

Polofields
THE STABLES



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.

Polofields

In a delightful tree-lined location within the sought-after residential area of Bonaly, part of the historic and picturesque Colinton Village, Polofields is a very special new neighbourhood of prestigious five bedroom homes set in beautifully landscaped grounds bordered by mature woodland. Just four miles from Edinburgh's vibrant city centre and convenient for the City Bypass, Edinburgh Airport and the whole of central Scotland, these homes offer easy access to the outstanding amenities of the capital as well as a delightfully secluded ambience.

The origins of Colinton Village date back almost 1000 years, when its church was founded by Ethelred, son of Malcolm Canmore. The church and many other buildings were ravaged by Cromwell, and the present church dates back to 1771. The village's notable inhabitants include Robert Louis Stevenson, who described summers spent in Colinton Manse as his 'Golden Age'.

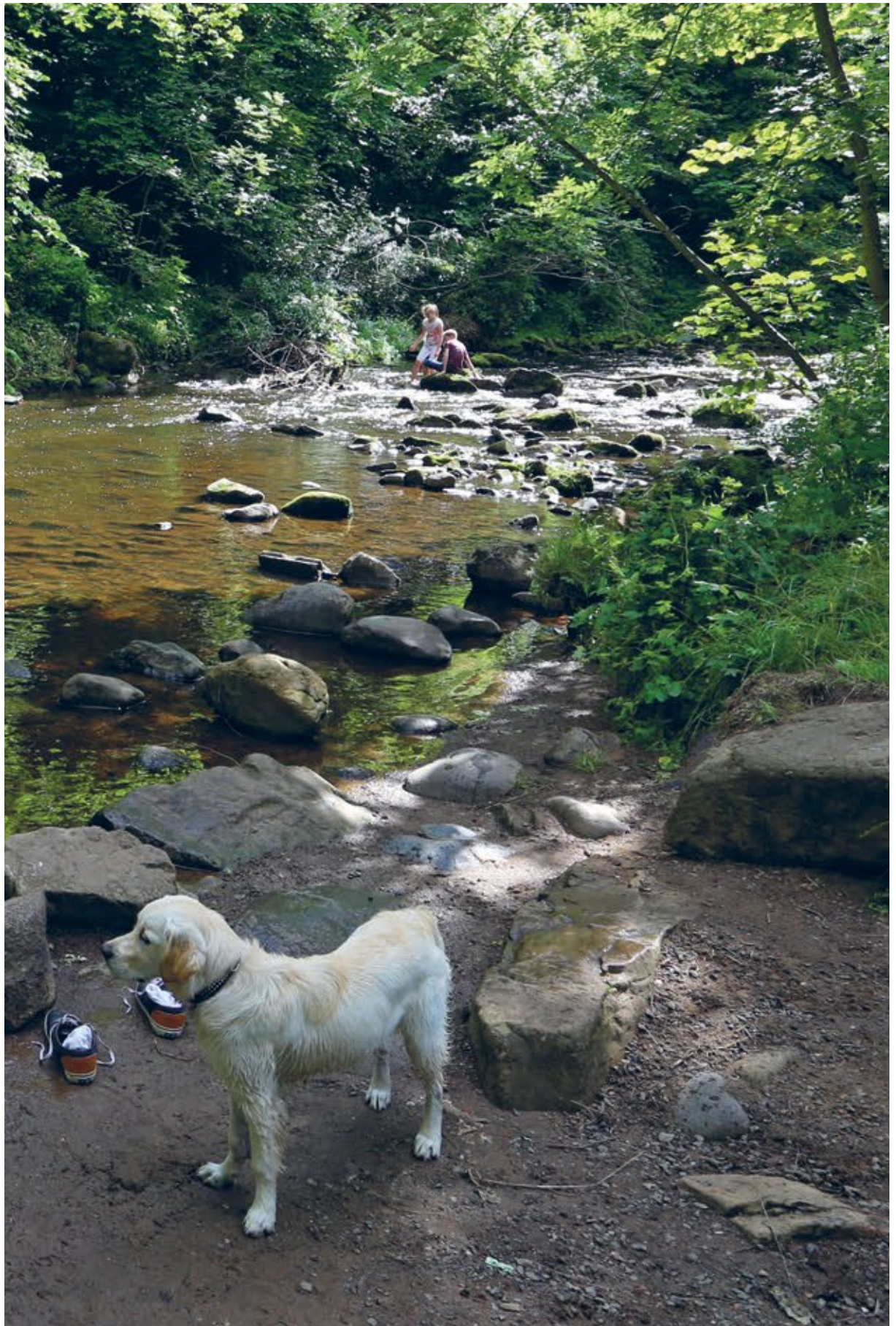
Colinton Library, five minutes walk from Polofields, offers a range of activities for children, and there are two popular traditional pubs in Colinton Village. The Spylaw Tavern is one of several places in the neighbourhood offering family meals, and the Colinton Inn hosts occasional live music. Edinburgh city centre's exceptional range of theatres, venues, pubs and clubs are within easy reach.

Polofields is around ten minutes walk from the Pentland Hills Regional Park, an outstanding area for walking and cycling and the site of the Midlothian Snowsports Centre at Hillend. There are several nearby parks, woodlands and riverside walks to explore, and Craiglockhart Leisure and Tennis Centre, one of the city's most comprehensive sports centres, is less than two miles away. The Colinton Tennis Club is just a short walk away in Westgarth Avenue, and there is a wide choice of local golf clubs including the gently undulating 18-hole course at Mortonhall.

The local shopping area in Colinton Village includes a pharmacy, a newsagent, post office, a convenience store, a coffee shop and a gifts gallery, and there is a choice of two supermarkets a little over a mile away.

Colinton Primary School and Bonaly Primary School, which also offers morning and afternoon nursery sessions, are both within easy walking distance of Polofields, and both schools are feeders for Firrhill High School, a recently refurbished comprehensive in extensive grounds. There is also a choice of private schools nearby, including George Watson's College and the boys-only Merchiston Castle School. The local health centre is staffed by nine GPs with full nursing support, and there is also a dental practice nearby.

The development is conveniently situated for travel. Edinburgh City Centre is around four miles away and can be reached either by the frequent LRT number 10 bus route, or by a pleasant riverside walk or cycle ride along the Water of Leith and the Union Canal. A mile from Polofields, the Dreghorn link joins the city bypass, allowing easy access to the M8 and Edinburgh International Airport.





Existing Woodland



Existing Housing

Polofields



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- Suffolk
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- Cleveland
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- Highland
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- Melville
- Watson
- Merchiston
- Fettes
- George
- Heriot

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Shire

Plots
101, 104, 107

Designed for convenience and ease, the thoughtfully equipped open-plan living area of these attractive apartments have a stylishly modern appeal. Instead of dual windows, the second floor apartment features a dormer that brings character to the room.

Floor Space
494 sq ft

Lounge
3.823m x 3.679m
12'7" x 12'1"

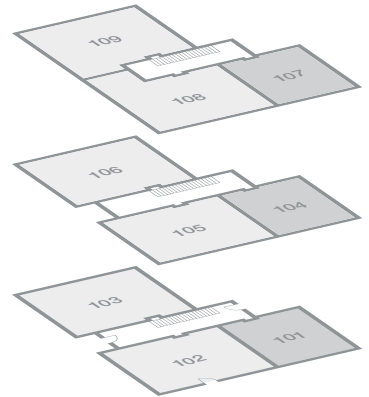
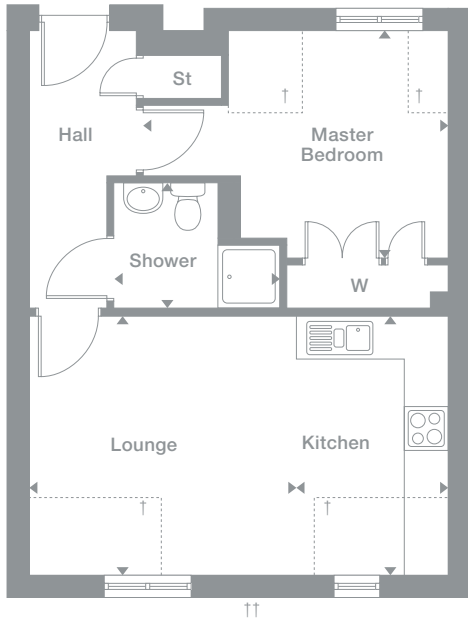
Kitchen
2.140m x 3.679m
7'0" x 12'1"

Master Bedroom
3.108m x 2.930m
10'2" x 9'7"

Shower
1.733m min x 1.788m max
5'8" x 5'10"



Ground, First or Second Floor Apt



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† Roof combs to plot 107 only

†† Alternative window layout to plot 107

Plots
102

With its separate front door and a bright, relaxing open plan living space that blends practical amenity with a welcoming quality in which it will be a pleasure to entertain, this comfortable home has a premium, individual ambience.

Floor Space
739 sq ft

Lounge
4.269m max x 4.513m max
14'0" x 14'10"

Kitchen
3.436m max x 3.250m max
11'3" x 10'8"

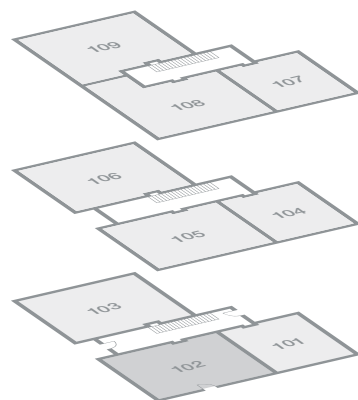
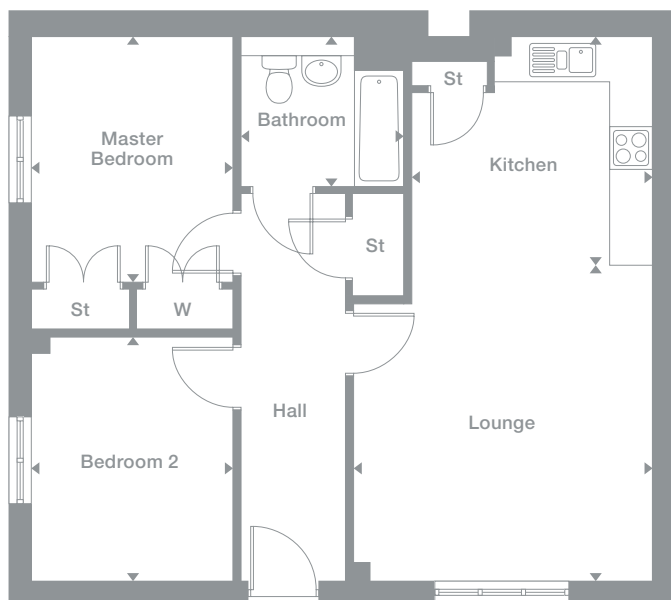
Master Bedroom
2.859m x 3.491m
9'5" x 11'5"

Bedroom 2
2.859m x 3.476m
9'5" x 11'5"

Bathroom
2.307m max x 2.113m max
7'7" x 6'11"



Ground Floor Apt



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Shetland

Plots
103, 106

Incorporating a beautifully arranged kitchen with space for informal dining, and a separate bright, comfortable lounge, these impressive homes are made even more distinguished by details like the stylish twin built-in wardrobes in the master bedroom.

Floor Space
751 sq ft

Lounge
3.706m x 4.521m
12'2" x 14'10"

Kitchen
3.708m x 3.200m
12'2" x 10'6"

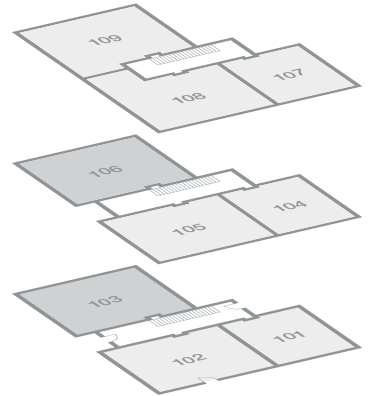
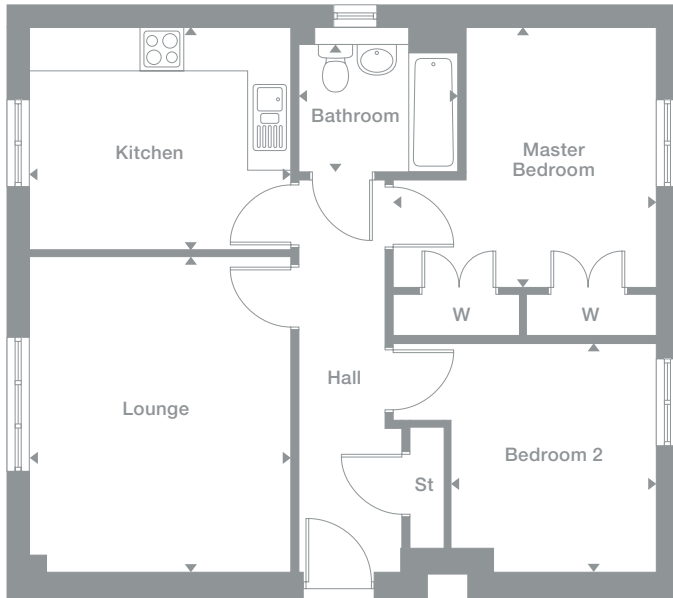
Master Bedroom
2.669m min x 3.737m
8'9" x 12'3"

Bedroom 2
2.916m x 3.327m max
9'7" x 10'11"

Bathroom
2.282m x 2.050m
7'6" x 6'9"



Ground or First Floor Apt



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Plots
105

The subtly L-shaped plan of the living area gives the room a natural division into kitchen and leisure areas without detracting from the flexibility of the open-plan approach. The second bedroom could be transformed into a superb home office.

Floor Space
739 sq ft

Lounge
3.436m x 4.513m
11'3" x 14'10"

Kitchen
4.269m max x 3.250m max
14'0" x 10'8"

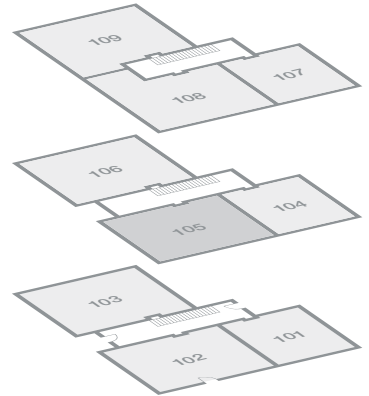
Master Bedroom
2.859m x 3.491m
9'5" x 11'5"

Bedroom 2
2.859m x 3.476m
9'5" x 11'5"

Bathroom
2.307m x 2.113m
7'7" x 6'11"



First Floor Apt



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Highland

Plots
108

The exciting living area of this exceptional apartment is enhanced by french windows opening on to a decorative balcony, filling the space with natural light and lending a fresh, airy ambience that makes the room especially inviting.

Floor Space
821 sq ft

Lounge
5.341m x 4.755m
17'6" x 15'7"

Kitchen
3.553m x 2.750m
11'8" x 9'0"

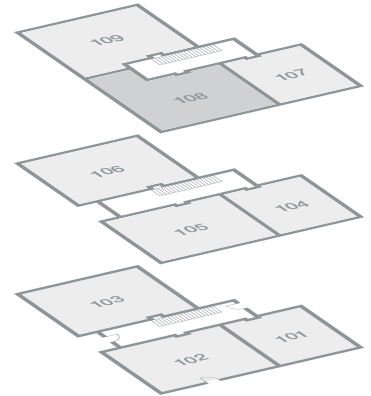
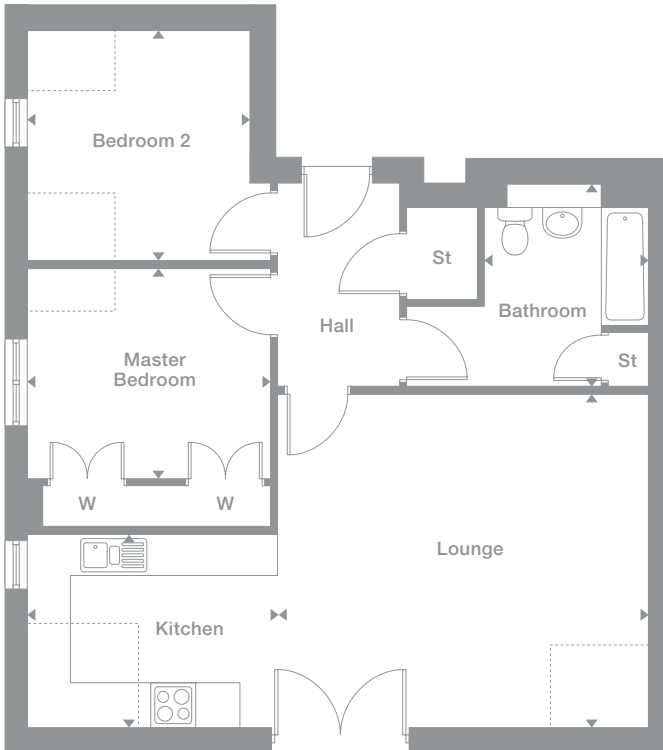
Master Bedroom
3.480m x 3.052m
11'5" x 10'0"

Bedroom 2
3.174m min x 3.314m max
10'5" x 10'10"

Bathroom
2.381m min x 2.920m max
7'10" x 9'7"



Second Floor Apt



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Plots
109

With the characteristic roof lines adding a fascinating dynamic throughout the interior, this is an enormously appealing apartment. The twin-windowed living room is discreetly separated from the kitchen area in a way that maximises both convenience and elegance.

Lounge
8.987m x 3.650m
29'6" x 12'0"

Kitchen
2.880m x 2.663m
9'5" x 8'9"

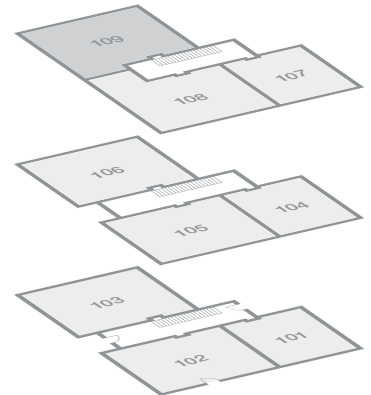
Master Bedroom
3.855m max x 3.427m
12'8" x 11'3"

Bathroom
3.212m x 2.262m
10'6" x 7'5"

Floor Space
786 sq ft



Second Floor Apt



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Eriskay

Plots
116, 118*

Behind a traditional façade that includes an individual front door to the apartment, this superb interior raises the standards of comfortable, stylish urban living. Every detail, from the impeccably designed and finished kitchen to the built-in wardrobe in the master bedroom, reflects outstanding quality.

Floor Space
538 sq ft

Lounge
3.249m x 3.685m
10'8" x 12'1"

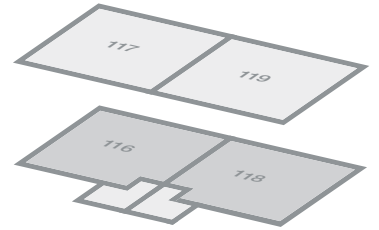
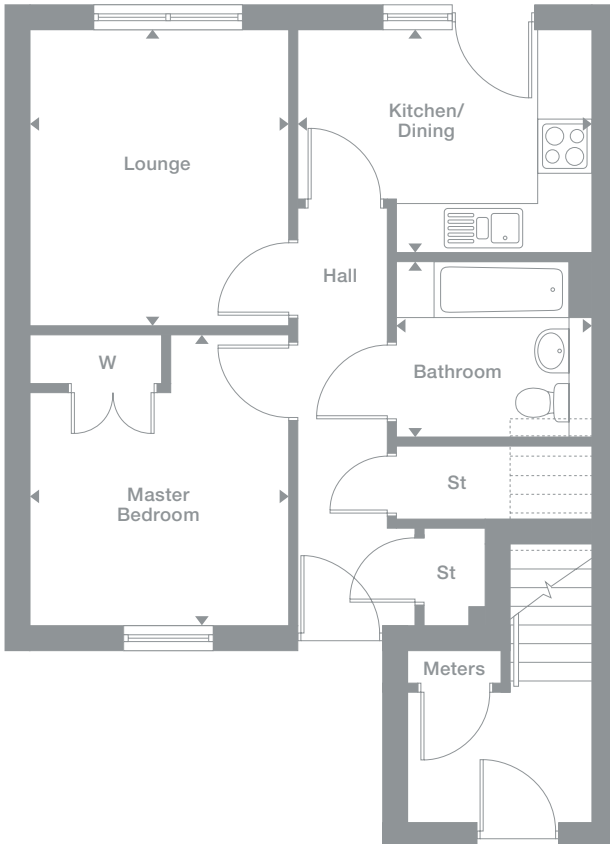
Kitchen/Dining
3.582m max x 2.762m max
11'9" x 9'1"

Master Bedroom
3.249m max x 3.603m max
10'8" x 11'10"

Bathroom
2.380m max x 2.200m max
7'10" x 7'3"



Ground Floor Apt



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* Plots are a mirror image of plans shown above

Plots
117, 119*

Entered by its own front door opening on to a ground floor lobby, this apartment combines a timeless frontage with an crisp, contemporary interior. The hall, with its large, practical cupboard, leads to an inviting lounge and a beautifully equipped dining kitchen, perfect for entertaining.

Lounge
3.262m x 3.710m
10'8" x 12'2"

Kitchen/Dining
3.572m max x 2.822m max
11'9" x 9'3"

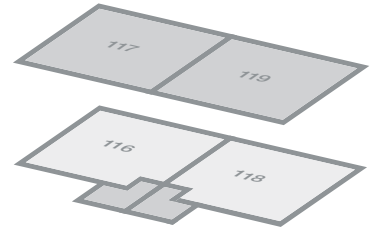
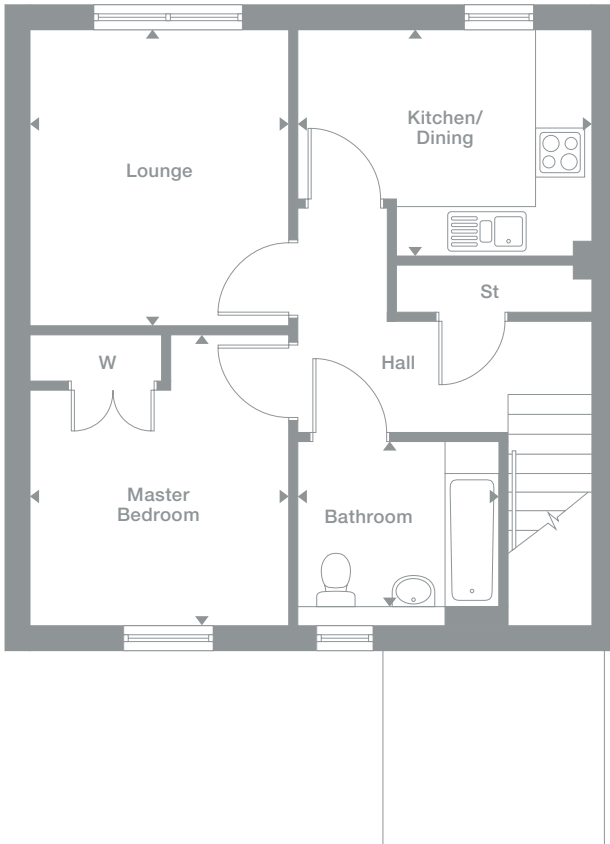
Master Bedroom
3.261m max x 3.661m max
10'8" x 12'0"

Bathroom
2.551m max x 2.312m max
8'4" x 7'7"



Floor Space
559 sq ft

First Floor Apt



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Dartmoor

Plots
110, 111, 112, 113, 114, 115

From the cupboard for coats and wellies by the front door to the built-in wardrobes in both bedrooms, quality is reflected in the meticulous attention to detail that will make everyday life a constant pleasure in this appealing, practical home.

Floor Space
854 sq ft

Lounge
4.670m x 3.027m
15'4" x 9'11"

Kitchen/Dining
4.073m min x 3.418m max
13'4" x 11'3"

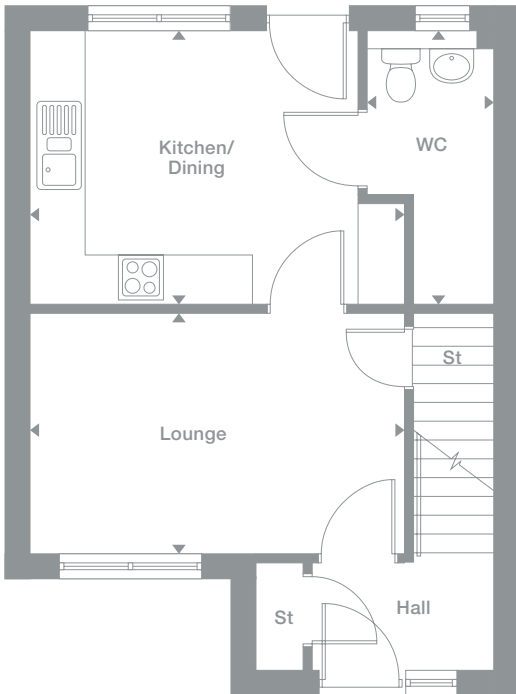
WC
1.602m max x 3.418m max
5'3" x 11'3"

Master Bedroom
4.719m max x 2.600m max
15'6" x 8'6"

Bedroom 2
3.506m x 3.181m
11'6" x 10'5"

Bathroom
2.213m max x 1.991m min
7'3" x 6'6"

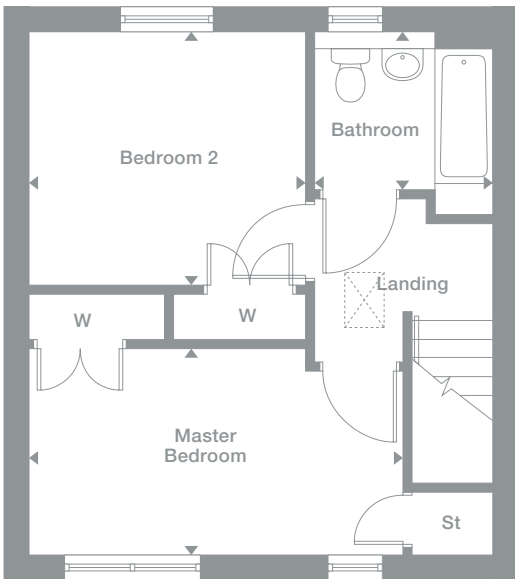
Ground Floor



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First Floor



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Specification

All Housetypes
(where applicable)

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 monobloc mixer tap	✓
Stainless steel chimney hood and splashback to hob	✓
Stainless steel 4-burner gas hob	✓
Stainless steel single 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 (as per layout)	✓
Integrated washing machine ('A++' energy rating)	○
Plumbing and electrics for dishwasher (as per layout)	✓
Integrated dishwasher ('A+' energy rating)	○
3 spot energy efficient LED track light to ceiling	✓
Ceramic floor tiles	○

Bathrooms

Ideal Standard's contemporary styled bathroom suite	✓
Water efficient dual flush toilets	✓
Soft close toilet seat to bathroom WC	✓
Lever operate chrome monobloc mixer taps	✓
Drum type low energy light to ceiling	✓
Full height ceramic tiling to shower area (as per bathroom layout)	✓
Ceramic floor tiles	○

- ✓ Standard
- Optional Extra
- Not Available

Electrical

Mains wired (with battery back-up) smoke and carbon monoxide detectors	✓
TV socket to lounge and master bedroom	✓
BT socket	✓
Front doorbell and chime	✓
Intruder alarm	○
White sockets and switches	✓
Brushed stainless steel sockets and switches	○

Heating

Gas central heating throughout	✓
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)	✓
Programmable control of heating zones	✓
Chrome towel radiator to bathroom/en-suite	○

Exterior

Double glazed PVCu windows (where planning permits)	✓
Double glazed PVCu french casement doors to patio (where layout permits)	✓
PVCu fascias, soffits and gutters (where planning permits)	✓
Multi-point door locking system to front and rear doors (where applicable)	✓
House numbers ready fitted	○
Outside cold water tap (where applicable)	○

Decorative

Moulded skirting boards and architraves	✓
Moulded Ladder Style pattern internal doors with chrome lever door handles	✓
Smooth finish ceilings, painted in white emulsion	✓
Walls painted in white emulsion	✓
Woodwork painted satin white	✓
Integrated wardrobe to master bedroom	✓
Fitted wardrobe system to bedroom 2	○

Landscaping

Turf to front garden (where applicable)	✓
900mm post and rail timber fence between plots. 1,800mm high fence to remainder of boundary (where applicable)	✓

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 Manager 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 Manager and confirmed with solicitors.





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Polofields

From Edinburgh

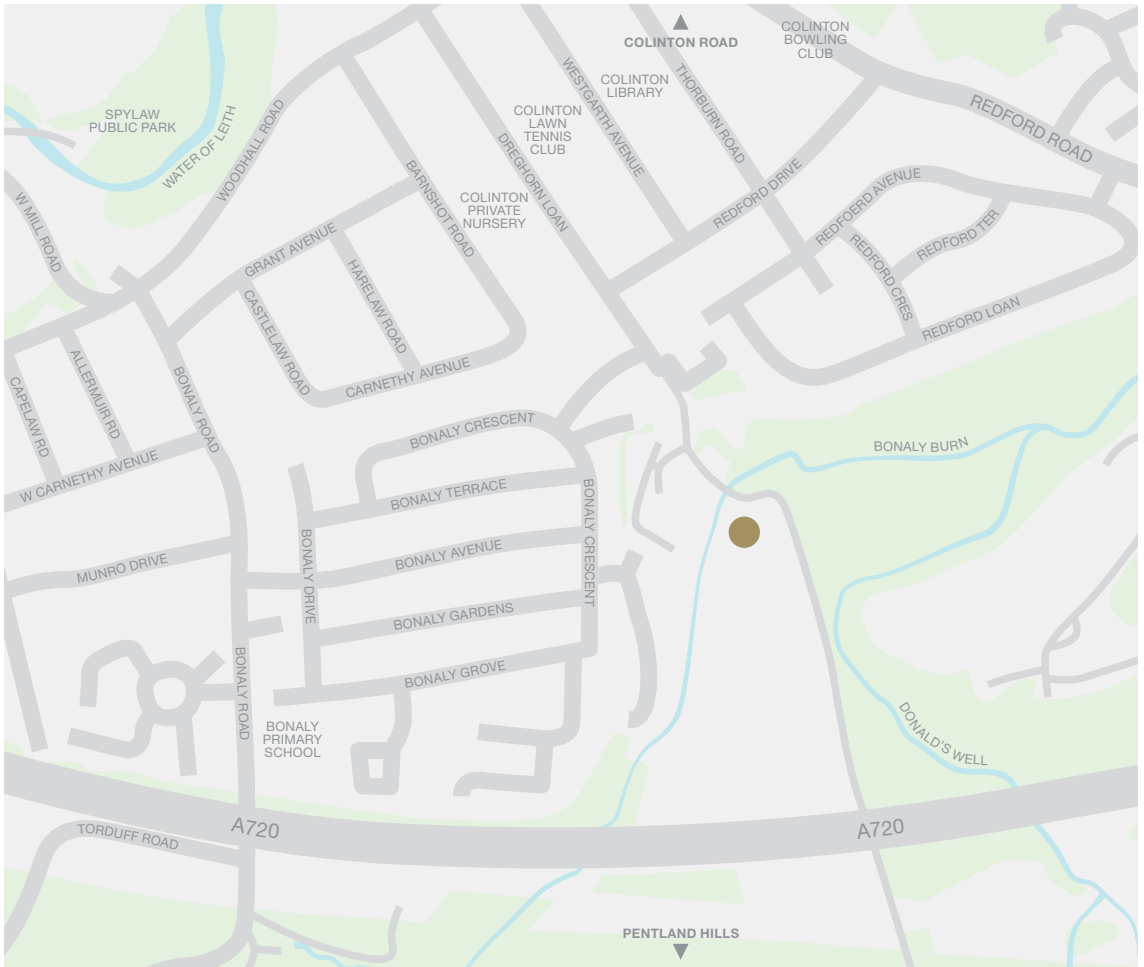
Leave the centre by Lothian Road and Bruntsfield Place, then quarter of a mile after passing Bruntsfield Links on the left, at the traffic lights turn right into Colinton Road. Stay on Colinton Road for just over two and a half miles, passing Napier University's Craiglockhart on the left then taking the second exit at the next mini roundabout. Around two hundred yards past the turn-off signposted for the City Bypass on the left, at the fork in the road bear left, signposted for Pentland Hills Regional Park, then take the first left into Dreghorn Loan. The entrance to Polofields is straight ahead.

From the A720

Leave the A720 at Dreghorn Junction to join the B701, taking the second exit at the roundabout. Stay on the B701 through a second roundabout, following signs for Colinton. Three-quarters of a mile after leaving the bypass, turn left into Redford Drive, and at the end of the drive turn left into Dreghorn Loan. The entrance to Polofields is straight ahead.

Sat Nav: EHI3 ODB

See website for opening times



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.

