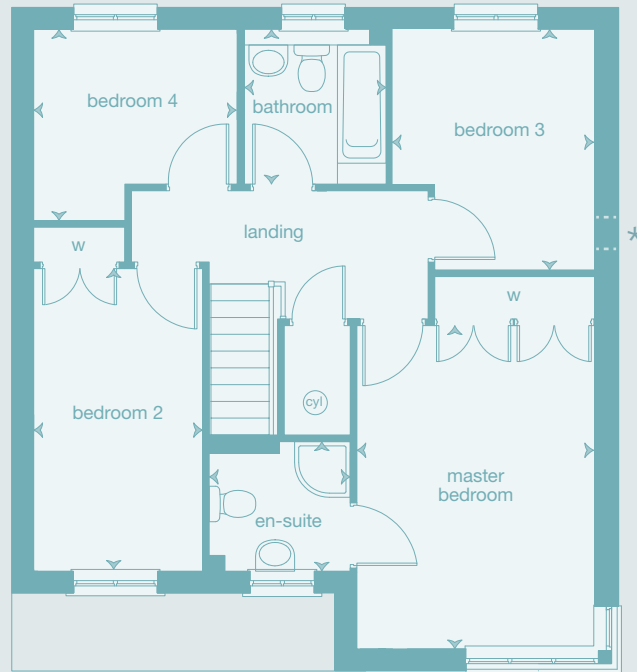
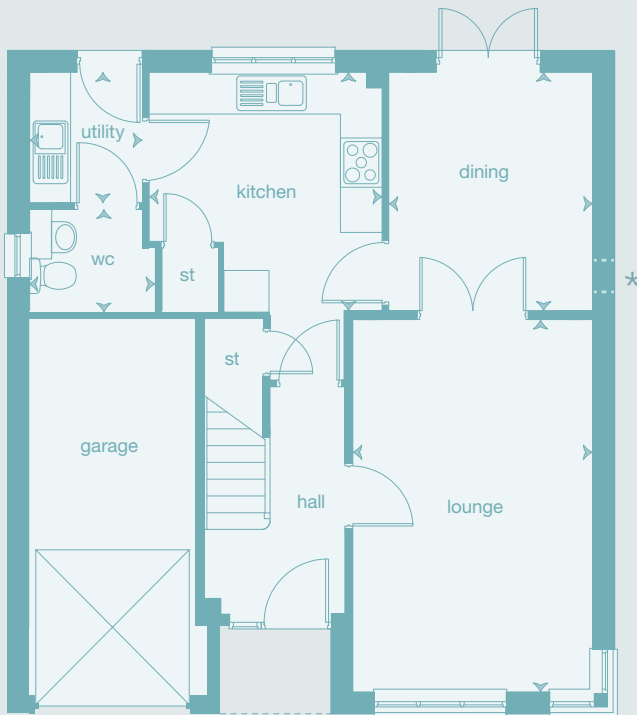
Key features

integral garage
en-suite shower room
utility room

The kitchen of the Maxwell is designed to handle the most adventurous cook. The kitchen opens through to a superb dining-room in which French doors are echoed by double doors into the lounge, creating a really special setting for entertaining as well as a relaxed environment for family meals. The separate utility room with its own back door helps keep the household management under control.

Ground Floor

First Floor



Ground Floor

room dimensions:

lounge	3.375m x 5.317m	11'1" x 17'5"
kitchen	3.350m x 3.387m	11'0" x 11'1"
dining	2.895m x 3.387m	9'6" x 11'1"
utility	1.585m x 1.838m	5'2" x 6'0"
wc	1.454m x 1.770m	4'9" x 5'10"

First Floor

room dimensions:

master bedroom	3.375m x 4.611m	11'1" x 15'2"
en-suite	2.026m x 1.825m	6'8" x 6'0"
bedroom 2	2.392m x 4.311m	7'10" x 14'2"
bedroom 3	2.893m x 3.421m	9'6" x 11'3"
bedroom 4	2.889m x 2.713m	9'6" x 8'11"
bathroom	2.044m x 2.188m	6'8" x 7'2"

★ Additional plot specific window - refer to Sales Adviser for specific plot details.

All images and 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. Please refer to the 'Important Notice' section at the back of this brochure for more information. Photography represents typical Miller Homes' interiors and exteriors.

4 bed home The Hume

Plots:

7, 15, 26, 28, 30, 40, 42, 44,
49, 52, 60, 61, 62

Key features

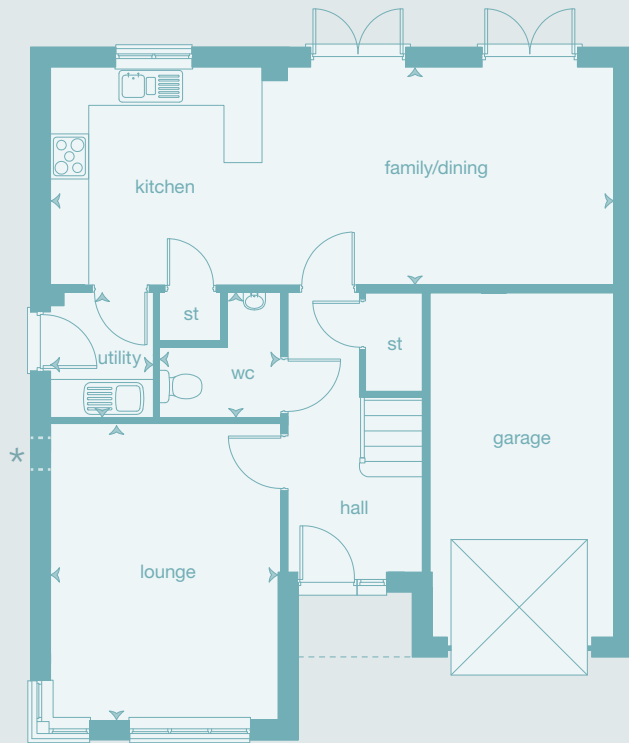
integral garage
gallery landing
en-suite shower room

The thoughtfully laid out family/dining/kitchen of the Hume, with its dual French doors, keep the room fresh even for the most adventurous cook. This presents a wonderfully flexible focal point for family life. Upstairs, the superb bright landing carries through to the bedrooms while providing an ideal backdrop for treasured pictures and favourite houseplants.



Please note: elevational treatments may vary.

Ground Floor



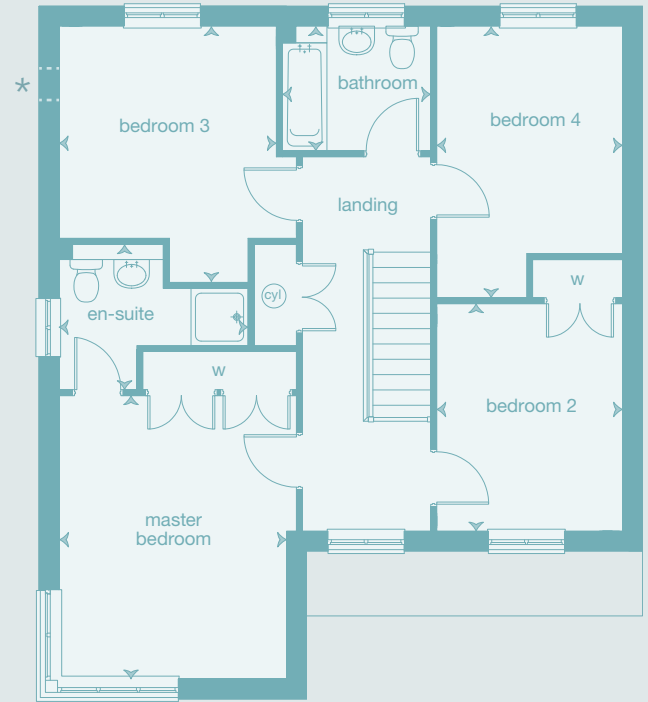
Ground Floor

room dimensions:

lounge	3.506m x 4.629m	11'6" x 15'2"
family/dining/kitchen	8.796m x 3.392m	28'10" x 11'2"
utility	1.657m x 1.964m	5'5" x 6'5"
wc	1.754m x 1.964m	5'9" x 6'5"

★ Additional plot specific window - refer to Sales Adviser for specific plot details.

First Floor



First Floor

room dimensions:

master bedroom	3.699m x 4.423m	12'2" x 14'6"
en-suite	2.887m x 2.288m	9'6" x 7'6"
bedroom 2	2.887m x 3.542m	9'6" x 11'7"
bedroom 3	3.383m x 3.542m	11'1" x 11'7"
bedroom 4	2.888m x 4.238m	9'6" x 13'11"
bathroom	2.335m x 1.924m	7'8" x 6'4"

All images and 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. Please refer to the 'Important Notice' section at the back of this brochure for more information. Photography represents typical Miller Homes' interiors and exteriors.



Please note: elevational treatments may vary.

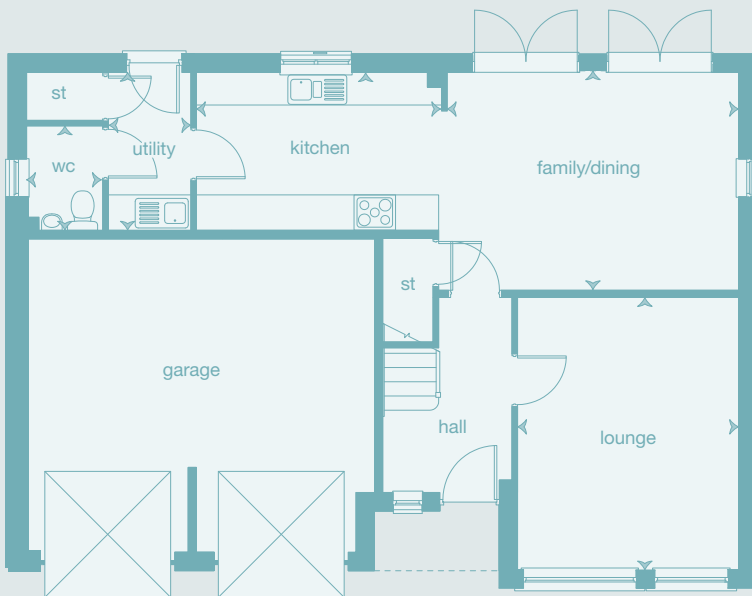
4 bed home The Bruce

Plots:
25, 29, 41

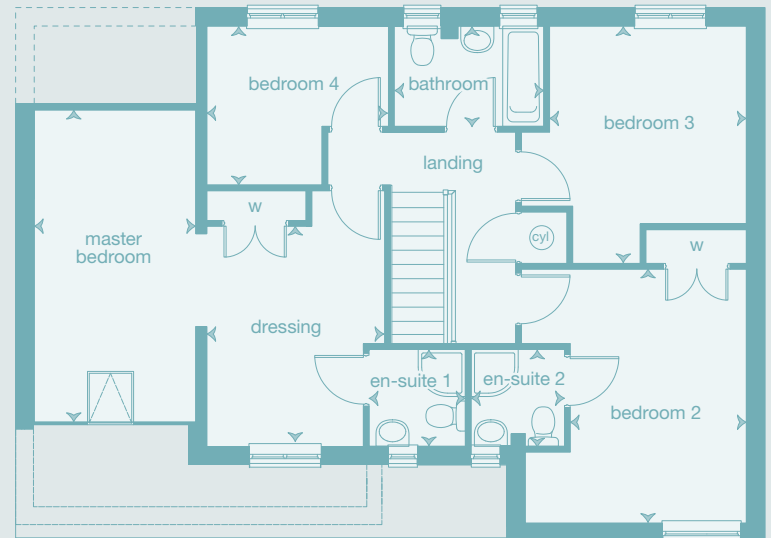
Key features
downstairs wc
two en-suite shower rooms
dressing-room/study

The Bruce raises the level of luxurious living. The whole of the rear ground floor has been used to create a gloriously flexible family area, featuring a well-equipped kitchen and informal family/dining area with double French doors leading out to the rear garden. The sumptuous dressing area off the master bedroom could also be used as a home office or nursery.

Ground Floor



First Floor



Ground Floor

room dimensions:

lounge	3.674m x 4.573m	12'1" x 15'0"
family/dining	5.049m x 3.658m	16'7" x 12'0"
kitchen	4.157m x 2.641m	13'8" x 8'8"
utility	1.274m x 2.642m	4'2" x 8'8"
wc	1.379m x 1.770m	4'6" x 5'10"

First Floor

room dimensions:

master bedroom	2.701m x 4.725m	8'10" x 15'6"
dressing	2.981m x 3.811m	9'9" x 12'6"
en-suite 1	1.635m x 1.606m	5'4" x 5'3"
bedroom 2	3.778m x 4.272m	12'5" x 14'0"
en-suite 2	1.585m x 1.606m	5'2" x 5'3"
bedroom 3	3.778m x 3.988m	12'5" x 13'1"
bedroom 4	3.046m x 2.658m	10'0" x 8'9"
bathroom	2.540m x 1.663m	8'4" x 5'5"

All images and 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. Please refer to the 'Important Notice' section at the back of this brochure for more information. Photography represents typical Miller Homes' interiors and exteriors.

5 bed home The Baird

Plots:

22, 32, 38, 47, 48

Key features

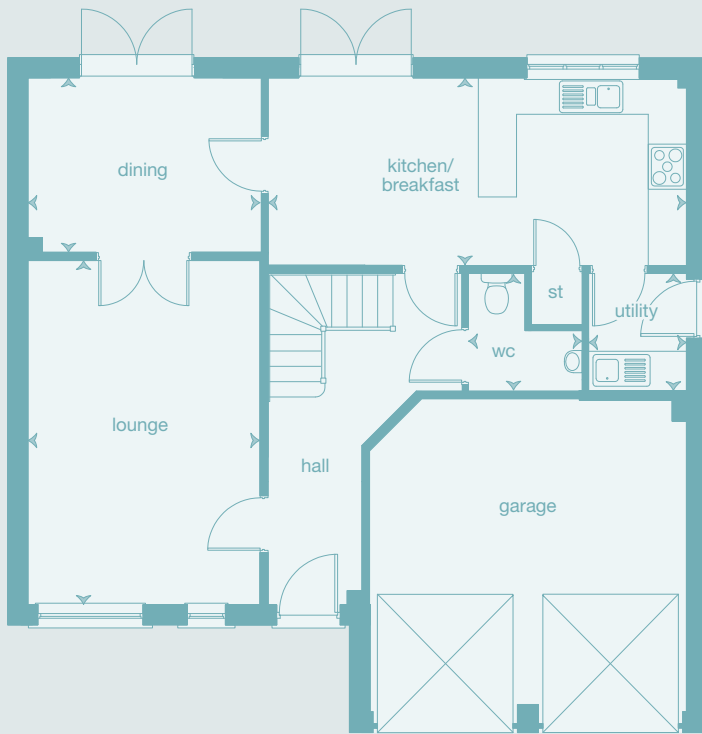
double integral garage
2 en-suite shower rooms
separate dining room

Elegance combined with innovative design in the Baird creates a distinguished family home. The family kitchen and breakfast area is complemented by a dining- room that will make entertaining a real delight. And when the impressive double doors are opened you create a stunning open space between the lounge and dining room perfect for large family gatherings.



Please note: elevational treatments may vary.

Ground Floor



Ground Floor

room dimensions:

lounge	3.603m x 5.390m	11'10" x 17'8"
kitchen/breakfast	6.567m x 2.889m	21'7" x 9'6"
dining	3.631m x 2.710m	11'11" x 8'11"
utility	1.590m x 1.880m	5'3" x 6'2"
wc	1.768m x 1.880m	5'10" x 6'2"

First Floor



First Floor

room dimensions:

master bedroom	4.916m x 3.848m	16'2" x 12'8"
en-suite 1	1.542m x 2.493m	5'1" x 8'2"
bedroom 2	3.033m x 3.635m	9'11" x 11'11"
en-suite 2	2.137m x 1.587m	7'0" x 5'2"
bedroom 3	3.389m x 2.213m	11'1" x 7'3"
bedroom 4	3.718m x 2.917m	12'2" x 9'7"
bedroom 5	3.644m x 3.143m	11'11" x 10'4"
bathroom	2.524m x 1.972m	8'3" x 6'6"

All images and 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. Please refer to the 'Important Notice' section at the back of this brochure for more information. Photography represents typical Miller Homes' interiors and exteriors.



Please note: elevational treatments may vary.

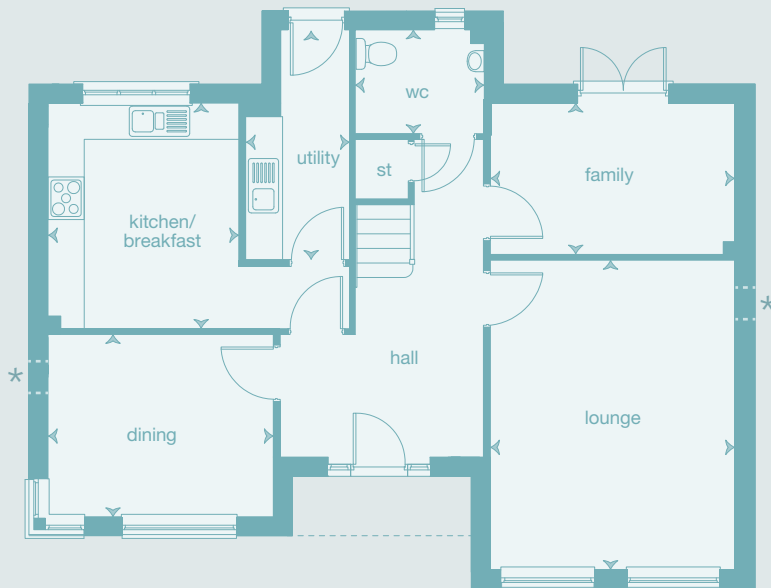
4 bed home The Stewart

Plots:
35, 37

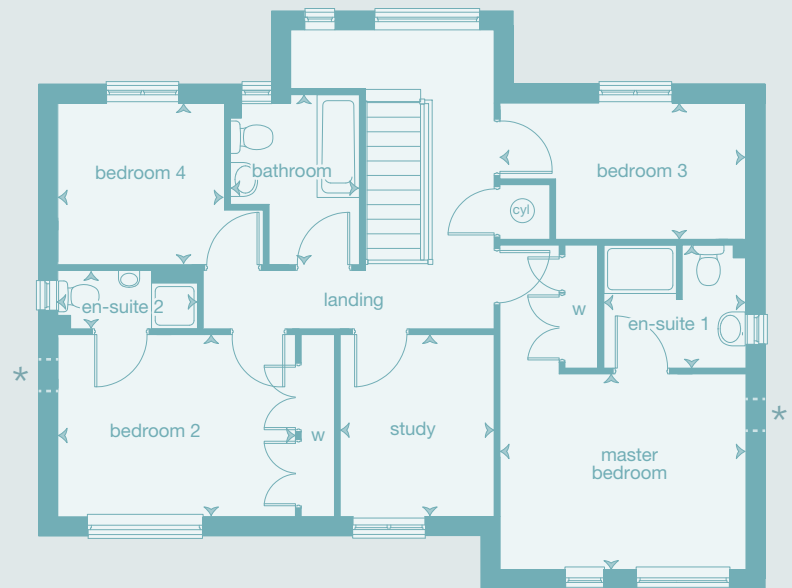
Key features
downstairs wc
2 en-suite shower rooms
detached double garage

The entrance of the Stewart opens on to a striking hallway with a feature staircase leading to a superb gallery landing, reflecting light that fills the entire dwelling. With a charming ground-floor family room complementing the formal lounge and with en-suite facilities in two bedrooms on the first floor, this is a home of unrivalled flexibility, style and comfort.

Ground Floor



First Floor



Ground Floor

room dimensions:

lounge	3.989m x 5.725m	13'1" x 18'9"
family	3.988m x 2.466m	13'1" x 8'1"
dining	3.651m x 2.976m	12'0" x 9'9"
kitchen/breakfast	3.116m x 3.693m	10'3" x 12'1"
utility	1.717m x 3.759m	5'8" x 12'4"
wc	2.096m x 1.677m	6'11" x 5'6"

First Floor

room dimensions:

master bedroom	3.989m x 3.846m	13'1" x 12'7"
en-suite 1	2.311m x 2.035m	7'7" x 6'8"
bedroom 2	4.537m x 2.973m	14'11" x 9'9"
en-suite 2	2.272m x 0.967m	7'5" x 3'2"
bedroom 3	4.067m x 2.216m	13'4" x 7'3"
bedroom 4	2.721m x 2.634m	8'11" x 8'8"
study	2.586m x 2.974m	8'6" x 9'9"
bathroom	2.134m x 2.811m	7'0" x 9'3"

* Additional plot specific window - refer to Sales Adviser for specific plot details.

All images and 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. Please refer to the 'Important Notice' section at the back of this brochure for more information. Photography represents typical Miller Homes' interiors and exteriors.

4 bed home The Andrew

Plots:
1, 6, 24, 27, 43

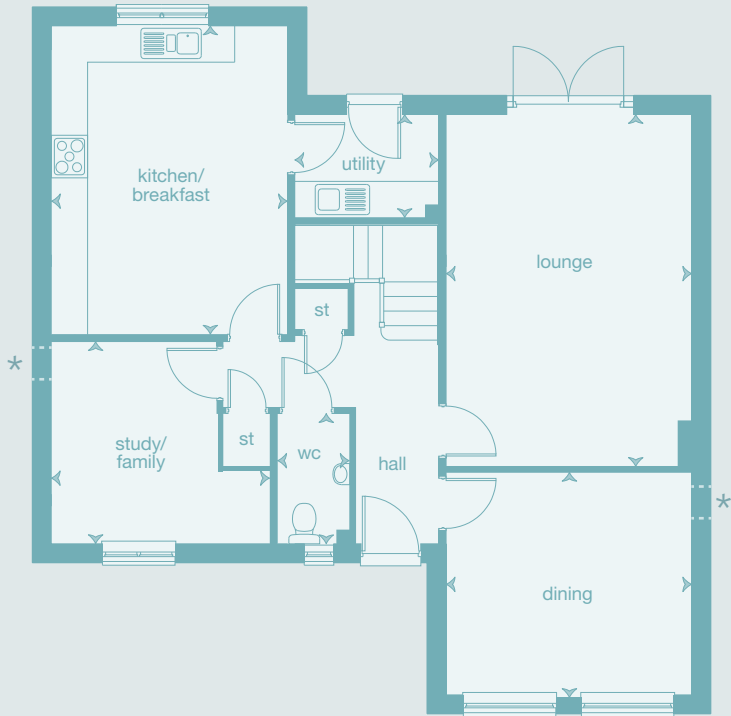
Key features
separate double garage
utility room
two en-suite shower rooms

With its L-shaped hallway and elegant feature staircase, the Andrew makes an immediate impression of quality that grows as you explore. The study/family room, an ideal quiet space for catching up on homework or quiet reading, could also be used as an informal sitting room, and the two en-suite bedrooms ensure that morning queues will be a thing of the past. Supremely flexible and practical, this is a home designed for modern family life.



Please note: elevational treatments may vary.

Ground Floor



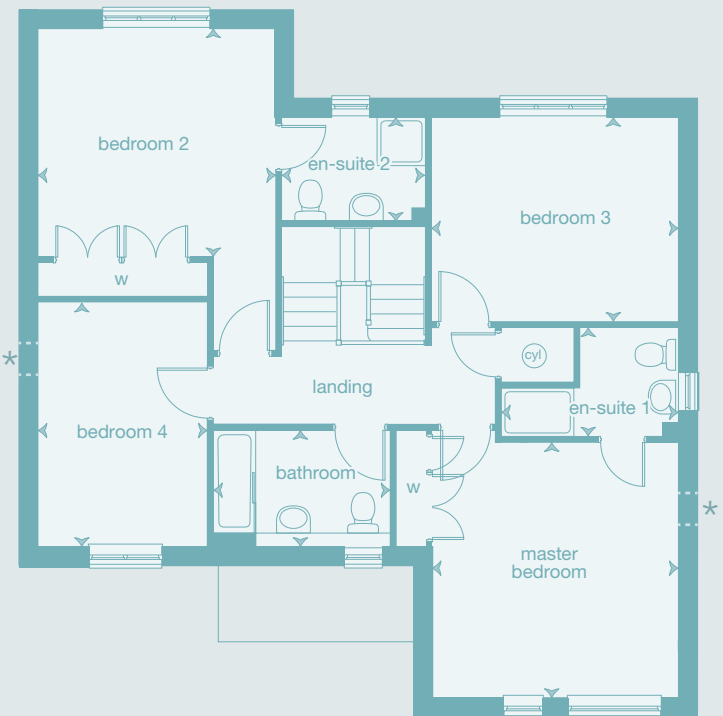
Ground Floor

room dimensions:

lounge	4.025m x 5.785m	13'2" x 19'0"
kitchen/breakfast	3.836m x 5.067m	12'7" x 16'7"
dining	3.987m x 3.644m	13'1" x 11'11"
study/family	3.584m x 3.308m	11'9" x 10'10"
wc	1.198m x 2.119m	3'11" x 6'11"
utility	2.424m x 1.671m	7'11" x 5'6"

* Additional plot specific window - refer to Sales Adviser for specific plot details.

First Floor



First Floor

room dimensions:

master bedroom	3.988m x 4.183m	13'1" x 13'9"
en-suite 1	2.895m x 1.800m	9'6" x 5'11"
bedroom 2	3.874m x 3.735m	12'9" x 12'3"
en-suite 2	2.437m x 1.671m	8'0" x 5'6"
bedroom 3	4.050m x 3.340m	13'3" x 10'11"
bedroom 4	2.761m x 3.313m	9'1" x 10'10"
bathroom	2.925m x 1.887m	9'7" x 6'2"

All images and 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. Please refer to the 'Important Notice' section at the back of this brochure for more information. Photography represents typical Miller Homes' interiors and exteriors.



Please note: elevational treatments may vary.

5 bed home The Buchanan

Plots:

2, 5, 9, 17, 36, 45, 46, 63

Key features

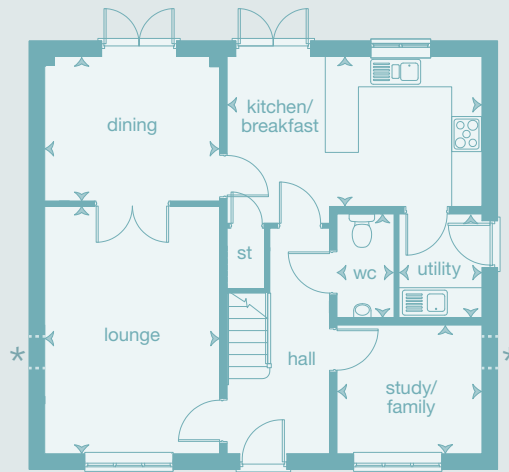
separate double garage
utility room
two en-suite shower rooms

From the harmonious symmetry of its impressive façade to the two delightful dormer bedrooms, this is a welcoming home that blends style with great convenience. The family room could alternatively be used as a superb home office, and the sumptuous master bedroom leading through to a dressing area and en-suite introduces an exceptional level of opulence.

Ground Floor

room dimensions:

lounge	3.468m x 4.919m	11'5" x 16'2"
dining	3.468m x 2.858m	11'5" x 9'5"
kitchen/breakfast	5.068m x 2.968m	16'8" x 9'9"
study/family	2.868m x 2.957m	9'5" x 8'6"
utility	1.625m x 2.077m	5'4" x 6'10"
wc	1.158m x 2.077m	3'9" x 6'10"



Ground Floor

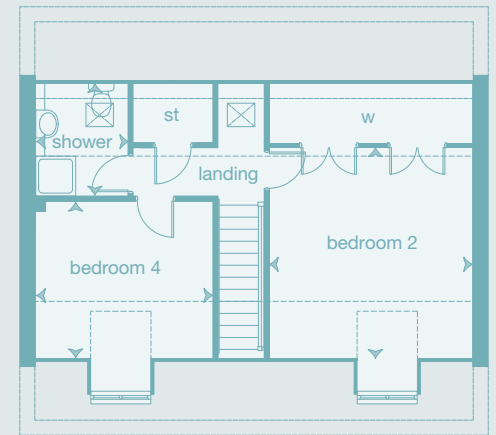
First Floor

room dimensions:

master bedroom	3.468m x 3.789m	11'5" x 12'5"
dressing	2.085m x 2.015m	6'10" x 6'7"
en-suite	3.468m x 1.868m	11'5" x 6'2"
bathroom	2.078m x 2.603m	6'10" x 8'6"
bedroom 3	2.888m x 3.928m	9'6" x 12'11"
bedroom 5	2.888m x 2.839m	9'6" x 9'4"



First Floor



Second Floor

* Additional plot specific window - refer to Sales Adviser for specific plot details.

All images and 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. Please refer to the 'Important Notice' section at the back of this brochure for more information. Photography represents typical Miller Homes' interiors and exteriors.

5 bed home The Burns

Plots:

4, 10, 19, 20, 34

Key features

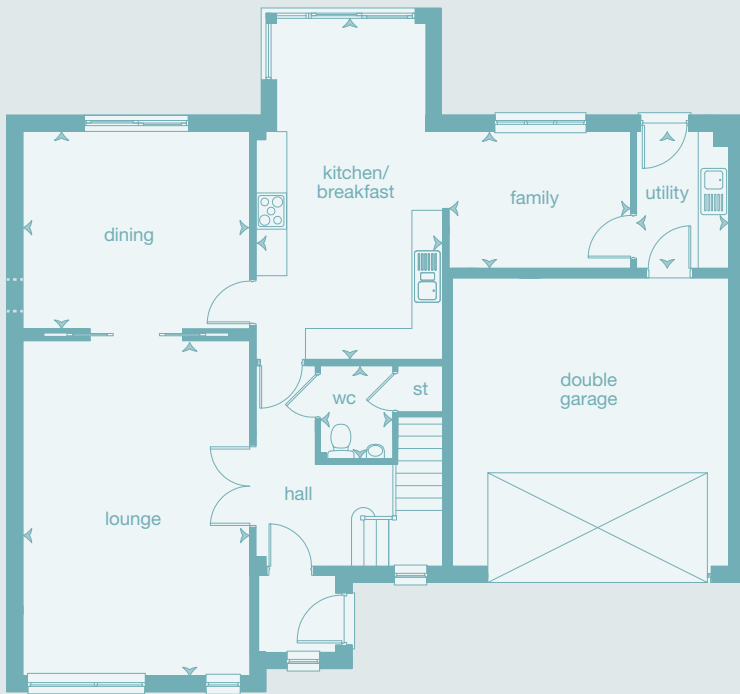
integrated double garage
separate lounge and dining room
2 en-suite shower rooms
utility room

The Burns is an imposing and stylish dwelling with enormous appeal. The living-room opens via double doors into the dining-room which creates a space that extends from the windows at the front to the patio doors and on into the garden. With a superb breakfast/kitchen/family area leading out to the rear garden also this home is perfect for entertaining. With five bedrooms and a two en suites there is plenty of space for peace and privacy too.



Please note: elevational treatments may vary.

Ground Floor



First Floor



Ground Floor

room dimensions:

Lounge	4.337m x 6.476m	14'3" x 21'3"
dining	4.375m x 3.805m	14'4" x 12'6"
kitchen/breakfast	3.632m x 6.483m	11'11" x 21'3"
family	3.532m x 2.626m	11'7" x 8'7"
utility	1.763m x 2.626m	5'9" x 8'7"
wc	1.410m x 1.808m	4'8" x 5'11"

* Additional plot specific window - refer to Sales Adviser for specific plot details.

First Floor

room dimensions:

master bedroom	4.337m x 3.798m	14'3" x 12'6"
en-suite 1	1.942m x 1.898m	6'4" x 6'3"
bedroom 2	3.258m x 3.873m	10'8" x 12'8"
en-suite 2	1.956m x 2.173m	6'5" x 7'2"
bedroom 3	4.751m x 3.060m	15'7" x 10'0"
bedroom 4	5.408m x 3.261m	17'9" x 10'8"
bedroom 5	3.714m x 3.873m	12'2" x 12'8"
bathroom	2.313m x 1.945m	7'7" x 6'5"

All images and 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. Please refer to the 'Important Notice' section at the back of this brochure for more information. Photography represents typical Miller Homes' interiors and exteriors.



Please note: elevational treatments may vary

5 bed home The Scott

Plots:

3, 8, 11, 12, 16, 31, 39, 51

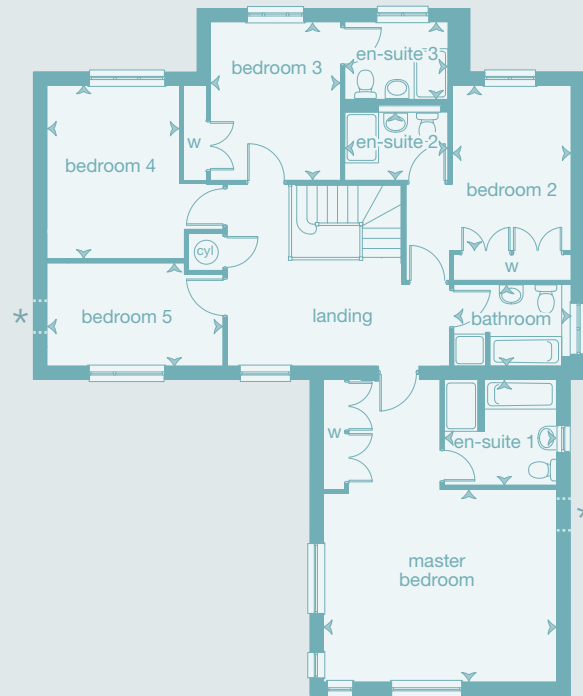
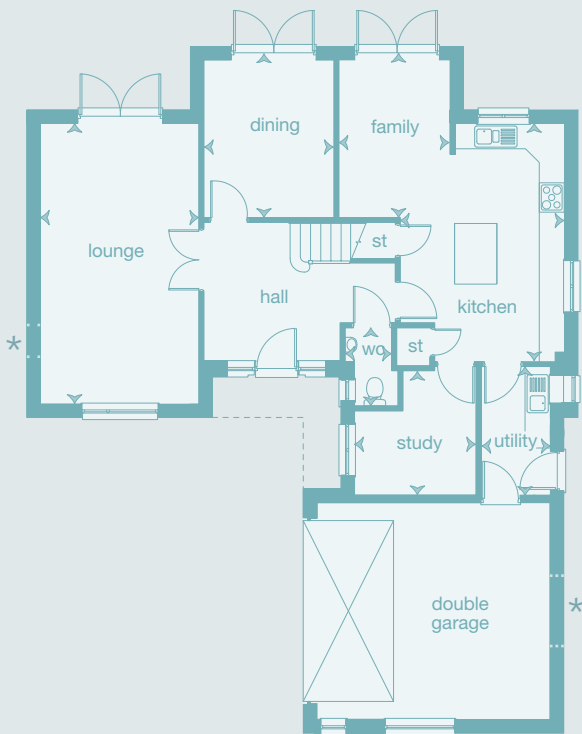
Key features

integrated double garage
separate dining and family room
2 en-suite shower rooms
study

A luxurious and imposing home offering enormous flexibility, the Scott will provide ideal accommodation for the largest, liveliest family. The exceptional kitchen and adjoining family area will quickly become the hub of daily life, while the impressive lounge with its elegant double doors to the garden provides a stunning setting for formal entertaining. A superb master bedroom, with its en-suite facilities, double wardrobe and window formations combine style and comfort with real character.

Ground Floor

First Floor



Ground Floor

room dimensions:

lounge	3.675m x 6.557m	12'11" x 21'6"
dining	3.041m x 3.687m	10'0" x 12'1"
kitchen	3.847m x 5.592m	12'7" x 18'4"
family	2.600m x 3.687m	8'6" x 12'1"
study	2.837m x 2.940m	9'4" x 9'8"
utility	1.594m x 3.038m	5'3" x 10'0"
wc	0.991m x 1.848m	3'3" x 6'1"

First Floor

room dimensions:

master bedroom	5.447m x 4.513m	17'10" x 14'10"
en-suite 1	2.595m x 2.486m	8'6" x 8'2"
bedroom 2	2.779m x 3.873m	9'1" x 12'8"
en-suite 2	2.440m x 1.817m	8'0" x 6'0"
bedroom 3	3.041m x 3.707m	10'0" x 12'2"
en-suite 3	2.440m x 1.795m	8'0" x 5'11"
bedroom 4	3.074m x 4.060m	12'4" x 13'4"
bedroom 5	4.128m x 2.402m	13'6" x 7'11"
bathroom	2.752m x 1.930m	9'0" x 6'4"

* Additional plot specific window - refer to Sales Adviser for specific plot details.

All images and 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. Please refer to the 'Important Notice' section at the back of this brochure for more information. Photography represents typical Miller Homes' interiors and exteriors.

2 bed apartments

Plots:

64-75

Key features

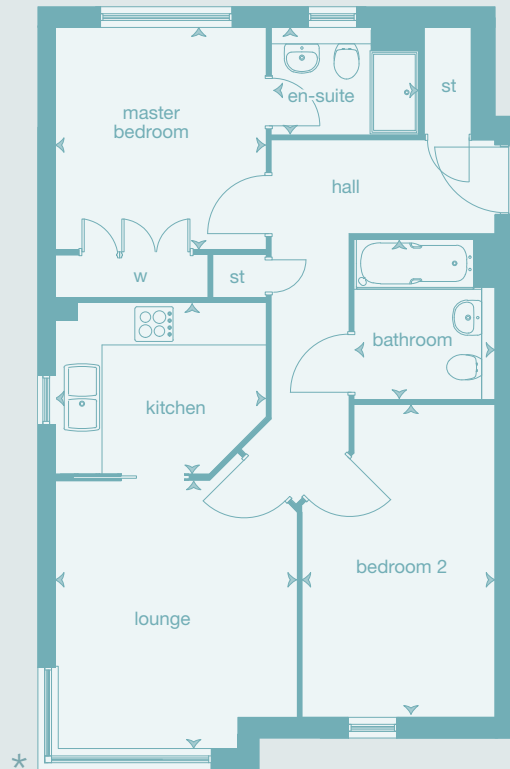
en-suite shower room
wardrobe to master bedroom

These attractive, well designed 2 bedroom apartments built over three floors benefit from a bright living space. The stylish kitchens give ample space for storage and cooking. The master bedrooms are complemented by their own ensuite bathrooms and fitted wardrobes.



Please note: elevational treatments may vary.

Type 1



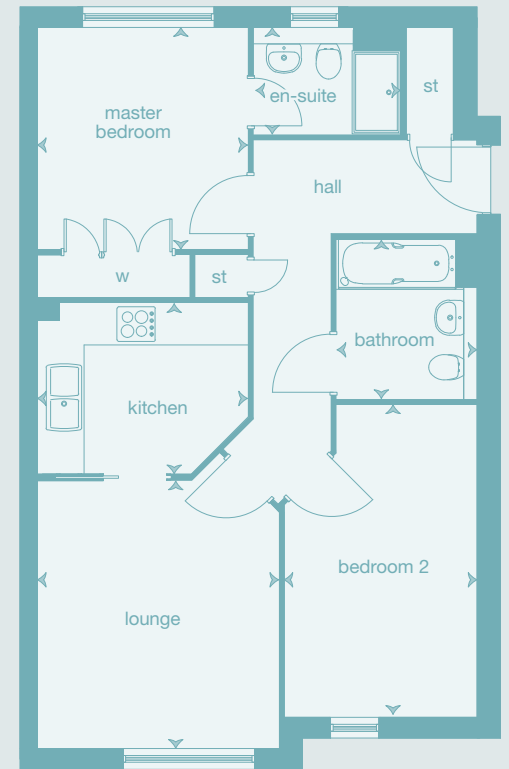
Type 1

room dimensions:

Lounge	3.383m x 3.828m	111" x 127"
kitchen	2.933m x 2.464m	97" x 81"
bedroom 1	2.933m x 3.093m	97" x 10'2"
en-suite	2.117m x 1.490m	6'11" x 4'11"
bedroom 2	2.702m x 4.419m	8'10" x 14'6"
bathroom	1.956m x 2.315m	6'5" x 7'7"

* Window arrangement varies per floor, see Sales Adviser for specific drawings.

Type 2



Type 2

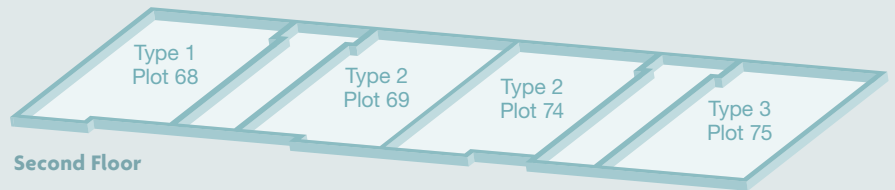
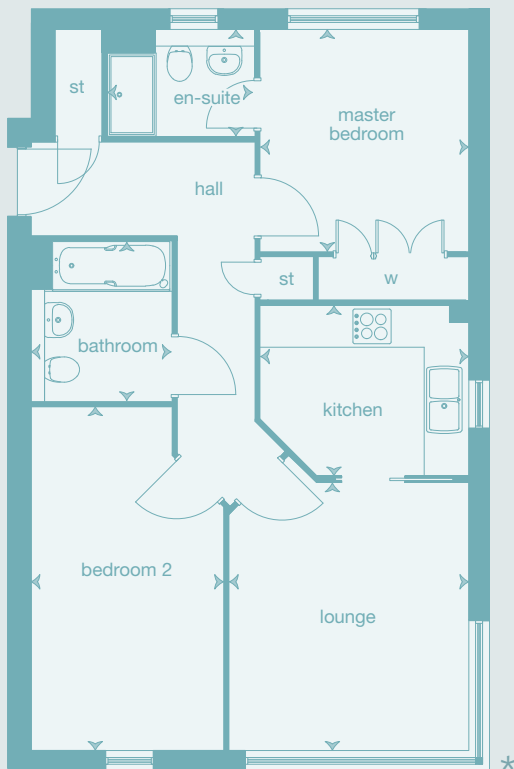
room dimensions:

Lounge	3.383m x 3.828m	111" x 127"
kitchen	2.933m x 2.464m	97" x 81"
bedroom 1	2.933m x 3.093m	97" x 10'2"
en-suite	2.117m x 1.490m	6'11" x 4'11"
bedroom 2	2.702m x 4.419m	8'10" x 14'6"
bathroom	1.956m x 2.315m	6'5" x 7'7"

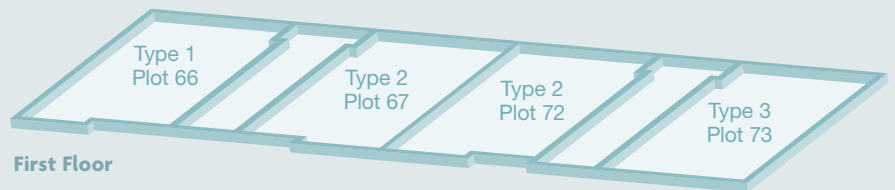
All images and plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information. Photography represents typical Miller Homes' interiors and exteriors.



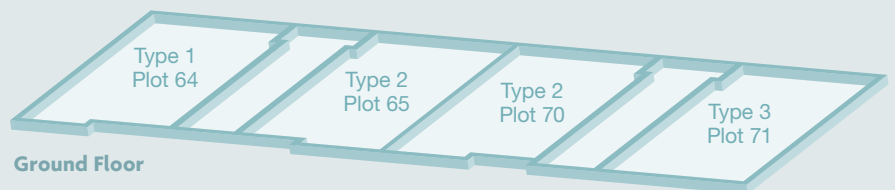
Type 3



Second Floor



First Floor



Ground Floor

Type 3

room dimensions:

Lounge	3.383m x 3.828m	111" x 127"
kitchen	2.933m x 2.464m	97" x 81"
bedroom 1	2.933m x 3.093m	97" x 10'2"
en-suite	2.117m x 1.490m	61" x 41"
bedroom 2	2.702m x 4.869m	8'10" x 16'0"
bathroom	1.956m x 2.315m	65" x 77"

* Window arrangement varies per floor, see Sales Adviser for specific drawings.

Specification

St Andrews Brae

	The Dunkeld	The Logan	The Maxwell	The Hume	The Bruce	The Baird	The Stewart	The Andrew	The Buchanan	The Burns	The Scott	Apartments
Kitchens and utilities												
stainless steel chimney hood with stainless steel splashback	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
① stainless steel single oven	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	—
built under double oven	—	—	—	—	—	—	—	—	—	—	—	✓
integrated combi microwave oven	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	—
stainless steel 5-ring gas hob with splashback	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	—
stainless steel 4-ring gas hob with splashback	—	—	—	—	—	—	—	—	—	—	—	✓
strip-lights under wall units	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Brushed steel downlights in kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Brushed steel fittings in kitchen (sockets and light switches)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Symphony contemporary kitchen (from range on site)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
40mm square edged worktops	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Upgraded kitchen (from range on site)	○	○	○	○	○	○	○	○	○	○	○	○
stainless steel 1½ sink (where layout permits) and monobloc tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	—
stainless steel single bowl sink and monobloc tap to utility rooms + apartment kitchen	—	—	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
integrated dishwasher - slimline to apartments	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
integrated washing machine	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	—
integrated washer dryer	—	—	—	—	—	—	—	—	—	—	—	✓
integrated fridge freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bathrooms and en-suites												
shaver point	○	○	○	○	○	○	○	○	○	○	○	○
minimum of one complete shower	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
'Grohe' chrome taps	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
'Sottini' sanitaryware and bath	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
② tiling to 1200mm on all wet walls	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
polished chrome towel rails to bathrooms and en-suites	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
③ brushed steel downlighters to bathroom and en suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
splashback wall tiling in WC	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Floor tiling to wet areas	○	○	○	○	○	○	○	○	○	○	○	○
Electrical												
TV point to Lounge and Master Bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Extra tv sockets	○	○	○	○	○	○	○	○	○	○	○	○
BT socket in lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Extra BT sockets	○	○	○	○	○	○	○	○	○	○	○	○
co-axial digital TV cable fitted	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
front porch light ready-fitted with PIR (where layout permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
front doorbell and chimes ready-fitted	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
double socket and light in garage (where layout permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	—

- ✓ yes
- optional extra
- not available



	The Dunkeld	The Logan	The Maxwell	The Hume	The Bruce	The Baird	The Stewart	The Andrew	The Buchanan	The Burns	The Scott	Apartments
Security												
Alarm	○	○	○	○	○	○	○	○	○	○	○	○
multi-point locking front door system	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
uPVC fascias, soffits and bargeboards	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
dry roofing systems to ridges, verges and hips (where roof pitch and planning allows)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	—
Heating												
double-glazing to all windows	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
④ thermostatically controlled radiators to all rooms (except where roomstat is fitted)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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 to stairs	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	—
flush wood grain Oak veneer-style internal doors with brushed steel/chrome handle	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
flush wood grain Oak veneer wardrobe doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
150mm skirting and 63mm architrave	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
white sockets & light switches (excluding kitchen)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External												
1.8m timber screen fence (see drawing on site for layout)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
turfed front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
rear garden turfed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	—
outside cold water tap	○	○	○	○	○	○	○	○	○	○	○	○

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.



Make yourself at home at St Andrews Brae, Bearsden

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 be a pleasant place to live. So here's some useful information about the area around St Andrews Brae.

Outdoor activities

St Andrews Brae is well situated for escaping from the hustle and bustle of the City Centre. There are parks and open green spaces within easy reach and Glasgow Botanic Gardens are located a few miles away. There are also Sport & Leisure facilities close to the development itself including Bearsden's artificial Ski slope and an enormous variety of other activities close by. There is a ski club, bowling club, leisure centre and golf clubs. The Roman Antonine Wall runs through the town and the remains of a military Bath House can be seen near the town centre. The Bath House lies well-preserved 150 metres from the town centre.

Bearsden Ski Club
The Mound, Stockiemuir Road,
Bearsden
Tel 0141 943 1500

Mugdock Country Park
Craigallan Road,
Near Milngavie
G62 8EL
Tel 0141 956 6100

Douglas Park Golf Club
Hillfoot,
Bearsden
G61 2TJ
Tel 0141 942 2220

Sport and leisure

There are two gyms located near St Andrews Brae, the Allander Leisure Centre, Bearsden and LA Fitness, Milngavie. Allander Leisure Centre offers a comprehensive range of indoor and outdoor facilities designed for all levels of ability and dedication, including Swimming pools - 25m main pool and teaching pool, Large multi purpose sports hall, Indoor pitches, Fitness gym, Spin studio, Squash court, Sauna and Bistro.

Allander Leisure Centre
Milngavie Road,
Bearsden
G61 3DF
Tel 0141-777-3070

LA Fitness
112 Main Street,
Milngavie
G62 6JN

Transport

St Andrews Brae is conveniently situated for both the A809 and on to the A81 to Glasgow City Centre and the M8, making it an excellent base for travel throughout the central belt as well as to the centre of Glasgow. There are nearby train stations at Bearsden and Hillfoot, Bearsden is on Milngavie Line from Glasgow Queen Street station (low level platform) with a regular service. There is also a regular bus service to the City Centre, giving access to a wide network of local and national routes. Glasgow airport is approximately 10 miles away.

Bearsden Train Station,
Station Road,
Bearsden
East Dunbartonshire
G61 4AN
Tel 0845 601 5929

Buchanan Bus Station
Killermont Street,
Glasgow
G2 3NP
Tel 0141 353 2141

Entertainment

Bearsden and the surrounding area offers a stimulating variety of bars, cafés and restaurants, ranging from traditional pubs to international cuisine, and there are cinemas in Glasgow, Clydebank, Xscape at Braehead. There are excellent Theatres, in the City Centre presenting a wide spectrum of live entertainment,

from touring rock and pop shows to professional and amateur drama in the Theatre.

La Ramblas,
5 Kirk Lane
Bearsden
G61 3RU
Tel 0141 942 1380

Massimo
3/5 Kirk Road,
Bearsden
G61
Tel 0141 942 3111

Empire Cinema
23 Britannia Way,
Clydebank
G81 2RZ
Tel 0871 471 4714

Cineworld
7 Renfrew Street,
Glasgow
G2 3AB
Tel 0871 200 2000

Grosvenor Cinema
Ashton Lane
Hillhead
Glasgow
G12 8SJ
Tel 0845 166 6002

Education

There is a good selection of both non-denominational and Roman Catholic schools within walking distance of the St Andrews Brae development.

Shopping

There is an abundance of good quality shops located at The Cross in Bearsden. This has been the central shopping area for over 100 years. Bearsden Cross is situated approximately 6 miles north of Glasgow city centre. There are a couple

of free car parks adjacent to the shops. There is an excellent choice of convenience stores, off-licences, supermarkets and other retailers to meet all everyday needs within easy reach of the St Andrews Brae development. For a wider choice of high street names and shopping malls, there are excellent shopping facilities in the City Centre, Braehead Shopping Centre and Silverburn which are all within easy reach.

Health care

There is an array of convenient GP surgeries close to St Andrews Brae. There are also several dentists nearby.

Terrace Medical Practise,
160 Drymen Road,
Bearsden
G61 3RD
Tel 0141 942 6644

Dr K A McGregor & Dr P Stewart
96 Drymen Road,
Bearsden
G61 2SY
Tel 0141 942 9494

Dr J. C. Powell,
85 Milngavie Road,
Bearsden
G61 2DN
Tel 0141 211 5621

Park Cottage Dental Practice,
8a Roman Road,
Bearsden
G61 2SW
Tel 0141 942 4040

Chartwell Dental Care,
148 Drymen Road,
Bearsden
G61 3RE
Tel 0141 942 9891



Every step of the way.

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 home, and even beyond.

www.millerhomes.co.uk



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

Consider these...

Why not drop into one of our other developments across West Scotland.



1, 2 & 3 bed apartments
Ferry Village
Braehead
0800 840 8456



3, 4 & 5 bed homes
Newton Park
Cambuslang
0800 840 8459



4 & 5 bed homes
Mearns Grove
Newton Mearns
0800 840 8465



2, 3, 4 & 5 bed homes
Fullwood Gardens
New Stevenston
0800 840 8463



3, 4 & 5 bed homes
Highfield Manor
East Kilbride
0800 840 8445



2, 3, 4 & 5 bed homes
Oakwood
Cumbernauld
0800 840 8441



3 & 4 bed homes
Hamilton View
Westcraigs, Blantyre
0800 840 8464



5 bed homes
The Barons
Woodilee Village
Lenzie
0800 840 8448



3, 4 & 5 bed homes
Kirkton Park
West Kilbride
0800 840 8447



4 & 5 bed homes
Woodilee Village
Lenzie
0800 840 8448



4 & 5 bed homes
Keepers Gate
Glasgow
0800 840 8443



Coming Soon
4 & 5 bed homes
The Larches
Crookston
0800 840 8466

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 show homes 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.

Miller Homes (Scotland West) Ltd

Glasgow Business Park, Unit 1125, Parkway Court
281 Springhill Parkway, Baillieston G69 6GA
t: 0870 336 4000 f: 0870 336 4001
www.millerhomes.co.uk

Muse Developments

Anchorage 1, Anchorage Quay, Salford Quays,
Manchester M50 3YJ
t: 0161 877 3400 f: 0161 877 5480
www.musedevelopments.com

How to find us.

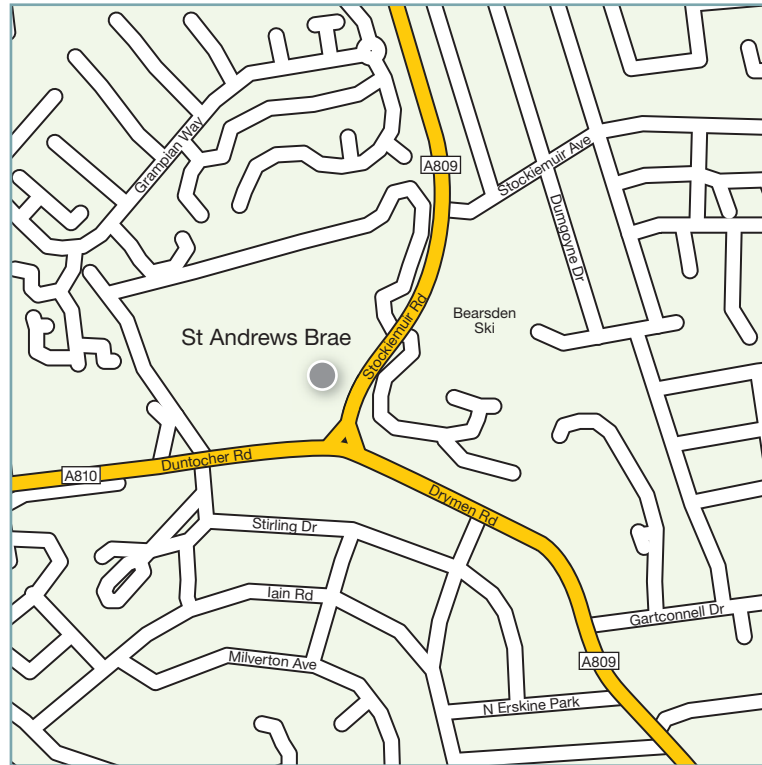
Please refer to our web site for opening times

Telephone: 0800 840 8462



From Glasgow City Centre

Leave George Square by taking the 1st left onto N Hanover St, turn left onto Cowcaddens Rd, continue onto W Graham St, continue onto Great Western Rd, turn right onto Queen Margaret Dr/B808 - go through 1 roundabout, turn left onto Maryhill Rd/A81 - go through 1 roundabout, slight left onto Maryhill Rd/A739, at Canniesburn Toll, take the 2nd exit onto Drymen Rd/A809, continue to follow A809, turn right onto Stockiemuir Rd/A809, turn left to stay on Stockiemuir Rd/A809, Development will be on the left.



● St Andrews Brae

find out more about this area on page 20

Satellite Navigation reference

G61 3RS



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

mill^{er} homes

the place to be[®]

in Partnership with

