



Regents Gate
Crossgates

millerohomes












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.



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Please see
Sales Adviser
for landscaping
detail

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.





Mixed Woodland
Shelter Belt

Cuttlehill
Woods

Existing Tree Belt

Gallows Knowe

CE

In one of the most convenient locations in east central Scotland, close to the M90 and with fast access to the Forth crossings and Edinburgh, Perth and Dundee, this attractive selection of two, three and four bedroom homes is just a few minutes walk from the centre of Crossgates village, close to Fife Leisure Park and in easy reach of the shops, parks and historic attractions of Dunfermline. It perfectly combines rural calm with easy access to excellent social amenities. Welcome to Regents Gate...



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 Regents Gate.



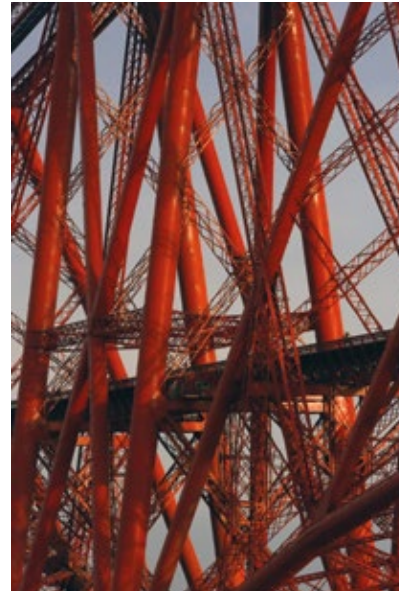


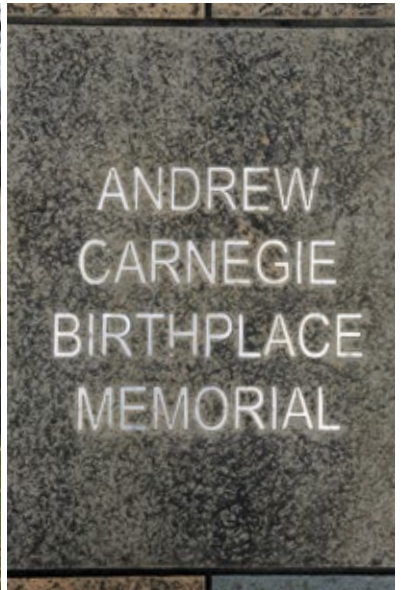
Crossgates is an outstanding base not only for travel to Edinburgh and the airport, but also to Perth and the east coast. Central Scotland and Glasgow can be accessed via the A985 and Kincardine Bridge. The Halbeath Park and Ride, a mile from the development and close to the Halbeath interchange of the M90, provides a convenient way of accessing bus travel into the capital, and there is a second Park and Ride facility at Ferry Toll, around six miles away. There are also local bus services into Dunfermline via Halbeath as well as to Cowdenbeath, Kirkcaldy, St Andrews and the charming East Neuk of Fife.

The railway stations at Dunfermline Queen Margaret and Cowdenbeath, both less than three miles from Crossgates, are on the Fife Circle line with approximately half-hourly services to Edinburgh, a journey of less than 40 minutes. For more local travel, a footpath along the edge of the development proves a pleasant walk into the village, where the local shops include a post office and confectioner, an off licence, hot food takeaways and other services including hairdressers.

As well as being the home ground of Crossgates Primrose Junior FC, Humbug Park near the centre of the village has an extensive green area and an equipped children's playground.

Fife Leisure Park, adjacent to the Halbeath Interchange, includes a multi-screen Odeon cinema and a Bannatyne's health club with a 25m pool, Technogym and fitness suites. The Park also offers a wide choice of restaurants. Dunfermline's live entertainment venues include Carnegie Hall and the Alhambra Theatre, both of which present a lively and varied programme of music, drama and comedy.







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Angus

Overview

The attractive entrance canopy introduces a practical, bright interior. On the ground floor, a living and dining area featuring french doors opening out to the garden is complemented by a separate kitchen and a WC, and a well-lit landing leads to two bedrooms, one of them with en-suite facilities and a built-in wardrobe.

Ground Floor

Living
2.399m x 2.965m
7'10" x 9'9"

Dining
2.051m x 2.965m
6'9" x 9'9"

Kitchen
2.578m x 3.400m
8'5" x 11'2"

WC
2.360m x 1.162m
7'9" x 3'10"

First Floor

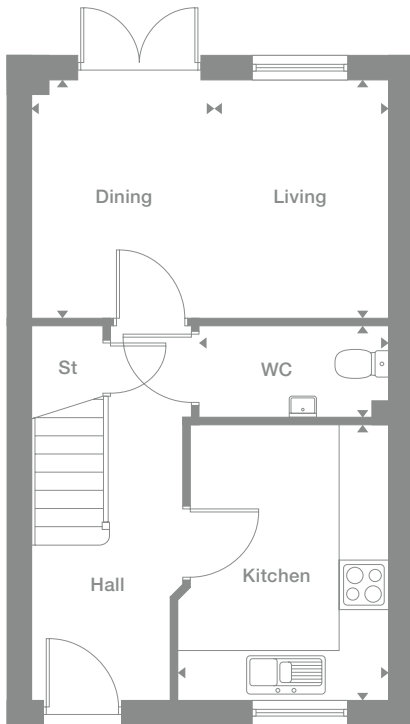
Master Bedroom
3.777m x 2.541m
12'5" x 8'4"

En-Suite
2.164m x 1.773m
7'1" x 5'10"

Bedroom 2
2.164m x 3.236m
7'1" x 10'7"

Bathroom
2.187m x 1.933m
7'2" x 6'4"

Ground Floor



Please see Sales Adviser for plot specific window detail

*Plots are a mirror image of plans shown above

Plots

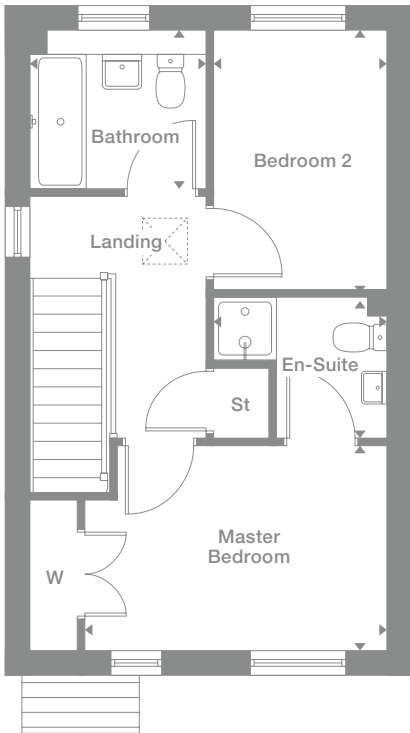
111*, 112*, 113, 114*,
115, 116*, 117

Floor Space

742 sq ft



First Floor



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Irvine

Overview

The dormer window that echoes the shape of the entrance canopy also adds special charm to the one of the three bedrooms.

The master bedroom includes an en-suite shower room and twin wardrobes, while downstairs the lounge opens on to a kitchen and dining area filled with natural light from feature french doors.

Ground Floor

Lounge
3.080m x 4.224m
10'1" x 13'10"

Family/Dining
2.210m x 2.799m
7'3" x 9'2"

Kitchen
3.057m x 3.106m
10'0" x 10'2"

WC
2.049m x 1.403m
6'9" x 4'7"

First Floor

Master Bedroom
3.550m x 2.959m
11'8" x 9'8"

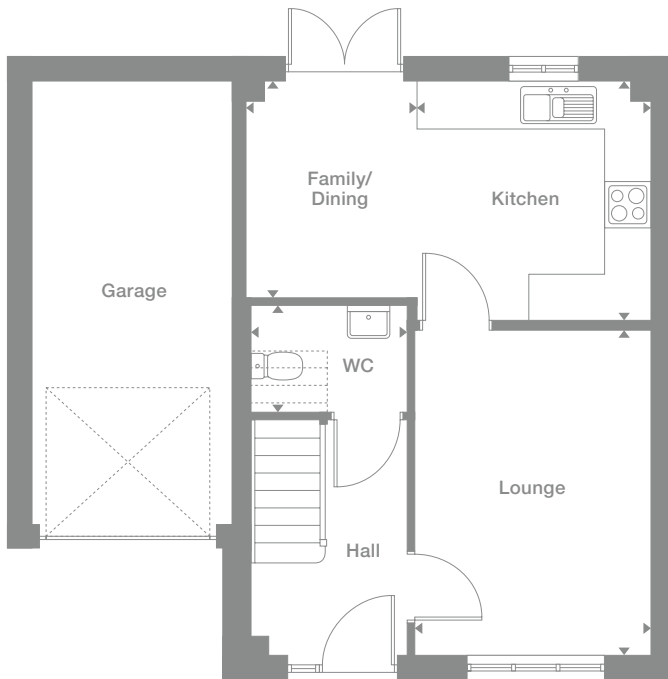
En-Suite
1.940m x 1.523m
6'4" x 5'0"

Bedroom 2
2.959m x 3.104m
9'8" x 10'2"

Bedroom 3
2.623m x 4.595m
8'7" x 15'1"

Bathroom
2.260m x 1.930m
7'5" x 6'4"

Ground Floor



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*Plots are a mirror image of plans shown above

Plots

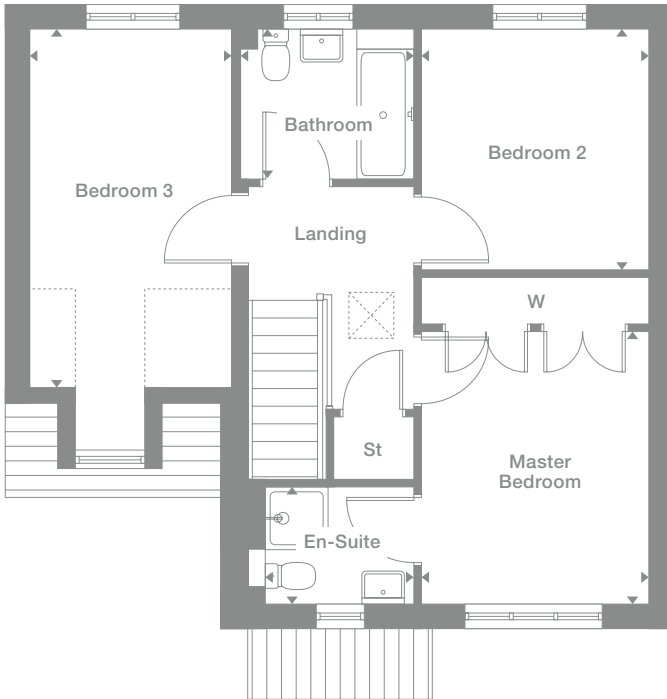
10, 11*, 33,
34*, 41*, 72*,
76, 77*, 79,
85, 91*, 109*,
110, 118*

Floor Space

986 sq ft



First Floor



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Blair

Overview

With its french doors providing a natural focal point, the long lounge and dining room of the Blair offers enormous flexibility, presenting endless scope for layouts and living arrangements that will perfectly match personal styles and preferences.

Ground Floor

Lounge
3.497m x 3.581m
11'6" x 11'9"

Dining
3.497m x 2.779m
11'6" x 9'1"

Kitchen
2.619m x 3.395m
8'7" x 11'2"

WC
1.980m x 1.100m
6'6" x 3'7"

First Floor

Master Bedroom
4.413m x 3.101m
14'6" x 10'2"

En-Suite
2.221m x 1.255m
7'3" x 4'1"

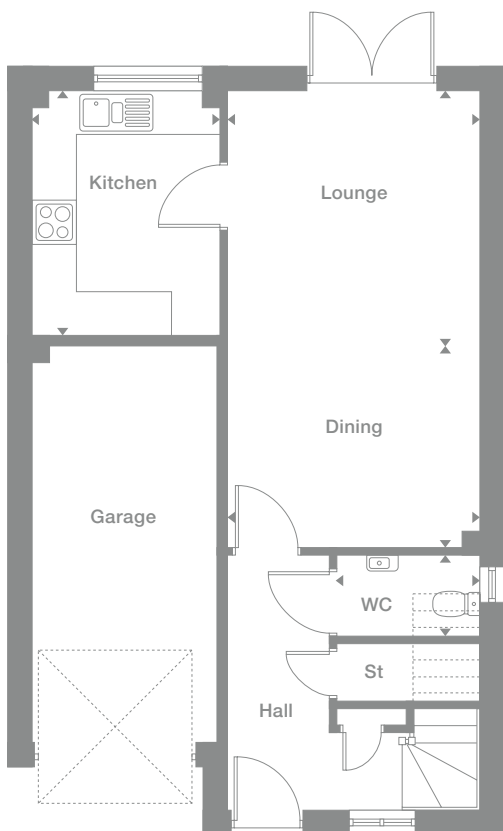
Bedroom 2
3.436m x 3.015m
11'3" x 9'11"

Bedroom 3
3.258m x 2.604m
10'8" x 8'7"

Bedroom 4
2.450m x 3.033m
8'0" x 9'11"

Bathroom
2.167m x 1.885m
7'1" x 6'2"

Ground Floor



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Plots

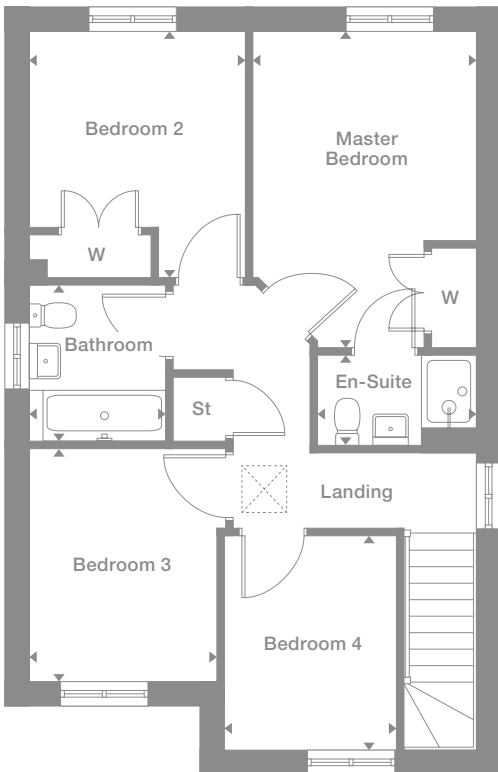
6*, 12*, 21*,
22, 30*, 51,
53, 54, 62*,
66, 71, 83*,
106, 120*, 121

Floor Space

1,117 sq ft



First Floor



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Overview

A stylish porch leads into a comfortable and welcoming interior that includes a bay windowed lounge and a family room and kitchen with feature french doors, adding garden access and flexibility. Two of the four bedrooms include built-in wardrobes, and one incorporates an en-suite shower room.

Ground Floor

Lounge
4.103m x 4.436m
13'6" x 14'7"

Kitchen/Family
5.566m x 3.299m
18'3" x 10'10"

WC
1.885m x 1.222m
6'2" x 4'0"

First Floor

Master Bedroom
3.386m x 2.616m
11'1" x 8'7"

En-Suite
1.821m x 1.743m
6'0" x 5'9"

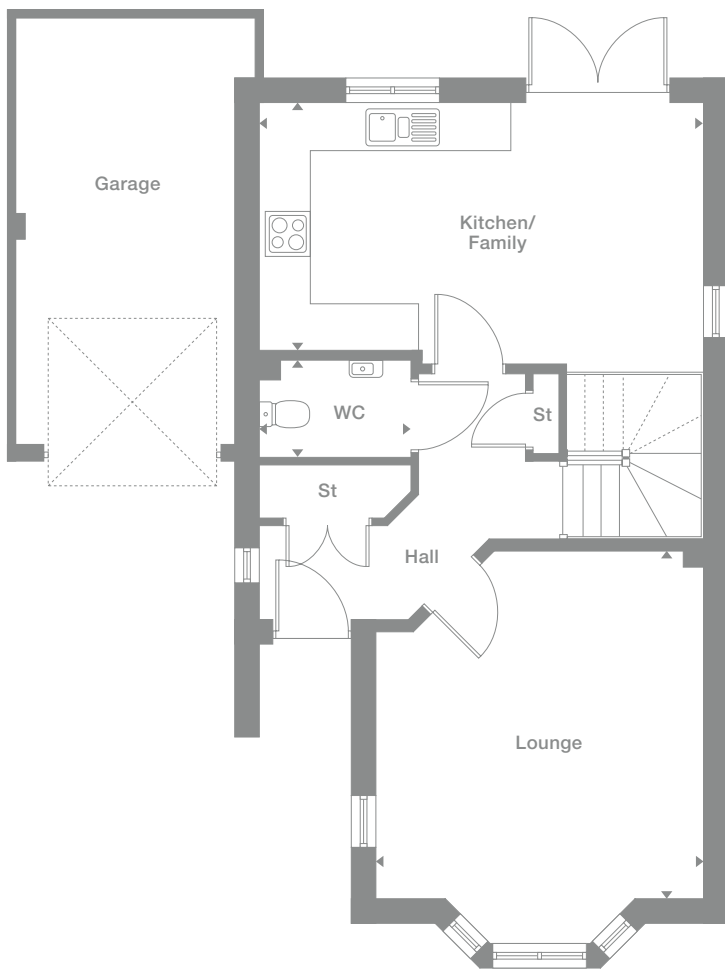
Bedroom 2
2.435m x 2.829m
8'0" x 9'3"

Bedroom 3
2.452m x 2.855m
8'1" x 9'4"

Bedroom 4
1.945m x 3.338m
6'5" x 10'11"

Bathroom
2.285m x 2.213m
7'6" x 7'3"

Ground Floor



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Plots

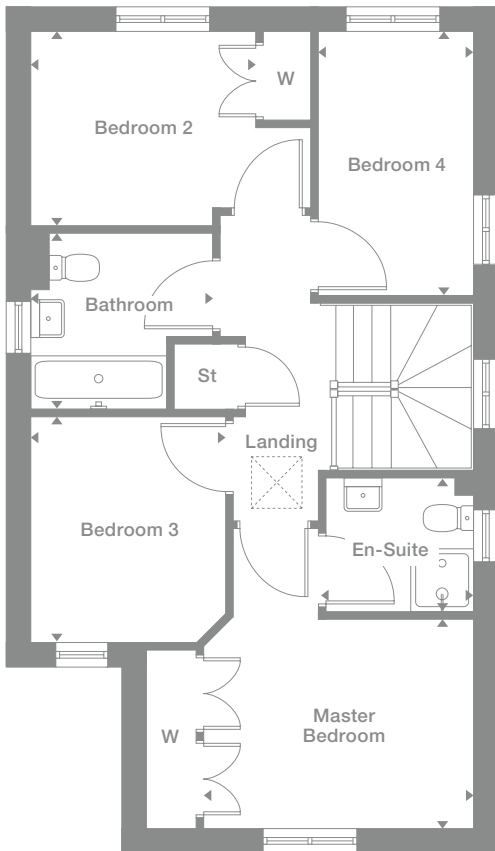
8, 9*, 13, 14*,
35, 36*, 37,
38*, 74, 75*

Floor Space

1,125 sq ft



First Floor



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Glenmuir

Overview

Entered through stylish double doors, and featuring french doors that bring a bright, fresh ambience, the dining room of the Glenmuir is the perfect setting for relaxed entertaining. The direct access to the kitchen adds convenience to conviviality.

Ground Floor

Lounge
5.056m x 3.480m
16'7" x 11'5"

Dining/Kitchen
6.210m x 3.439m
20'4" x 11'3"

WC
1.815m x 1.494m
5'11" x 4'11"

Utility
1.815m x 1.845m
5'11" x 6'1"

First Floor

Master Bedroom
4.082m x 3.480m
13'5" x 11'5"

En-Suite
2.006m x 1.422m
6'7" x 4'8"

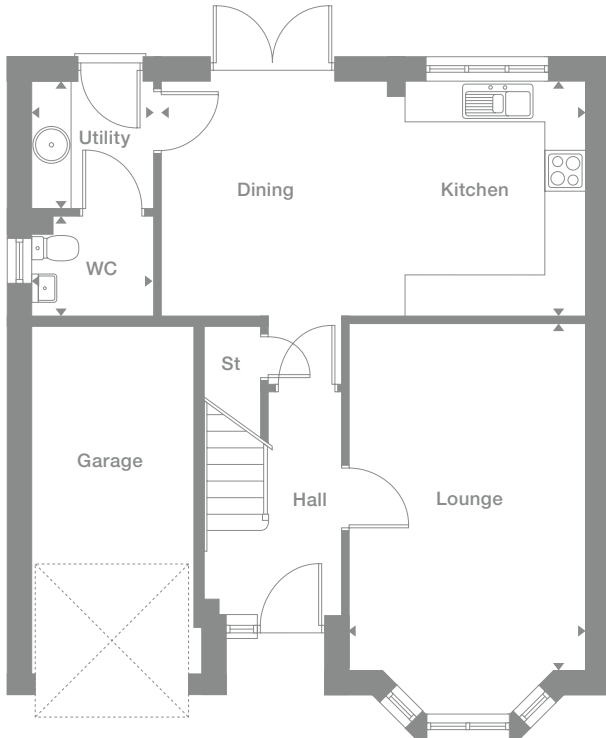
Bedroom 2
2.439m x 4.041m
8'0" x 13'3"

Bedroom 3
2.987m x 3.736m
9'10" x 12'3"

Bedroom 4
2.697m x 2.977m
8'10" x 9'9"

Bathroom
2.605m x 2.242m
8'7" x 7'4"

Ground Floor



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Plots

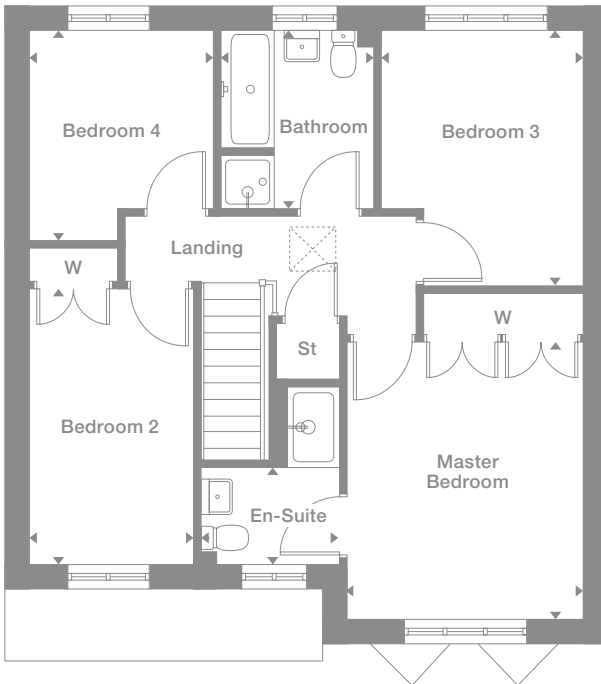
3*, 4*, 7*, 16*,
20*, 23*, 28,
32*, 39*, 43*,
44, 49*, 56*,
63, 65*, 67,
73, 84*, 95,
97, 105*, 107*,
119*, 127

Floor Space

1,319 sq ft



First Floor



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Overview

A separate study is an invaluable asset in keeping both professional work and household accounts properly organised and out of the way, while the luxurious master bedroom with its en-suite shower and walk-in wardrobe provides comfortable, relaxing privacy.

Ground Floor

Lounge
4.610m x 3.042m
15'1" x 10'0"

Dining/Family
3.077m x 3.017m
10'1" x 9'11"

Kitchen
4.898m x 2.157m
16'1" x 7'1"

WC
2.659m x 1.241m
8'9" x 4'1"

Utility
1.649m x 1.714m
5'5" x 5'7"

Study
2.659m x 2.337m
8'9" x 7'8"

First Floor

Master Bedroom
5.309m x 2.962m
17'5" x 9'9"

En-Suite
1.523m x 2.200m
5'0" x 7'3"

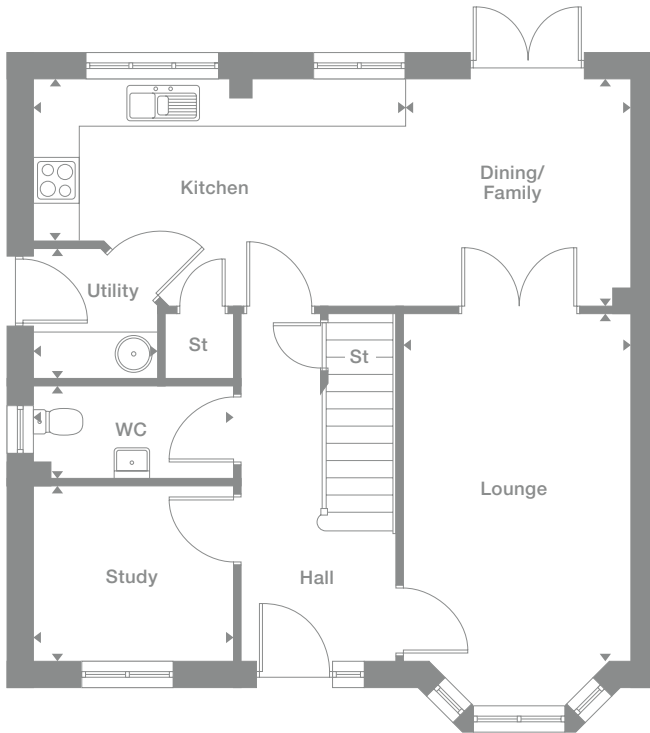
Bedroom 2
2.565m x 3.101m
8'5" x 10'2"

Bedroom 3
2.566m x 3.796m
8'5" x 12'5"

Bedroom 4
2.513m x 2.388m
8'3" x 7'10"

Bathroom
2.696m x 1.963m
8'10" x 6'5"

Ground Floor



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Plots

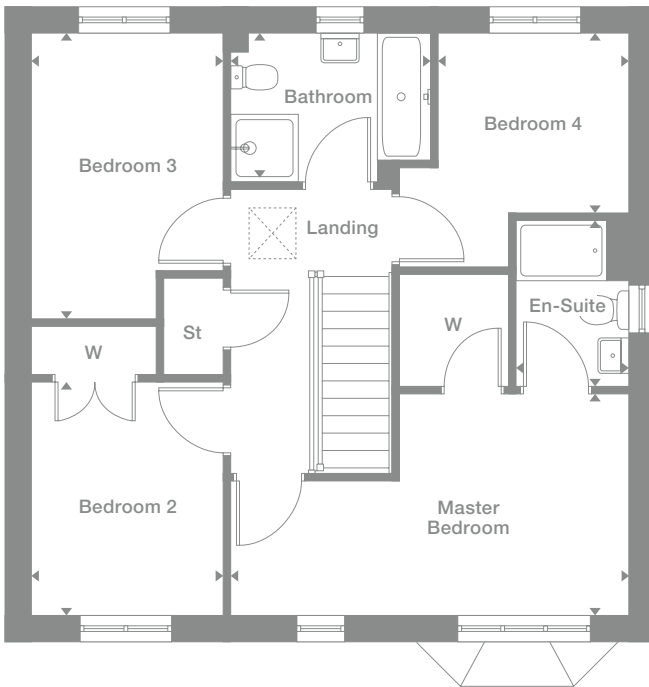
2, 17*, 45*, 55,
69, 70*, 80*,
81, 82, 90, 92,
93*, 94*, 102

Floor Space

1,342 sq ft



First Floor



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Overview

The elegantly proportioned exterior reflects the immense prestige of this excellent family home. From the lounge's bay window to the french doors of the dining room to the feature staircase with half landing, from the french doors of the dining room to the en-suite showers and built-in wardrobes in two of the four bedrooms, comfort is combined with visual attraction.

Ground Floor

Lounge
3.635m max x 4.957m
11'1" x 16'3"

Kitchen/Dining
6.207m x 4.223m
20'4" x 13'10"

WC
1.818m x 1.386m
6'0" x 4'7"

Utility
1.818m x 2.737m
6'0" x 9'0"

First Floor

Master Bedroom
3.319m x 3.464m
10'1" x 11'4"

En-Suite 1
1.982m x 1.670m
(excl. shower)
6'6" x 5'6"

Bedroom 2
3.492m x 3.173m
11'5" x 10'5"

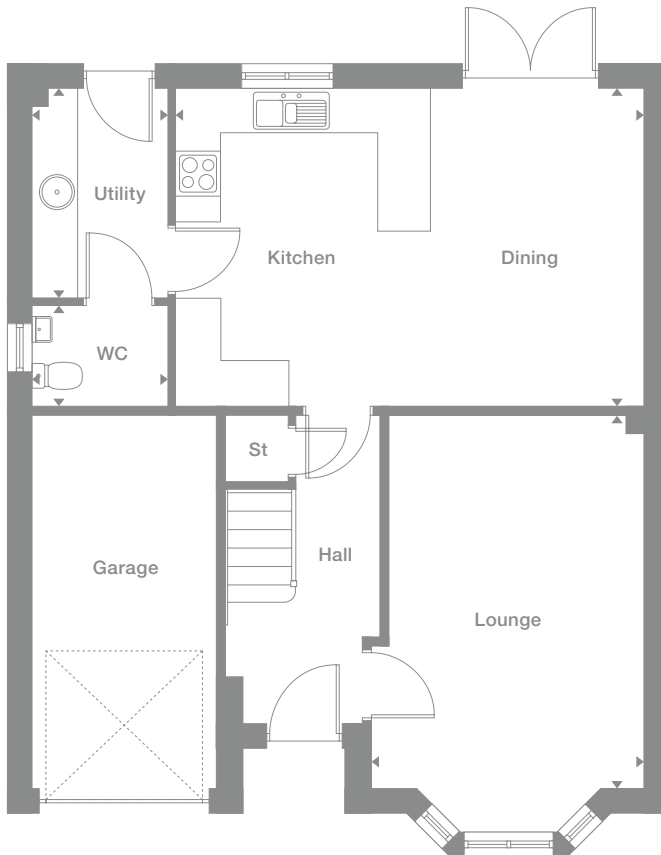
En-Suite 2
2.337m x 1.910m
(incl. shower)
7'8" x 6'3"

Bedroom 3
2.475m x 3.173m
8'1" x 10'5"

Bedroom 4
2.480m x 2.985m
8'2" x 9'10"

Bathroom
1.958m x 3.173m
6'5" x 10'5"

Ground Floor



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Plots

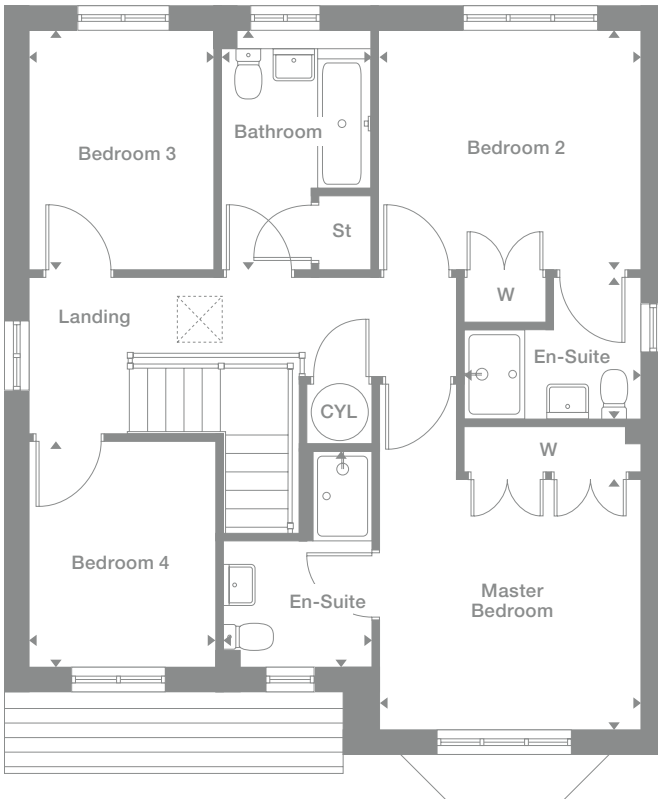
15*, 19*, 24,
27*, 31*, 40*,
42*, 52, 57*,
61, 68*, 87*,
98, 100, 104*,
122*, 126, 128*

Floor Space

1,438 sq ft



First Floor



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Overview

The contemporary, light-filled, family kitchen and dining area incorporates french doors, perfect for after dinner coffee on the patio. Upstairs, accessed from a generously sized landing, the four large bedrooms include a en-suite master bedroom with twin wardrobes.

Ground Floor

Lounge
4.372m x 3.656m
14'4" x 12'0"

Family/Dining
5.140m x 3.444m
16'10" x 11'4"

WC
1.805m x 1.249m
5'11" x 4'1"

Utility
1.961m x 1.634m
6'5" x 5'4"

First Floor

Master Bedroom
3.656m x 4.155m
12'0" x 13'8"

En-Suite 1
2.196m x 1.642m
excl. shower
7'2" x 5'5"

Bedroom 2
3.749m x 3.450m
12'4" x 11'4"

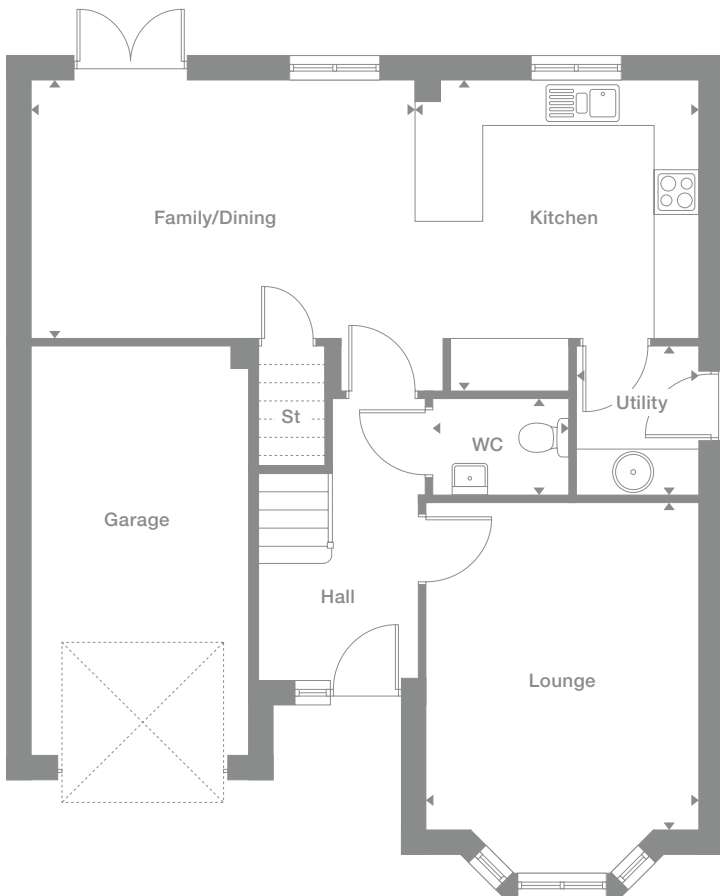
Bedroom 3
2.788m x 2.935m
9'2" x 9'8"

En-Suite 2
2.935m x 1.503m
incl. shower
9'8" x 4'11"

Bedroom 4
3.448m x 2.237m
11'5" x 7'4"

Bathroom
2.715m x 1.974m
excl. shower
8'11" x 6'6"

Ground Floor



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Plots

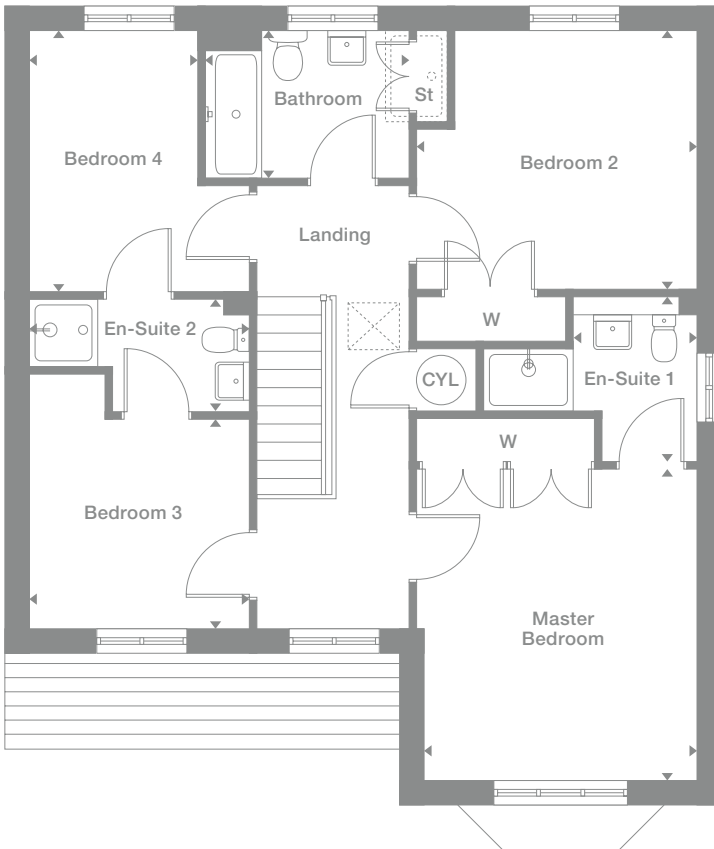
5*, 18*, 25*,
26, 29*, 48,
58*, 60*, 78*,
89, 96, 99*,
101*, 103, 123,
124, 125*, 130

Floor Space

1,552 sq ft



First Floor



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Kennaway

Overview

The lounge and the dining area are linked by double doors that open to create a single, light-filled space extending from the elegant bay window to feature french doors and out to the garden. With a separate utility room, a study and two en-suite bedrooms, this is an exceptionally practical and stylish home.

Ground Floor

Lounge
3.611m x 5.428m
11'10" x 17'10"

Dining/Breakfast
5.695m x 2.928m
18'8" x 9'7"

Kitchen
3.766m x 2.928m
12'4" x 9'7"

WC
1.193m x 1.978m
3'11" x 6'6"

Utility
1.859m x 1.978m
6'1" x 6'6"

Study
3.151m x 2.420m
10'4" x 7'11"

First Floor

Master Bedroom
3.611m x 4.459m
11'10" x 14'8"

En-Suite 1
1.966m x 1.732m
6'5" x 5'8"

Bedroom 2
2.989m x 2.996m
9'10" x 9'10"

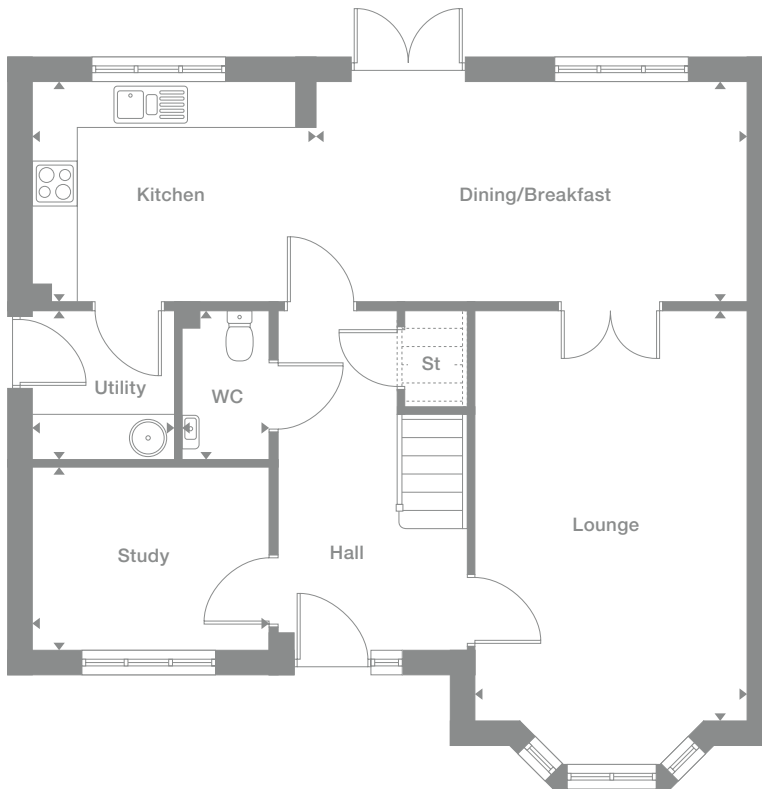
En-Suite 2
2.554m x 1.010m
8'5" x 3'4"

Bedroom 3
3.408m x 3.344m
11'2" x 11'0"

Bedroom 4
3.270m x 3.225m
10'9" x 10'7"

Bathroom
2.583m x 1.815m
8'6" x 5'11"

Ground Floor



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Plots

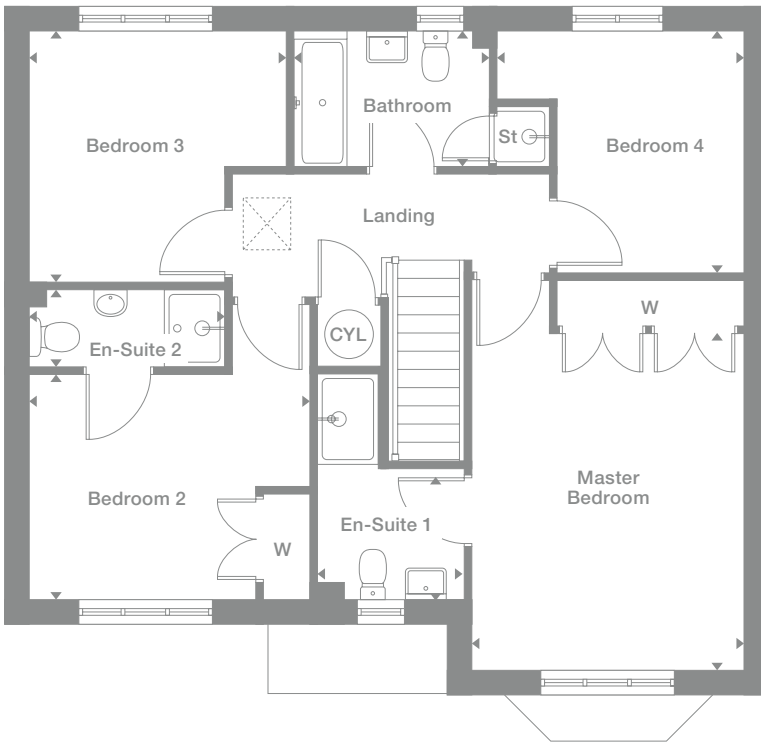
1, 46, 50, 64*,
86*, 88, 129*

Floor Space

1,622 sq ft



First Floor



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Overview

Fronted by the twin bay windows of the lounge and the dining room, and with french doors from both the kitchen, with its bright breakfast area, and the flexible study or family room, the quality of this outstanding home is underpinned by meticulous attention to detail. A gallery landing leads to five bedrooms, two of them en-suite.

Ground Floor

Lounge
3.443m x 4.181m
11'4" x 13'9"

Dining
3.443m x 2.397m
11'4" x 7'10"

Kitchen/Breakfast
3.443m x 4.701m
11'4" x 15'5"

Study/Family
3.443m x 2.916m
11'4" x 9'7"

WC
1.297m x 1.757m
4'3" x 5'9"

Utility
2.027m x 1.932m
6'8" x 6'4"

First Floor

Master Bedroom
2.600m x 3.466m
8'6" x 11'4"

En-Suite 1
1.750m x 1.955m
5'9" x 6'5"

Bedroom 2
2.743m x 2.795m
9'0" x 9'2"

En-Suite 2
1.853m x 1.750m
6'1" x 5'9"

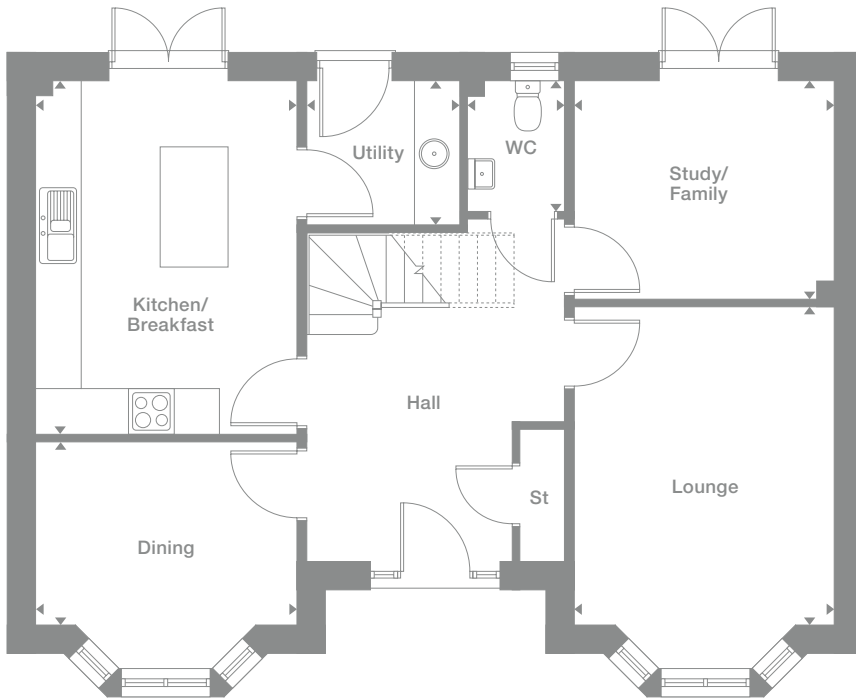
Bedroom 3
2.600m x 3.466m
8'6" x 11'4"

Bedroom 4
2.903m x 2.475m
9'6" x 8'1"

Bedroom 5
3.470m x 1.945m
11'5" x 6'5"

Bathroom
2.138m^{max} x 1.955m
7'0" x 6'5"

Ground Floor



Please see Sales Adviser for plot specific window detail

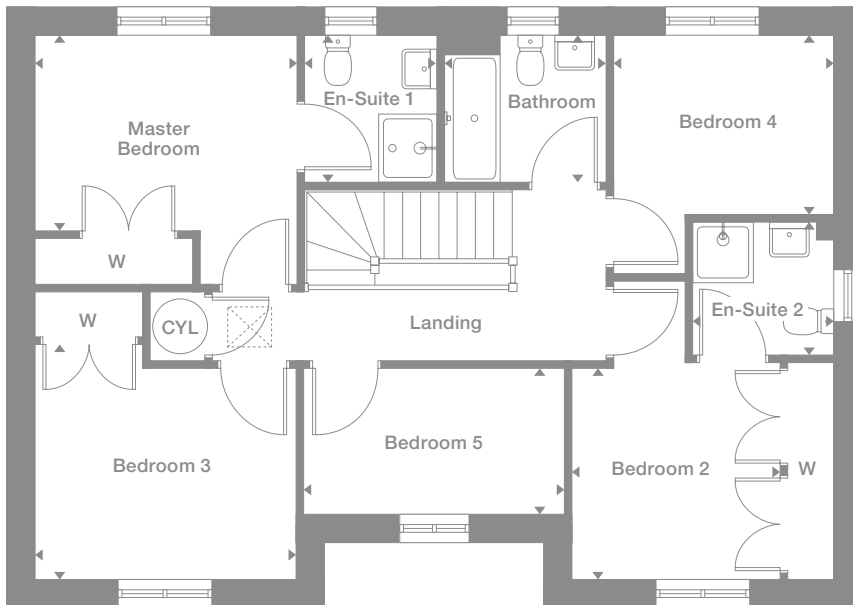
*Plots are a mirror image of plans shown above

Plots
47*, 59, 108*

Floor Space
1,597 sq ft



First Floor



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





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.

Specification

- ✓ Standard
- Optional Extra
- Not Available

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 and monobloc mixer tap

Stainless steel single bowl sink and monobloc mixer tap to utility (where layout permits)

Stainless steel chimney hood and splashback to hob (where layout permits)

Stainless steel 4-burner gas hob

Stainless steel single fan oven

Stainless steel single multi-function fan oven

Stainless steel double multi-function fan oven (where layout permits)

Housing for integrated fridge/freezer (appliances not included)

Integrated fridge/freezer

Plumbing and electrics for washing machine

Integrated washing machine

Plumbing and electrics for dishwasher

Integrated dishwasher (where layout permits)

3 spot LED track light to ceiling

LED downlighters to ceiling

Ceramic floor tiles

Bathrooms*

Ideal Standard's contemporary styled bathroom suite

Soft close toilet seat to bathroom WC

Soft close toilet seats

Lever operate chrome monobloc mixer taps

Low profile shower tray with stainless steel framed clear glass enclosure

Shaver point to en-suite

LED downlighters to ceiling (bathroom and en-suite)

Full height ceramic tiling to shower area

Half height ceramic tiling to walls incorporating sanitaryware appliances (bathroom and en-suite)

Ceramic floor tiles

*WC features separate specification. Please speak to Sales Adviser for details

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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.

Specification

- ✓ Standard
- Optional Extra
- Not Available

Electrical

Mains wired (with battery back-up) smoke detector and battery operated carbon dioxide detectors

TV socket to lounge and master bedroom

BT socket

PIR operated porch light

Front doorbell and chime

Intruder alarm

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)

PVCu fascias, soffits and gutters (where planning permits)

Multi-point door locking system to front and rear doors

Up-and-over steel garage door

House numbers ready fitted

Outside cold water tap

Decorative

Oak staircase handrail

Moulded skirting boards and architraves

White ladder style door

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

White sockets and switches

Brushed stainless steel sockets and switches

Landscaping

Turf to front garden

1,800mm high fence panel to rear boundary. 900mm post and rail timber fence to remainder of boundary

	Angus	Irvine	Blair	Esk	Glenmuir	Douglas	Hughes	Yeats	Kennaway	Thames
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The Miller Difference

The Miller Difference

We're enormously proud of the homes we've been building for the last 80 years, and throughout that time we've been listening to our customers and learning from them. From insisting on the best workmanship and the highest quality materials right through to recognising our responsibilities to the environment.

During this time we've seen many generations of families enjoy our homes and developments, and we've seen the happy, thriving communities they've become.

Trust

For us, the most important people are the customers who buy our homes and raise their families in them. We have a five star rating (that's the best possible) for Customer Satisfaction from the Home Builders Federation.

Even better, in our independent customer satisfaction surveys, 94% said they would recommend us to their best friend. That's the real barometer of our quality, our service and the trust people place in us.

Helping where we can

We invest everything into your customer journey – it's designed not just to please you, but to exceed your expectations.

When you become a Miller customer, we'll listen to you right from the start. From the day you first look

around a showhome until long after you've moved in, we're here to offer help and support. We've been doing this a long time so we have a vast amount of experience to draw on.

We don't want you to just be satisfied, we want you to be proud of your new home and delighted by the whole experience. We want you to recommend us, too.

Pushing up standards

We frequently win awards for the quality of our homes. For their generous specification, skilful construction, beautiful locations, and for the teams that build them. We are acknowledged experts in the field. You can see the quality of our product and you will notice the quality of our service as we guide you through the many different ways of buying your home. It's a customer journey that has taken 80 years to perfect.

We know the importance of workmanship and job satisfaction. We look after our teams, we train and employ the best people and we reward safe and careful practice.

Keeping you involved

First you'll meet your sales adviser who will give you any help you need in choosing and buying your home. Then your site manager, who will supervise the build of your home and answer your questions along the way.

We'll invite you to a pre-plaster meeting with your site manager during the construction of your new home, where you'll get to see, first hand, the attention to detail, care and craftsmanship involved.

Wherever practical, we ask you to choose your own kitchen and bathroom including your own tiles, worktops, appliances and other options. Your home becomes personal to you long before we've finished building it.

A Better Place

We don't just create more homes, we enhance locations with our developments. Places where people will make friends, enjoy family life and take pride in their neighbourhoods and surroundings. We even provide a unique www.nymillerhome.com website to keep you up to date on the build progress of your home and to help you get to know the area, your neighbours and live more sustainably once you've moved in.

For your future

For us, success is building exceptional homes, in sustainable communities. And that's how we've built a business that goes from strength to strength.

"Buying a property is one of the most important decisions in life and I am delighted that Miller Homes made it an easy one for me."

Chris Mackenzie
Miller Home Owner

"We are so impressed with the exceptional customer service and quality of our home that we've recommended Miller Homes to a friend."

Helen Moscrop
Miller Home Owner



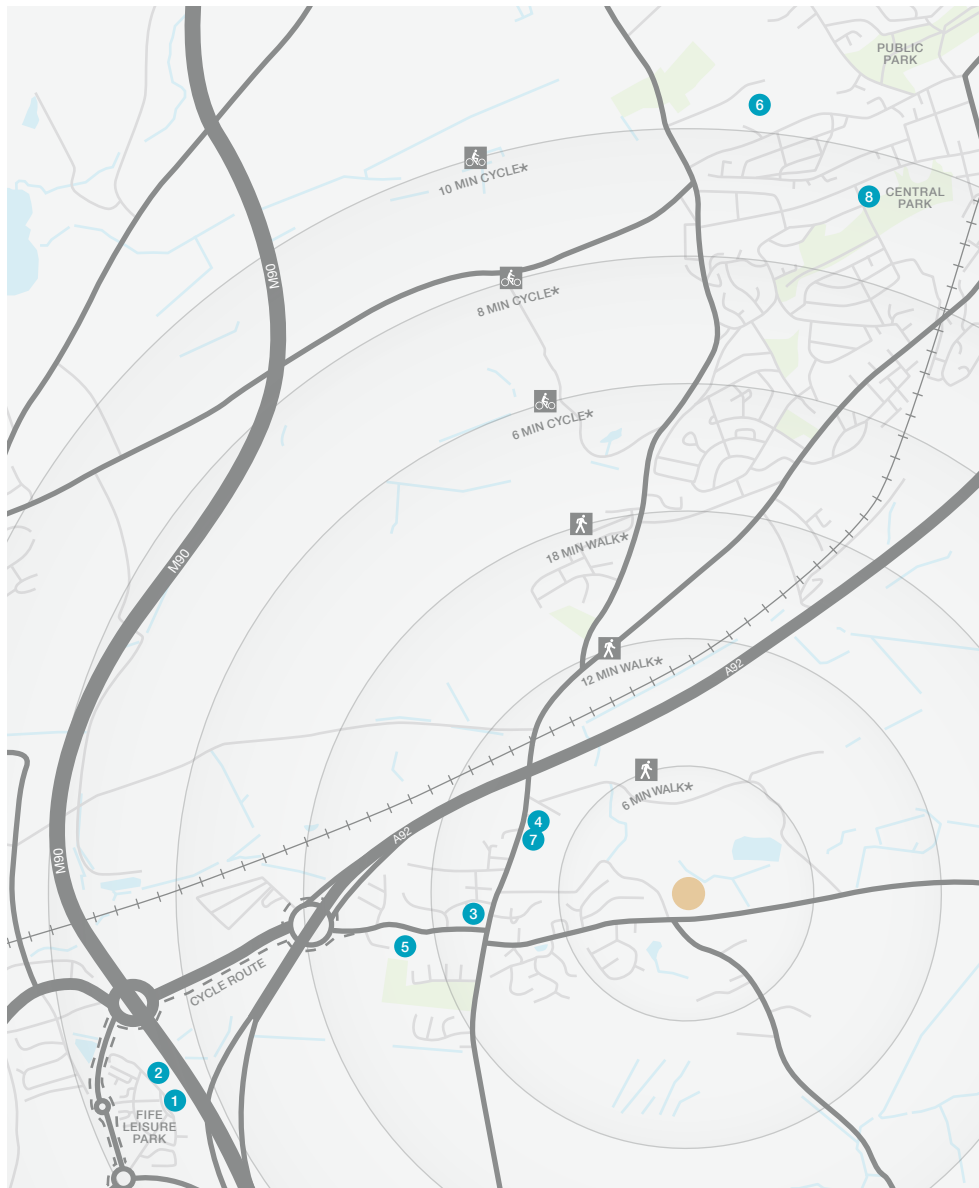
Crossgates Primary and Nursery School, situated three quarters of a mile from the development, has a strong record of involvement with the local community, and pupils from Crossgates normally move on to Beath High School. The village has a full-time medical practice with two GPs, situated alongside the pharmacy, and there is a minor injuries unit at Queen Margaret Hospital in Dunfermline. A choice of dentists can be found in Cowdenbeath and Dunfermline.

Nearby Dunfermline's green spaces include Pittencrieff Park, known locally as 'the Glen', where the historic building, gardens, woodland and wildlife, provide the backdrop to a series of special events including Dunfermline's annual firework display in November.





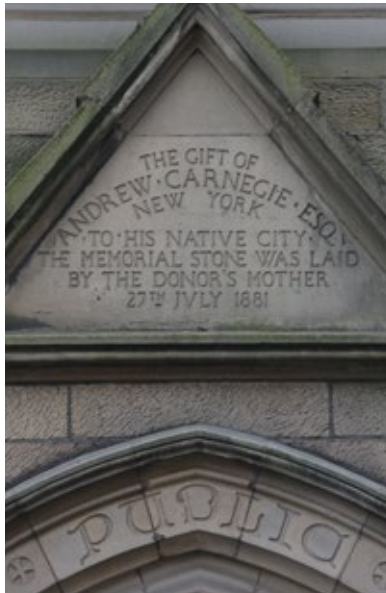
When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite 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.



- 1 Odeon Cinema
1 Whimbrell Place
Fife Leisure Park
0333 006 7777
 - 2 Bannatyne's Health and Fitness,
Fife Leisure Park
01383 737 322
 - 3 Crossgates
Post Office,
25 Main Street
01383 610 099
 - 4 Well Crossgates
Pharmacy,
92 Main Street
01383 511 281
 - 5 Crossgates
Primary School,
97 Dunfermline Road
01383 602 452
 - 6 Beath High School
Foulford Road
Cowdenbeath
01383 602 401
 - 7 Crossgates
Medical Practice,
94 Main Street
01383 511 398
 - 8 CDS Cowdenbeath
Dental Clinic,
80 Rowan Terrace
01383 611 397
- Queen Margaret
Hospital,
Whitefield Road
01383 623 623
- Carnegie Hall
East Port
Dunfermline
01383 602 302

* 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
 2.5km = 6 to 10 mins cycle
 3.0km = 7 to 12 mins cycle
 3.5km = 8 to 14 mins cycle
 4.0km = 10 to 16 mins cycle
 4.5km = 12 to 18 mins cycle
 5.0km = 14 to 20 mins cycle



How to find us

Please see website
for development
opening times
03300 295 224

From the M90 Northbound

Leave the M90 at junction 3 and take the fourth exit at the motorway roundabout and the second exit at the subsequent roundabout, following signs for Crossgates. Carry on into the village centre, and at the T-junction turn right then first left, signposted for the B925 to Auchtertool. Half a mile on, the development is on the left.

From the M90 Southbound

Leave the M90 at junction 3 and take the first exit at the motorway roundabout and the second exit at the subsequent roundabout, following signs for Crossgates. Carry on into the village centre, and at the T-junction turn right then first left, signposted for the B925 to Auchtertool. Half a mile on, the development is on the left.

Sat Nav: KY4 8HB

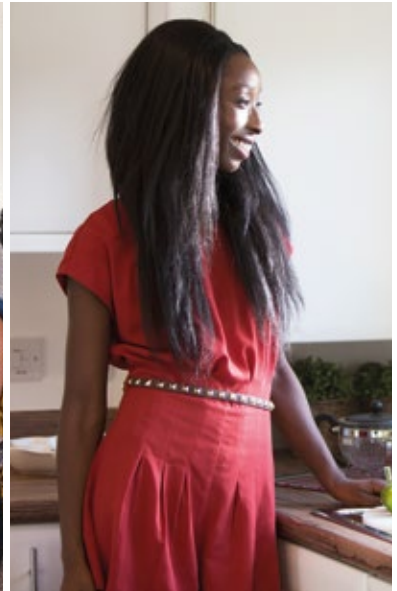


Important Notice:

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 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.

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.

This brochure is printed on Regency Satin. Regency Satin is Carbon Balanced and contains material sourced from responsibly managed forests. 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