



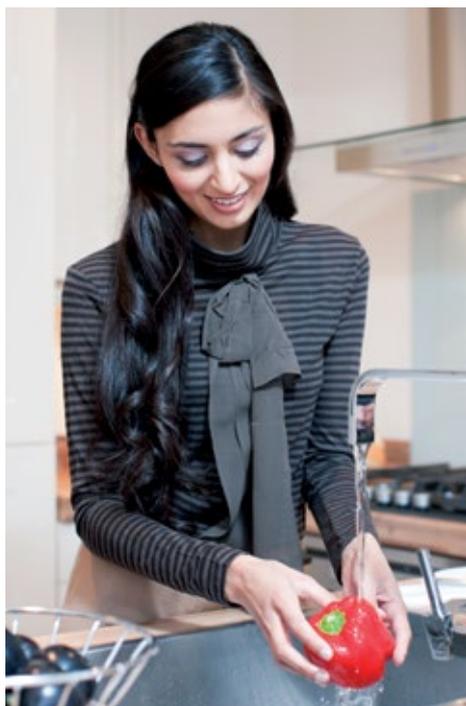
Woodilee Village Lenzie

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.

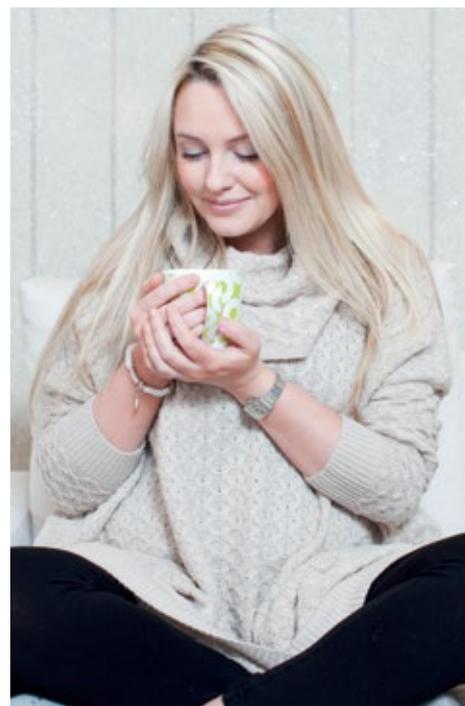


the place to be[®]

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Welcome to Woodilee Village

Surrounded by beautiful, open vistas and health-giving fresh air that in Victorian times made it a natural place for a hospital, yet just a short drive from Glasgow's vibrant city centre, Woodilee Village is an exciting new community that offers an opportunity to enjoy contemporary housing design and energy efficient living within a very special location. This exclusive selection of three, four and five bedroom homes of the highest quality represents the very best marriage of architecture and landscape.



We care about you

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

Be Happy

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

Living in Lenzie

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 Woodilee Village.





Leisure & Recreation

Woodilee Village is surrounded by richly varied countryside and green areas with riverside walks and extensive cycle paths, including nature reserves at Lenzie Moss and Merkland. Lenzie has a successful rugby club and a fine golf course, and Kirkintilloch Leisure Centre, around a mile away, incorporates a technogym, sports hall, outdoor pitches, and swimming and teaching pools. Kirkintilloch also has a skatepark that attracts skaters and BMX bikers from throughout Scotland, and there are play areas for children within Woodilee Village and at Woodhead Park, beside the Leisure Centre.

Recycling Facilities

Recycling receptacles in the car park beside St Mary's Church in Kirkintilloch accept most household waste, including glass bottles and jars, paper and cardboard, plastic bottles and textiles.

Education & Health

The choice of schools nearby includes the non-denominational Lenzie Primary and the Holy Family RC Primary, both of which have nursery classes. Lenzie Academy and St Ninian's RC High School are also within walking distance. Lenzie Library, located near the train station, is adjacent to a branch of the Peel View Medical Centre practice and close to Millersneuk Dental Surgery, and there are several other GP practices and dentists in Kirkintilloch. Please note you will require to check with Glasgow Council for confirmation of catchment areas and placement availability.

Shopping

There is a convenience store in Kirkintilloch Road and a small shopping area near Lenzie railway station that includes a pharmacy and a post office as well as a bank, a bakery, a delicatessen and, a little further on, a Co-op supermarket. Kirkintilloch town centre, around a mile and a half away, offers an excellent choice of local shops and supermarkets.

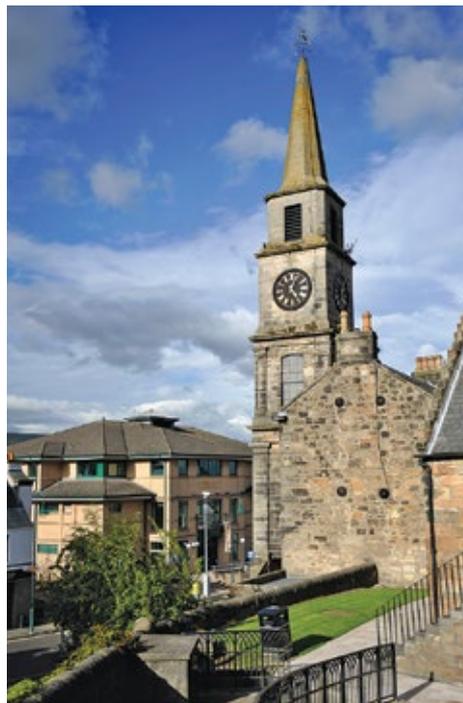
Arts & Entertainment

Kirkintilloch has a good choice of bars, clubs and restaurants, and there an annual Canal Festival every August. Local activities include a lively amateur drama club and an excellent brass band. Further afield, Glasgow's vast diversity of attractions range from the Clyde Auditorium, the Royal Concert Hall and world-famous museums, galleries and theatres to a wealth of small, intimate venues.

Transport

Woodilee Village is around 20 minutes walk from Lenzie railway station and a 15 minute train trip from Queen Street, and two and a quarter miles from junction 3 of the M80 which offers fast access to the motorway network serving Stirling, Edinburgh and the south, as well as to central Glasgow. Kirkintilloch and Lenzie are served by a choice of local buses, with services passing close to the development.





Plot information

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The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that the site plan is not drawn to scale.



Existing Development By Others

Development By Others



Shepherd

3 Bed

Plots

450, 451*, 452

Overview

The crisp, attractive frontage, with its welcoming entrance canopy, introduces an immensely practical, modern interior. French doors keep the expertly planned kitchen cool and airy, and the third bedroom could become a superb home office or computer suite.

Key Features

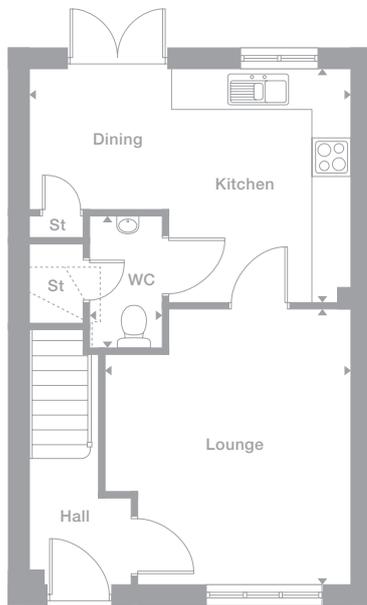
French Doors
Dining/Kitchen
Master Bed En-Suite
Downstairs WC

Total Floor Space

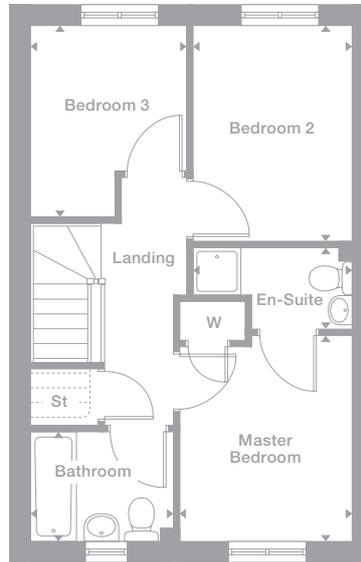
864 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.744m max x 4.288m max
12'5" x 14'1"

Dining/Kitchen
4.915m max x 3.629m max
16'2" x 11'11"

WC
1.125m x 2.058m
3'8" x 6'9"

First Floor

Master Bedroom
2.638m max x 3.210m max
8'8" x 10'6"

En-Suite
2.476m max x 1.278m max
8'1" x 4'2"

Bedroom 2
2.476m x 3.352m
8'1" x 11'0"

Bedroom 3
2.414m max x 2.975m max
7'11" x 9'9"

Bathroom
2.215m x 1.720m
7'3" x 5'8"

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* Plots are a mirror image of plans shown above

See Sales Adviser for plot specific detail



3 Bed

Darwin

Plots

442, 457, 470

Key Features

Double French Doors
Dining/Kitchen
Master Bed En-Suite
Master Bed Wardrobe

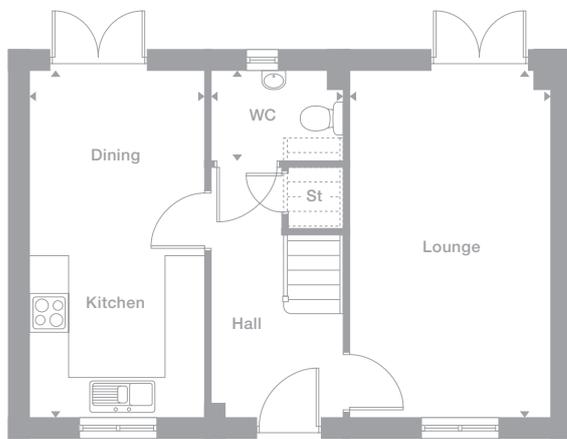
Total Floor Space

936 sq ft

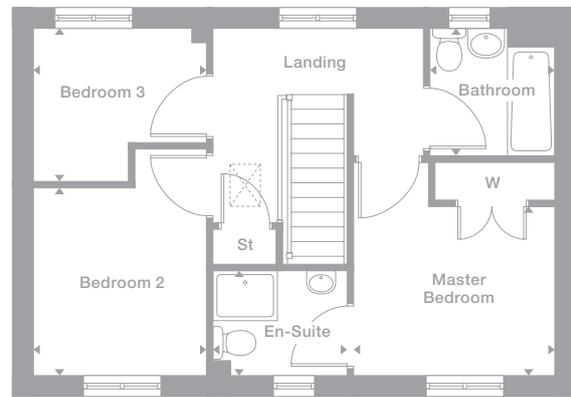
Overview

With french doors opening out from both the dining room and the lounge, the Darwin helps to maximise the pleasure of the garden all year round. A bright gallery landing carries the light, spacious ambience through to the upstairs rooms.

Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.070m x 5.387m
10'1" x 17'8"

Kitchen/Dining
2.711m x 5.387m
8'11" x 17'8"

WC
2.032m x 1.385m
6'8" x 4'7"

First Floor

Master Bedroom
3.093m max x 2.608m min
10'2" x 8'7"

En-Suite
2.084m x 1.619m
6'10" x 5'4"

Bedroom 2
2.672m max x 2.908m min
8'9" x 9'6"

Bedroom 3
2.672m max x 2.379m max
8'9" x 7'10"

Bathroom
1.925m x 1.980m
6'4" x 6'6"

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Munro

3 Bed

Plots

440, 441, 435, 436, 455*, 456*, 458, 468, 469*, 471, 472*, 477, 478*

Overview

From stylish entrance to luxurious en-suite master bedroom, the Munro includes a wealth of premium features to add pleasure to everyday life. With generous storage and spacious downstairs WC, this welcoming home is as practical as it is attractive.

Key Features

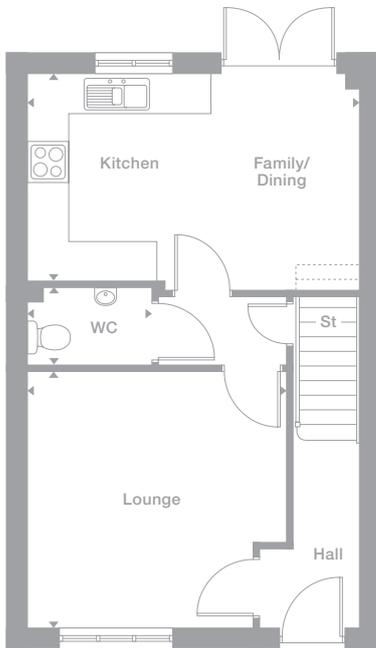
French Doors
Family/Dining Area
Master Bed En-Suite
Master Bed Wardrobe

Total Floor Space

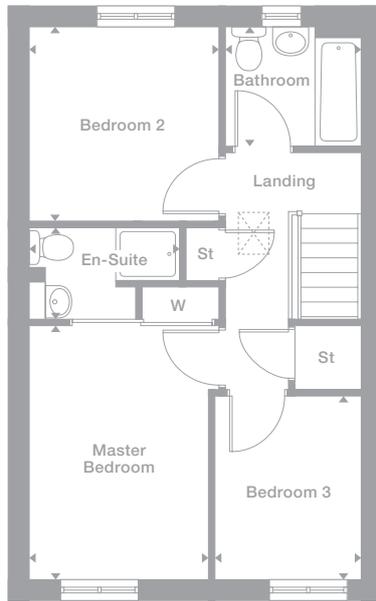
954 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

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

Family/Dining/Kitchen
5.127m x 3.217m
16'10" x 10'7"

WC
1.901m x 1.172m
6'3" x 3'10"

First Floor

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

En-Suite
2.330m max x 1.432m max
7'8" x 4'8"

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

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

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

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4 Bed

Blair

Plots

412, 428, 448, 479



Key Features

French Doors
Lounge/Dining Room
Master Bed En-Suite
Garage

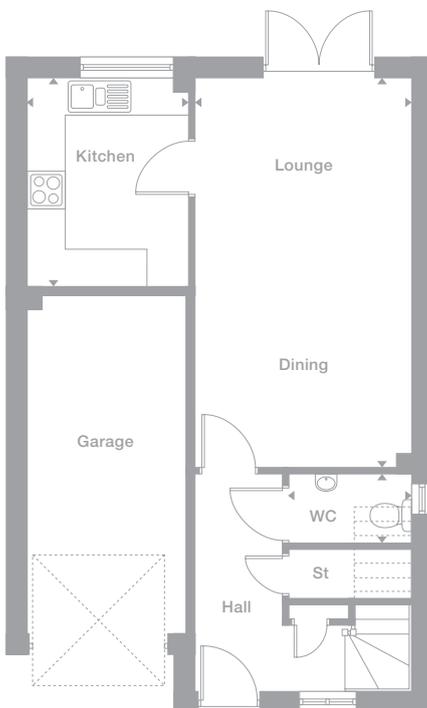
Total Floor Space

1,120 sq ft

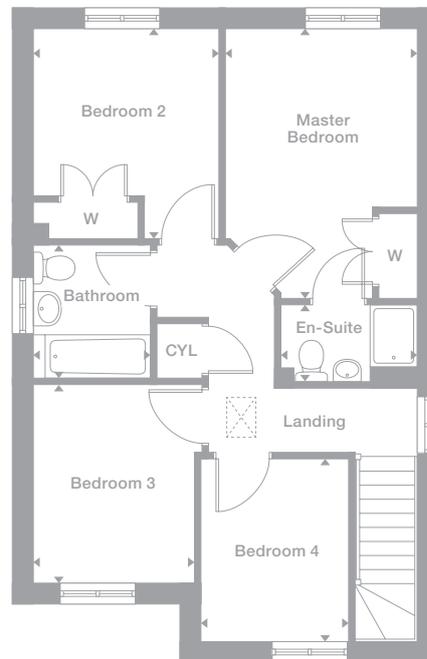
Overview

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



First Floor



Room Dimensions

Ground Floor

Lounge/Dining
6.365m x 3.502m
20'11" x 11'6"

Kitchen
3.413m x 2.624m
11'2" x 8'7"

WC
1.987m x 1.127m
6'6" x 3'8"

First Floor

Master Bedroom
4.413m max x 3.110m max
14'6" x 10'2"

En-Suite
2.231m max x 1.259m max
7'4" x 4'2"

Bedroom 2
3.441m max x 3.011m max
11'3" x 9'11"

Bedroom 3
3.258m min x 2.624m min
10'8" x 8'7"

Bedroom 4
2.993m x 2.380m
9'10" x 7'10"

Bathroom
2.162m x 1.892m
7'1" x 6'2"

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Douglas

4 Bed

Plots

403*, 404, 414*, 415,
419*, 460, 461*, 473,
476*, 481*, 482

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.

Key Features

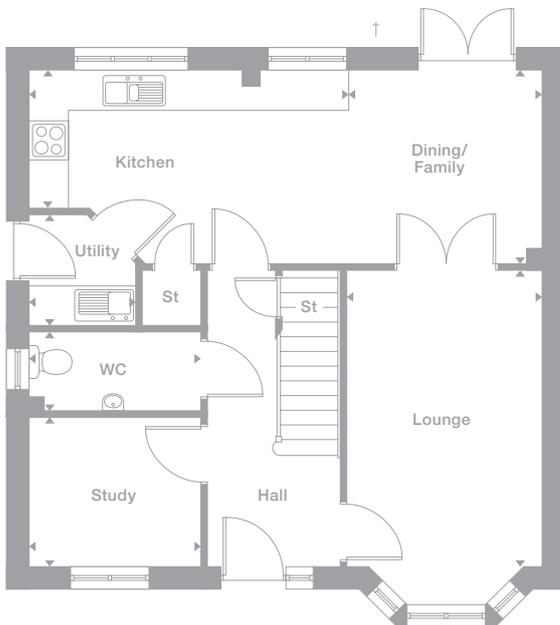
Feature Bay Window
Master Bed Wardrobe
Utility
Study

Total Floor Space

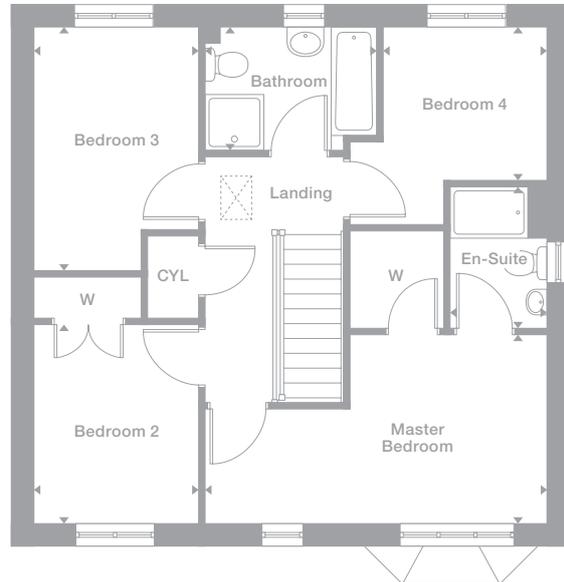
1,346 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge 3.042m x 4.610m min 10'0" x 15'1"	WC 2.659m x 1.239m 8'9" x 4'1"
Dining/Family 3.016m x 3.017m 9'11" x 9'11"	Utility 1.659m max x 1.714m max 5'5" x 5'7"
Kitchen 4.958m max x 2.160m min 16'3" x 7'1"	Study 2.659m x 2.337m 8'9" x 7'8"

First Floor

Master Bedroom 5.312m max x 2.959m max 17'5" x 9'8"	Bedroom 3 2.563m max x 3.794m max 8'5" x 12'5"
En-Suite 1.526m x 2.205m 5'0" x 7'3"	Bedroom 4 2.556m x 2.386m 8'5" x 7'10"
Bedroom 2 2.563m x 3.098m 8'5" x 10'2"	Bathroom 2.656m x 1.961m 8'9" x 6'5"

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See Sales Adviser for plot specific detail

* Plots are a mirror image of plans shown above

† Plot 473 has attached garage to rear of house. French door and window arrangement will vary from plans shown above



4 Bed

Crompton

Plots

402, 409*, 410, 413, 420, 423*, 425, 429*, 444*, 446, 463*, 464, 467*

Key Features

Feature Bay Window
Breakfast/Family Area
Master Bed Wardrobe
2 En-Suites
Garage

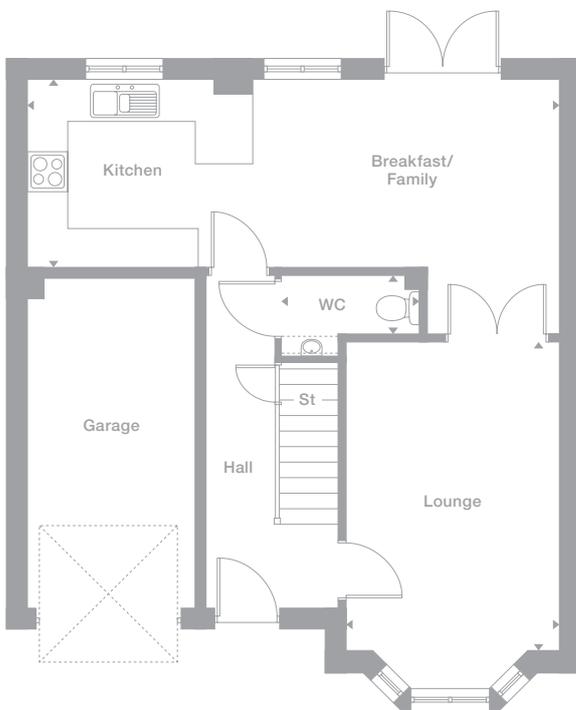
Total Floor Space

1,354 sq ft

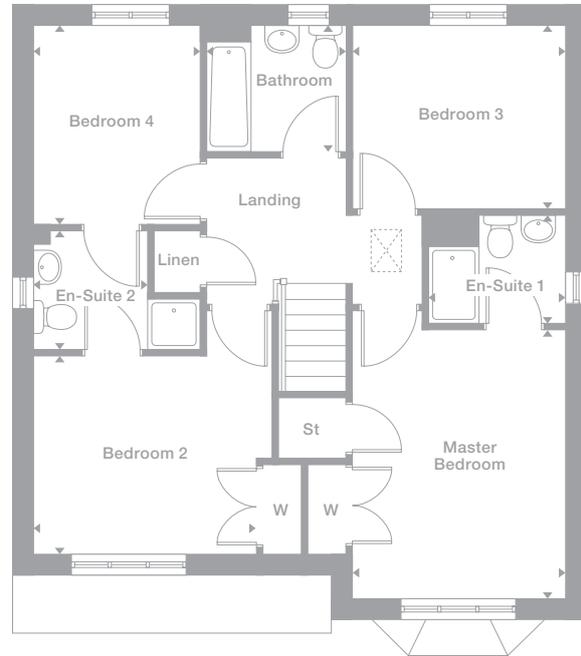
Overview

Extending from an attractive bay window to elegant double doors, the lounge of the Douglas has a classic, timeless appeal, perfectly complementing a large, bright kitchen and breakfast/family area that provides a lively focus for everyday life.

Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.279m x 4.810m min
10'9" x 15'9"

Kitchen/Breakfast/Family
8.203m max x 2.899m min
26'11" x 9'6"

WC
2.143m max x 0.912m min
7'0" x 3'0"

First Floor

Master Bedroom
3.279m max x 4.150m min
10'9" x 13'7"

En-Suite 1
2.106m max x 1.700m max
6'11" x 5'7"

Bedroom 2
3.429m x 3.076m
11'3" x 10'1"

En-Suite 2
1.748m min x 1.855m max
5'9" x 6'1"

Bedroom 3
3.280m x 2.818m
10'9" x 9'3"

Bedroom 4
2.558m x 3.072m
8'5" x 10'1"

Bathroom
2.165m x 1.942m
7'1" x 6'4"

† Plot 402 has additional attached garage to side of house

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Travers

4 Bed

Plots

407, 421*, 422, 437, 447

Overview

Behind its distinguished, bay-windowed elevation, every detail of the Travers demonstrates quality. Reached by a striking feature staircase and superb gallery landing, two of the four bedrooms incorporate en-suite facilities and built-in wardrobes, making luxurious guest accommodation an option.

Key Features

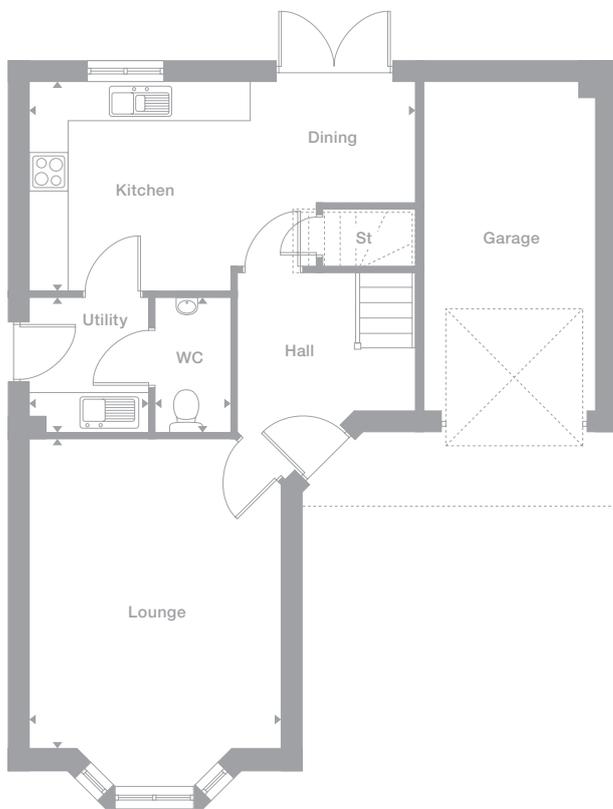
Feature Bay Window
Master Bed Wardrobe
2 En-Suites
Utility
Garage

Total Floor Space

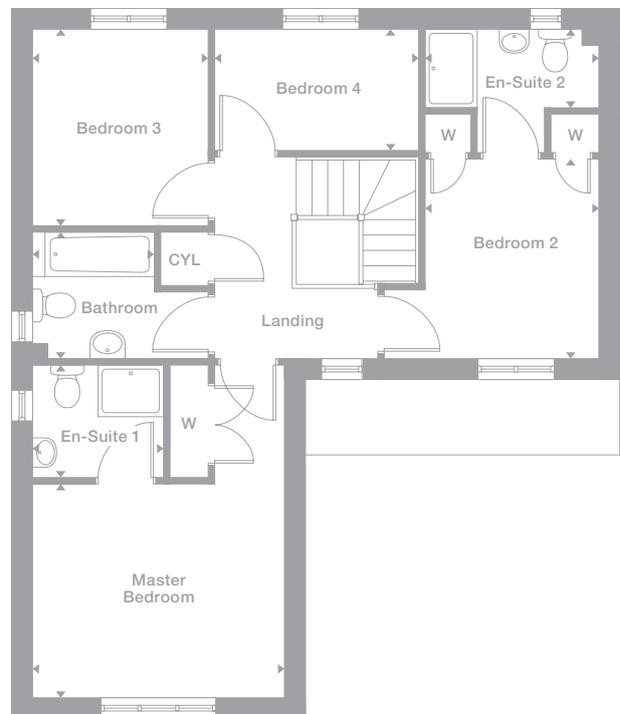
1,277 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.893m max x 4.807m
12'9" x 15'9"

Kitchen/Dining
5.949m max x 3.265m max
19'6" x 10'9"

WC
1.158m x 2.069m
3'10" x 6'9"

Utility
1.851m x 2.069m
6'1" x 6'9"

First Floor

Master Bedroom
3.893m max x 3.303m min
12'9" x 10'10"

En-Suite 1
2.025m x 1.742m
6'8" x 5'9"

Bedroom 2
2.659m min x 3.126m
8'9" x 10'3"

En-Suite 2
2.659m max x 1.215m min
8'9" x 4'0"

Bedroom 3
2.727m x 3.048m
8'11" x 10'0"

Bedroom 4
3.159m x 1.878m
10'4" x 6'2"

Bathroom
1.892m min x 1.994m max
6'2" x 6'7"

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4 Bed

Glenmuir

Plots

408, 424, 426*, 434*,
445, 465, 466*

Key Features

Feature Bay Window
Separate Dining Room
Master Bed En-Suite
Master Bed Wardrobes
Utility
Garage

Total Floor Space

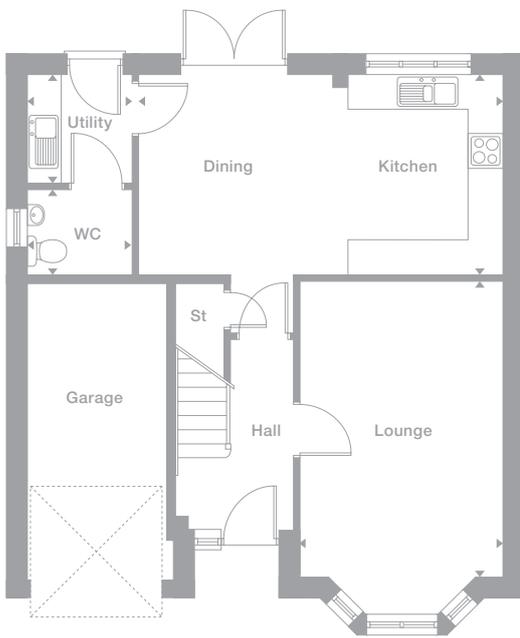
1,323 sq ft

Overview

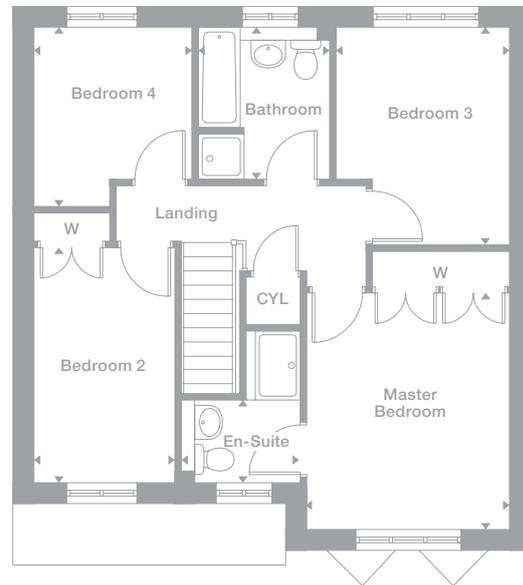
Entered through stylish double doors, and featuring french ch doors that bring a bright, fresh ambience, the dining room of the Glenmuir is the perfect setting for relaxed entertaining. The direct access to the kitchen adds convenience to conviviality.



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.480m x 5.055m min
11'5" x 16'7"

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

WC
1.815m max x 1.449m max
5'11" x 4'9"

Utility
1.815m x 1.890m
5'11" x 6'2"

First Floor

Master Bedroom
4.048m x 3.480m
13'5" x 11'5"

En-Suite
2.637m x 2.006m
8'8" x 6'7"

Bedroom 2
4.043m x 2.439m
13'3" x 8'0"

Bedroom 3
3.733m x 2.984m
12'3" x 9'9"

Bedroom 4
2.975m x 2.644m
9'9" x 8'10"

Bathroom
2.610m x 2.246m
8'7" x 7'4"

* Plots are a mirror image of plans shown above

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Laird

4 Bed

Plots

449, 453*, 454, 459*

Overview

The formal dining room and upstairs lounge complement a flexible, spacious family kitchen that will form a natural hub for everyday life, while the two dormer bedrooms, one with en-suite facilities, combine traditional character with privacy and peaceful appeal.

Key Features

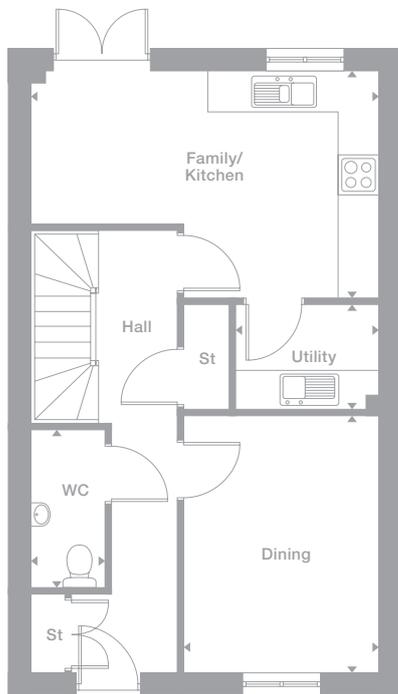
French Doors
Separate Dining Room
Master Bed En-Suite
Master Bed Wardrobe
Utility

Total Floor Space

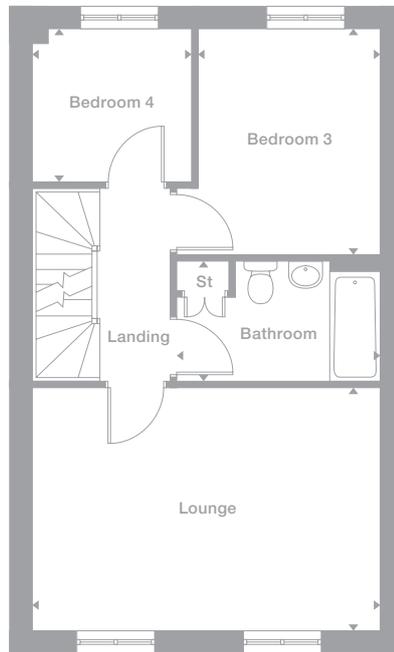
1,618 sq ft



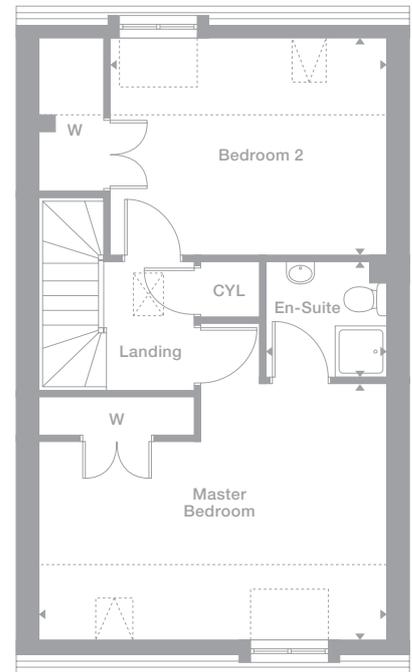
Ground Floor



First Floor



Second Floor



Room Dimensions

Ground Floor

Dining
3.022m x 4.027m
9'11" x 13'3"

Family/Kitchen
5.391m max x 3.557m max
17'8" x 11'8"

WC
1.142m x 2.424m
3'9" x 7'11"

Utility
2.222m x 1.619m
7'3" x 5'4"

First Floor

Lounge
5.391m x 3.802m
17'8" x 12'6"

Bedroom 3
2.837m min x 3.543m max
9'4" x 11'7"

Bedroom 4
2.450m x 2.383m
8'0" x 7'10"

Bathroom
3.166m max x 1.872m max
10'5" x 6'2"

Second Floor

Master Bedroom
5.392m max x 4.046m max
17'8" x 13'3"

En-Suite
1.883m x 1.804m
6'2" x 5'11"

Bedroom 2
4.278m x 3.391m
14'0" x 11'2"

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See Sales Adviser for plot specific detail



4 Bed

Yeats

Plots

416, 438, 480

Key Features

Feature Bay Window
Family/Dining Area
Master Bed En-Suite
Master Bed Wardrobes
Utility
Garage

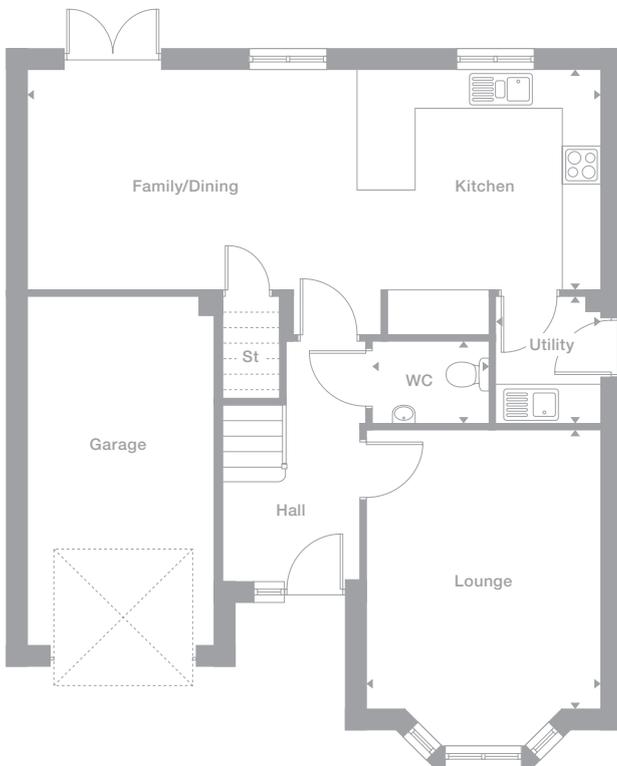
Total Floor Space

1,555 sq ft

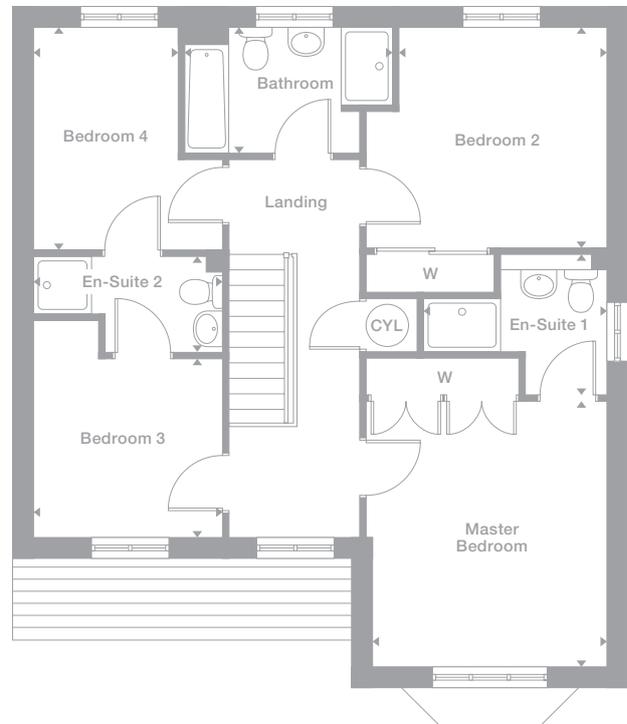
Overview

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



First Floor



Room Dimensions

Ground Floor

Lounge
4.370m x 3.639m
14'4" x 11'11"

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

WC
1.810m x 1.265m
5'11" x 4'2"

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

First Floor

Master Bedroom
4.152m x 3.656m min
13'7" x 12'0"

En-Suite 1
2.854m x 2.196m
9'4" x 7'2"

Bedroom 2
2.935m x 2.786m min
9'8" x 9'2"

Bedroom 3
3.453m x 3.238m min
11'4" x 10'7"

En-Suite 2
2.935m x 1.508m
9'8" x 4'11"

Bedroom 4
3.440m x 2.240m min
11'5" x 7'4"

Bathroom
3.223m x 1.977m
10'7" x 6'6"

* Plots are a mirror image of plans shown above

See Sales Adviser for plot specific detail

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Gala

4 Bed

Plots

432, 443

Overview

With dual aspect windows in most of the rooms, including feature corner windows in the dining room and third bedroom, and twin french doors from lounge and kitchen, the Gala is filled with an inspiring natural light.

Key Features

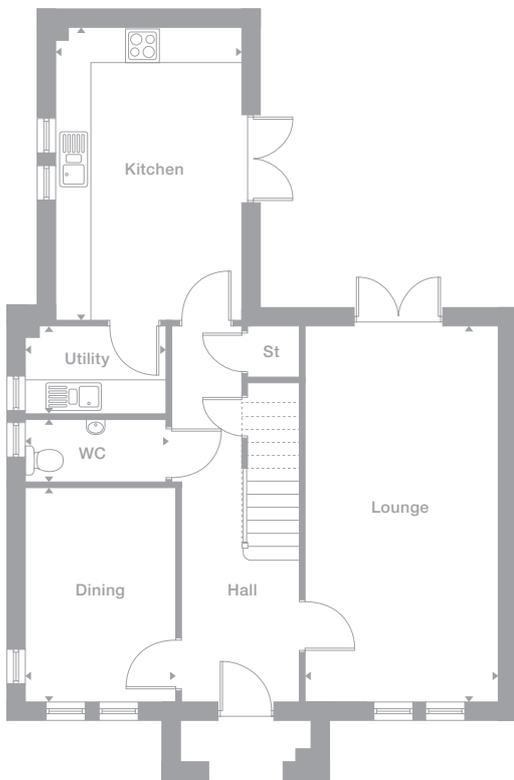
Family/Dining Room
Master Bed Wardrobes
Utility

Total Floor Space

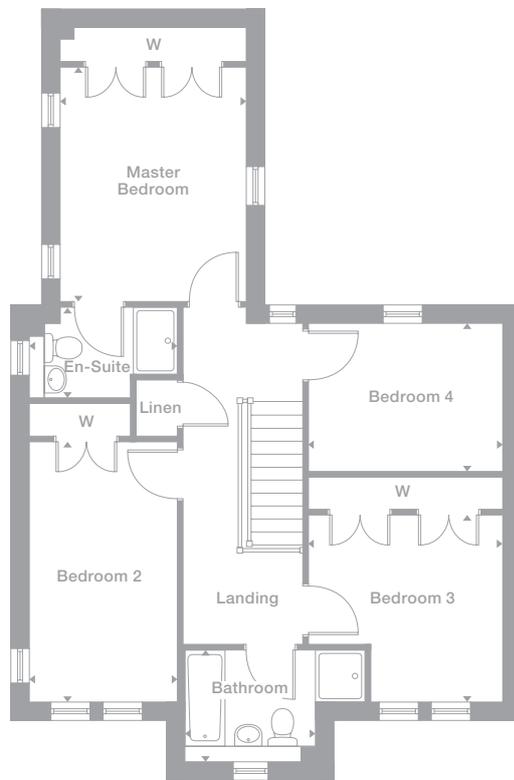
1,586 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge 6.667m x 3.379m 21'10" x 11'1"	WC 2.433m x 1.103m 8'10" x 3'7"
Dining 3.783m x 2.606m 12'5" x 8'7"	Utility 2.433m x 1.567m 8'0" x 5'2"
Kitchen 5.136m x 3.267m 16'10" x 10'9"	

First Floor

Master Bedroom 4.169m x 3.267m 13'8" x 10'9"	Bedroom 3 3.286m x 3.398m max 10'9" x 11'2"
En-Suite 2.568m x 1.573m 8'5" x 5'2"	Bedroom 4 3.398m x 2.591m 11'2" x 8'6"
Bedroom 2 4.595m x 2.568m 15'1" x 8'5"	Bathroom 1.948m x 2.267m 6'5" x 7'5"

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See Sales Adviser for plot specific detail



4 Bed

Kennaway

Plots

406*, 462*

Key Features

Feature Bay Window
Master Bed En-Suite
Master Bed Wardrobes
Utility
Study

Total Floor Space

1,625 sq ft

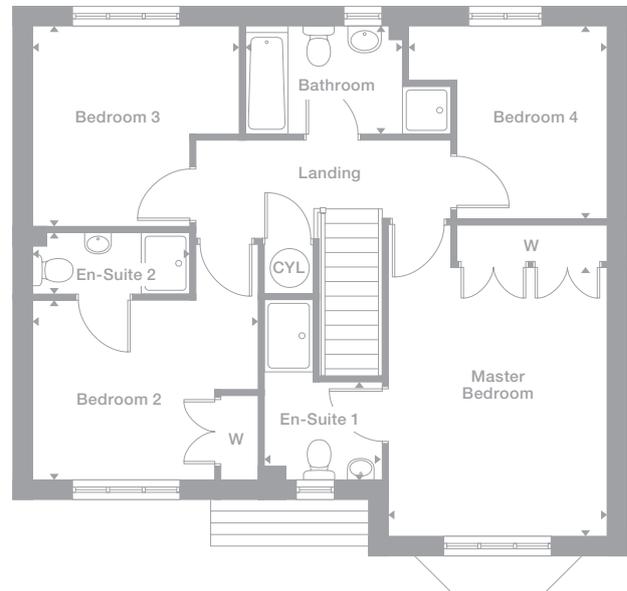
Overview

The stylish arrangement of the lounge and dining room of the Kennaway allows light to flood into both areas, bringing a subtly changing ambience, and the bay windowed study provides a prestigious setting for private meetings.

Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge 3.590m x 5.428m 11'9" x 17'10"	WC 1.195m x 1.906m 3'11" x 6'3"
Dining/Breakfast 5.711m x 2.928m 15'9" x 9'7"	Utility 1.856m x 1.906m 6'1" x 6'3"
Kitchen 3.750m x 2.928m 12'4" x 9'7"	Study 3.151m x 2.493m 10'4" x 8'2"

First Floor

Master Bedroom 3.610m max x 4.456m min 11'10" x 14'7"	Bedroom 3 3.408m max x 3.341m max 11'2" x 11'0"
En-Suite 1 1.942m x 1.625m 6'4" x 5'4"	Bedroom 4 3.262m max x 3.223m max 10'8" x 10'7"
Bedroom 2 2.988m x 3.708m 9'10" x 12'2"	Bathroom 2.591m min x 1.817m 8'6" x 6'0"
En-Suite 2 2.593m x 1.020m 8'6" x 3'4w"	

* Plots are a mirror image of plans shown above

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Humber

4 Bed

Plots

401*, 418*, 430

Overview

The substantial, classic frontage, with its welcoming porch, clearly establishes the Humber as a home of immense distinction. From the french doors in the triple-windowed dining room to the spacious opulence of the master suite, every detail emphasises excellence.

Key Features

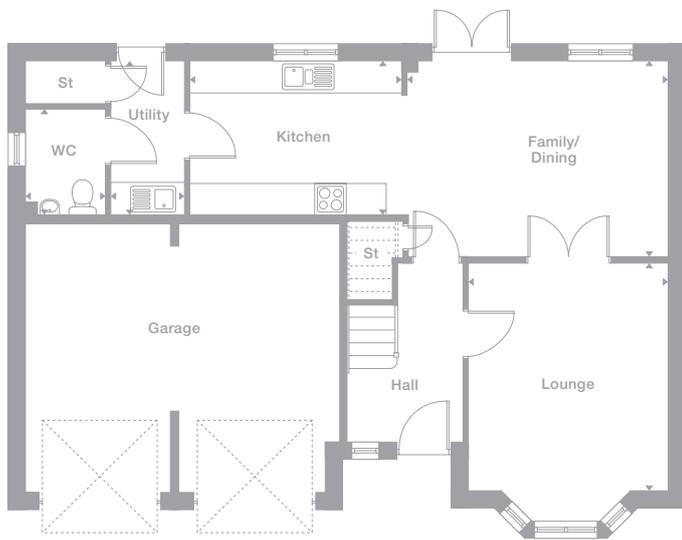
Feature Bay Window
Dressing Area
Family/Dining Area
Double Garage
2 En-Suites
Utility

Total Floor Space

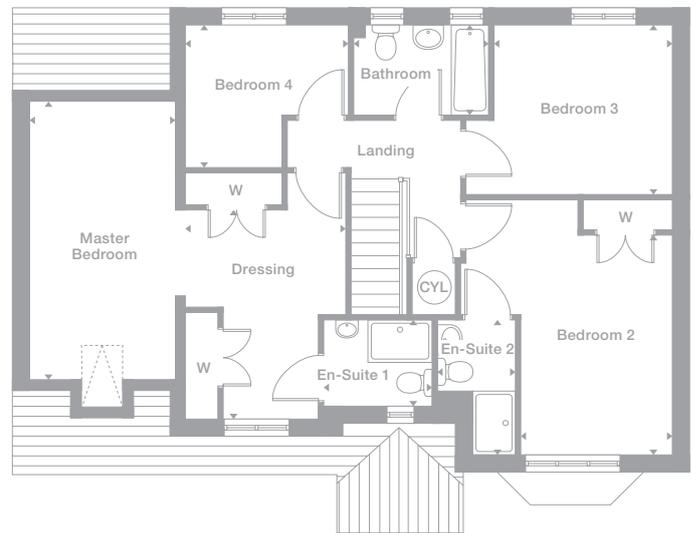
1,643 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge 3.770m x 4.334m min 12'4" x 14'3"	WC 1.515m x 2.013m 5'0" x 6'7"
Kitchen 3.991m x 2.937m 13'1" x 9'8"	Utility 1.388m x 2.937m 4'7" x 9'8"
Family/Dining 4.920m x 3.719m 16'2" x 12'2"	

First Floor

Master Bedroom 2.740m x 5.333m min 9'0" x 17'6"	En-Suite 2 2.574m x 1.462m 8'5" x 4'10"
Dressing 3.952m x 3.027m 13'0" x 9'11"	Bedroom 3 3.372m x 3.223m 11'1" x 10'7"
En-Suite 1 2.033m x 1.631m 6'8" x 5'4"	Bedroom 4 3.072m max x 2.714m max 10'1" x 8'11"
Bedroom 2 4.182m x 2.870m 13'9" x 9'5"	Bathroom 2.540m x 1.721m 8'4" x 5'8"

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See Sales Adviser for plot specific detail



5 Bed

Jura

Plots

411, 427*, 433, 439*, 474

Key Features

Feature Bay Windows
Separate Dining Room
Master Bed Wardrobes
Double Garage
2 En-Suites
Utility

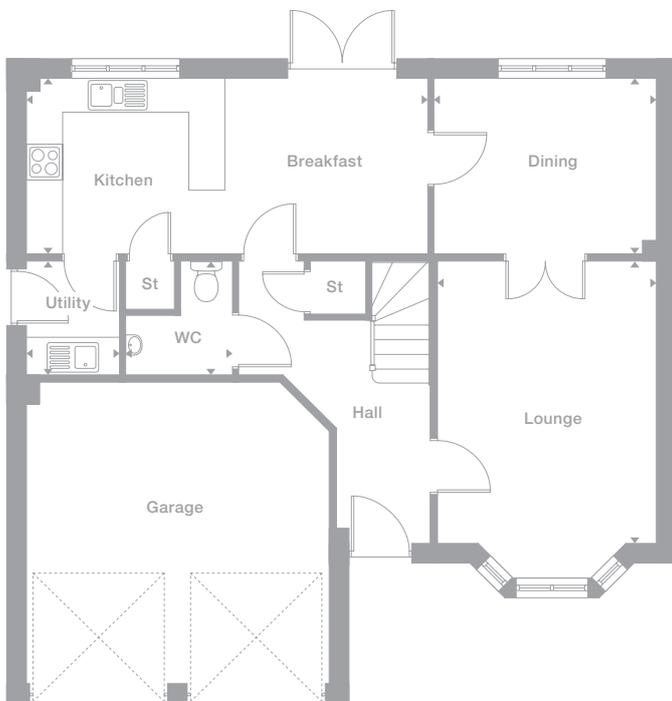
Total Floor Space

1,720 sq ft

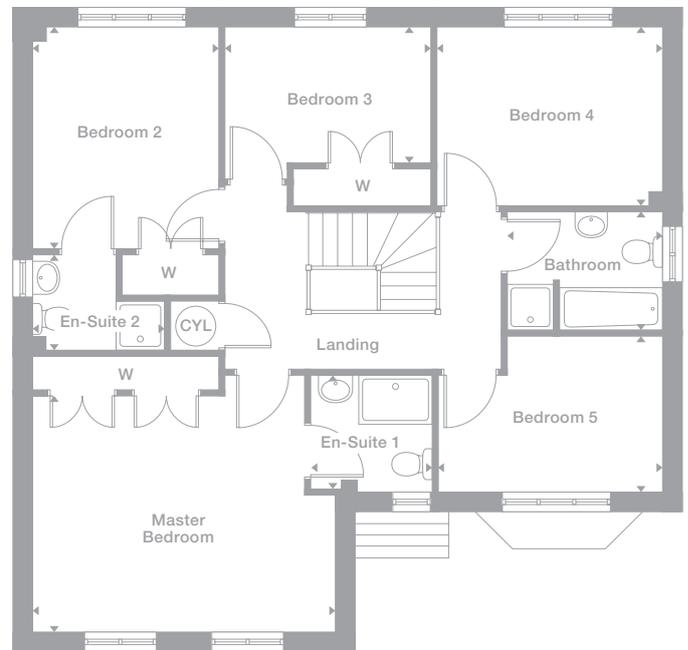
Overview

Feature double doors open to form a dramatic space between superb bay windows, perfect for stylish entertaining, while the Jura's large kitchen has a fresh, informal air that makes it the natural place to relax with coffee and conversation.

Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge 3.621m x 4.661m min 11'11" x 5'3"	WC 1.749m max x 1.880m max 5'9" x 6'2"
Dining 3.684m x 2.942m min 12'1" x 9'8"	Utility 1.556m x 1.880m 5'1" x 6'2"
Kitchen/Breakfast 6.614m x 2.942m 21'8" x 9'8"	

First Floor

Master Bedroom 5.021m max x 3.901m min 16'6" x 12'10"	Bedroom 3 3.384m max x 2.266m min 11'1" x 7'5"
En-Suite 1 2.013m x 1.939m 6'7" x 6'4"	Bedroom 4 3.733m x 2.965m 12'3" x 9'9"
Bedroom 2 3.080m x 3.688m 10'1" x 12'1"	Bedroom 5 3.692m max x 2.588m max 12'1" x 8'6"
En-Suite 2 2.189m x 1.583m 7'2" x 5'2"	Bathroom 2.571m x 1.972m 8'5" x 6'6"

* Plots are a mirror image of plans shown above

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Leader

5 Bed

Plots

405*, 417, 431*, 475, 483

Overview

From the imposing courtyard and hall and the conservatory-like family area to the cleverly shared en-suite facilities and the magnificent, expansive master bedroom suite, the Leader is a superlative home, conceived and created to set new criteria of quality.

Key Features

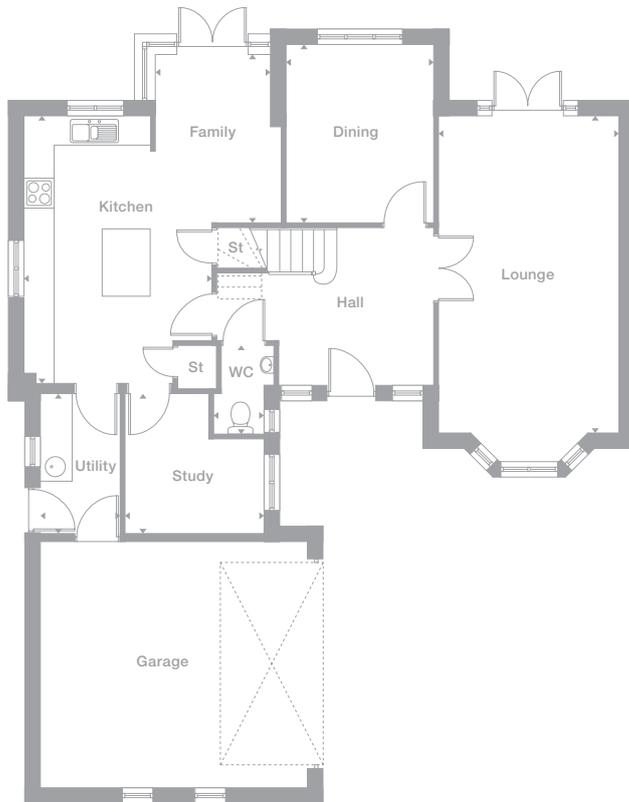
Feature Bay Window
Separate Dining Room
Master Bed Wardrobes
Double Garage
2 En-Suites
Utility
Study

Total Floor Space

2,220 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge 3.750m x 6.662m min 12'4" x 21'10"	WC 1.921m x 0.982m max 6'4" x 3'3"
Dining 3.108m x 3.740m 10'2" x 12'3"	Utility 1.646m x 2.946m 5'5" x 9'8"
Family 2.399m x 3.574m max 7'10" x 11'9"	Study 2.912m max x 2.947m max 9'7" x 9'8"
Kitchen 3.899m max x 5.659m max 12'10" x 18'7"	

First Floor

Master Bedroom 4.291m max x 6.560m 14'1" x 21'6"	Bedroom 3 3.108m x 3.754m 10'2" x 12'4"
En-Suite 1 1.756m x 2.875m 5'9" x 9'5"	Bedroom 4 3.064m min x 4.108m max 10'1" x 13'6"
Bedroom 2 2.827m x 3.614m max 9'3" x 11'10"	Bedroom 5 3.780m min x 2.454m max 12'5" x 8'1"
En-Suite 2 2.420m x 2.254m 7'11" x 7'5"	Bathroom 2.792m x 1.945m 9'2" x 6'5"

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See Sales Adviser for plot specific detail



Every Step

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

Specification

	Shepherd	Darwin	Munro	Blair	Douglas	Crompton	Travers	Glenmuir	Laird	Yeats	Gala	Kennaway	Humber	Jura	Leader
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 single bowl sink and monobloc mixer tap to utility (where layout permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel chimney hood and splashback to hob - integrated option	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 4-burner gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 5-burner gas or electric ceramic hob	-	-	-	-	○	○	○	○	○	○	○	○	○	○	○
Stainless steel single fan oven ('A' energy rating)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single multi-function fan oven ('A' energy rating)	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Stainless steel double multi-function fan oven ('A' energy rating)	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Stainless steel integrated microwave oven (where layout permits)	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Housing for integrated fridge/freezer (appliances not included)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated fridge/freezer ('A+' energy rating)	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Plumbing and electrics for washing machine	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated washing machine ('A++' energy rating)	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Plumbing and electrics for dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated dishwasher ('A+' energy rating)	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Delta downlighters to underside of wall units	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
3 spot energy efficient LED track light to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Energy efficient LED downlighters to ceiling	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Brushed stainless steel sockets and switches	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Ceramic floor tiles	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○

Bathrooms

Ideal Standard's contemporary styled 'Concept/Cube/Sphere' bathroom suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Water efficient dual flush toilets	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat to bathroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wall mounted tap control over bath (subject to layout)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lever operate chrome monobloc mixer taps	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome finished shower with anti-limescale system	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bar style chrome shower mixer valve	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shaver point to en-suite	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Energy efficient LED downlighters to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half height ceramic tiling to walls incorporating sanitaryware appliances	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half height tiling to WC wall and tile panel to wash basin area	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic floor tiles	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○

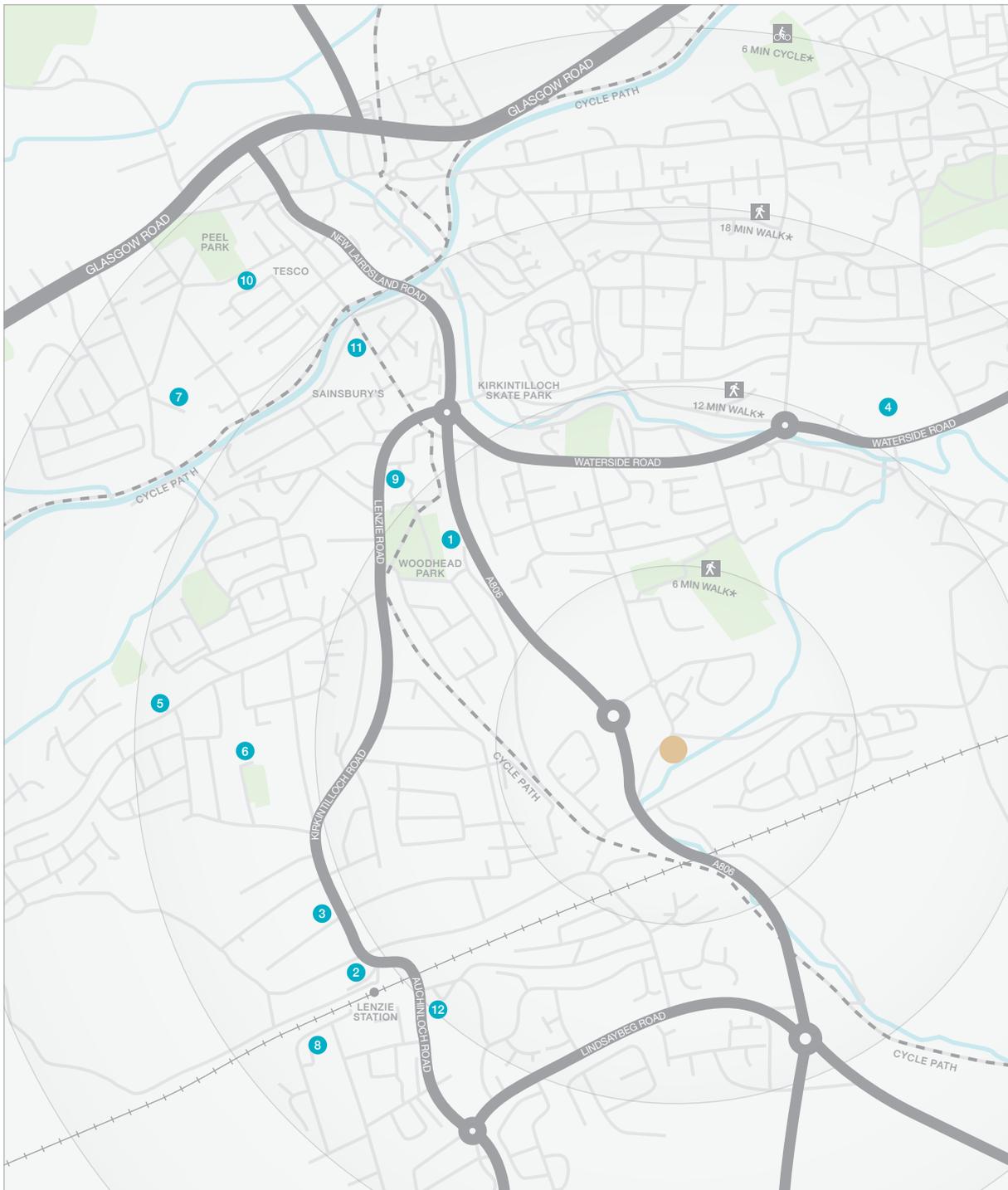
- ✓ Standard
- Optional Extra
- Not Available

	Shepherd	Darwin	Munro	Blair	Douglas	Crompton	Travers	Glenmuir	Laird	Yeats	Gala	Kennaway	Humber	Jura	Leader
Electrical															
Mains wired (with battery back-up) smoke and carbon monoxide detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Power and lighting to garage	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to lounge and master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Additional TV socket	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
BT socket	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Motion sensor porch light with energy efficient LED bulb	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doorbell and chime	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Intruder alarm	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
USB charging point to kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Up-and-over steel garage door	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
House numbers fitted	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Outside cold water tap	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Decorative															
Ovolo moulded skirting boards and architraves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Vertical 5 panel smooth ladder style door with chrome lever door handle	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smooth finish ceilings, painted in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walls painted in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Woodwork painted satin white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated wardrobe to master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated wardrobe to bedroom 2	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Fitted wardrobe system to master bedroom	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Fitted wardrobe system to bedroom 2	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Landscaping															
Turf to front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1,800mm high fence to rear of back garden 900mm post and rail timber fence to remainder of boundary	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1,800mm high fencing to remaining boundary	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○

All customer choices and optional extras can only be included at an early stage of building construction please check with the Sales Adviser for specific details. These sales particulars do not constitute a contract, form part of a contract or a warranty. Please refer to the 'Important Notice' section at the back of this brochure for more information. Photography represents typical Miller Homes' fittings and options.

Living in Lenzie

When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite walks, and the shops you like best. As a starting point this map shows some of the most useful features and services within a short stroll or bike ride of Woodilee Village.



- 1 Kirkintilloch Leisure Centre
Woodhead Park
0141 578 8222
 - 2 Lenzie Post Office
94 Kirkintilloch Road
0141 776 1530
 - 3 Lenzie Primary School
Kirkintilloch Road
0141 955 2303
 - 4 Kirkintilloch High School
Waterside Road
0141 955 2372
 - 5 Holy Family RC
Primary School,
Boghead Road
0141 955 2212
 - 6 Lenzie Academy
Forth Avenue
01236 794 842
 - 7 St Ninian's High School
Bellfield Road
0141 955 2386
 - 8 Lenzie Library
13 Alexandra Avenue
 - 9 Townhead Clinic
Lenzie Road
Kirkintilloch
0141 304 7400
 - 10 Peel View Medical Centre
45-53 Union Street
Kirkintilloch
0141 776 3442
 - 11 Kirkintilloch Dental Centre
26 Townhead,
Kirkintilloch
0141 775 3999
 - 12 Millersneuk Dental Surgery
Millersneuk Road
0141 777 7511
- Stobhill Hospital
133 Balornock Road
0141 201 3000

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

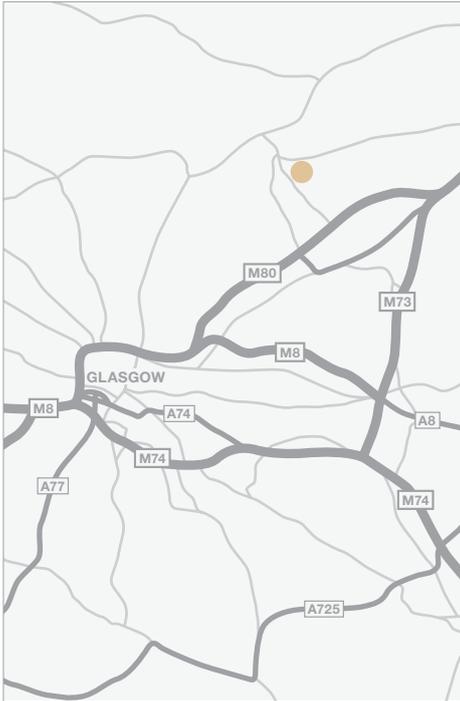
Based on:
 0.5km = 5 to 7 mins walk
 1.0km = 10 to 14 mins walk
 1.5km = 15 to 21 mins walk
 2.0km = 5 to 8 mins cycle



How to find us

Please refer to our website for opening times

Telephone: 0800 840 8448



From Glasgow City Centre

Leave the city centre by George Square toward W George Street, take the first right to stay on George Street then take the second left onto N Frederick Street. Take the second right onto Cathedral Street and continue onto Stirling Road, Stirling Road turns slightly left and becomes Springburn Road. Merge onto the M8 via the ramp on the right to Edinburgh/Carlisle/M73/Stirling/M80, slight left at M80 (signs for Stirling). At junction 3, exit onto B757 toward Kirkintilloch. At the roundabout, take the second exit and then go through another roundabout. At this roundabout, take the third exit, turn left at Woodilee Road and continue straight to stay on Woodilee Road. The entrance to the development is on the right.

Sat Nav: G66 3RJ

Important Notice:

Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Sales Adviser and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and showhomes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Sales Adviser and confirmed with solicitors.



the place to be[®]

a better place^{*}

The homes we build are the foundations of sustainable communities that will flourish for generations to come. We work in harmony with the natural environment, protecting and preserving it wherever we can. With our customers, colleagues and partners, we strive to promote better practices and ways of living. We're playing our part in making the world A Better Place.

Why Miller?

We've been building homes since 1934, that's three generations of experience. We've learned a lot about people and that's made a big difference to what we do and how we do it.

We're enormously proud of the homes we build, combining traditional craftsmanship with new ideas like low carbon technologies. The big difference is that we don't stop caring once we've finished the building, or when we've sold the house, or even once you've moved in. We're there when you need us, until you're settled, satisfied and inviting your friends round.

millerhomes

the place to be®

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