

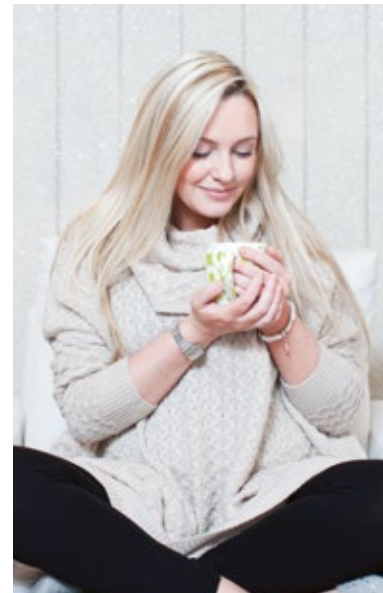


**Miller Homes at Benthall Farm
East Kilbride**

millershomes

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.



Living in East Kilbride	02
Welcome home	06
Floor plans	08
Specification	24
How to find us	36

Plot Information

- Blair**
See Page 08
- Esk**
See Page 10
- Shaw**
See Page 12
- Douglas**
See Page 14
- Mitford**
See Page 16
- Dale**
See Page 18
- Yeats**
See Page 20
- Buttermere**
See Page 22

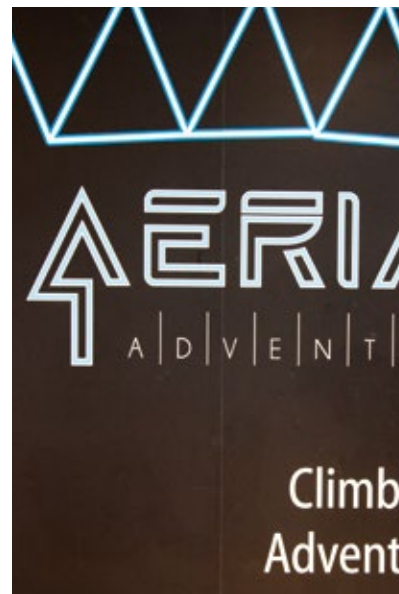


The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that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



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 Miller Homes at Benthall Farm.

The East Kilbride area offers a lively selection of entertainment and cultural attractions, including an Arts Centre with theatre, cinema and exhibition facilities, and a Village Theatre in the old part of the town. There is a cinema, a ten-pin bowling centre and an ice rink in the East Kilbride Shopping Centre, and the Dollan Aqua Centre in the town centre includes flumes, a gymnasium, kids' pool, and an Olympic-sized swimming pool.



On the edge of East Kilbride, Miller Homes at Benthall Farm features luxurious modern housing of the highest quality. These four and five bedroom homes are designed to accommodate the needs of a modern family, combining style and comfort. This is a rare opportunity to enjoy the convenience of a modern town with the added charm and fascination of rural surroundings and an attractively landscaped location.

Welcome to Miller Homes at Benthall Farm...

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Blair

Overview

French doors add a focal point to the living and dining room, while the arrangement of the adjoining kitchen keeps cooking and household management separate from the social space without any loss of convenience. The master bedroom has an en-suite shower, and the fourth bedroom could become a useful home office.

Ground Floor

- Living**
3.497m x 3.513m
11'6" x 11'6"
- Kitchen**
2.605m x 3.395m
8'7" x 11'2"
- Dining**
3.497m max x 2.847m max
11'6" x 9'4"
- WC**
1.980m x 1.100m
6'6" x 3'7"

First Floor

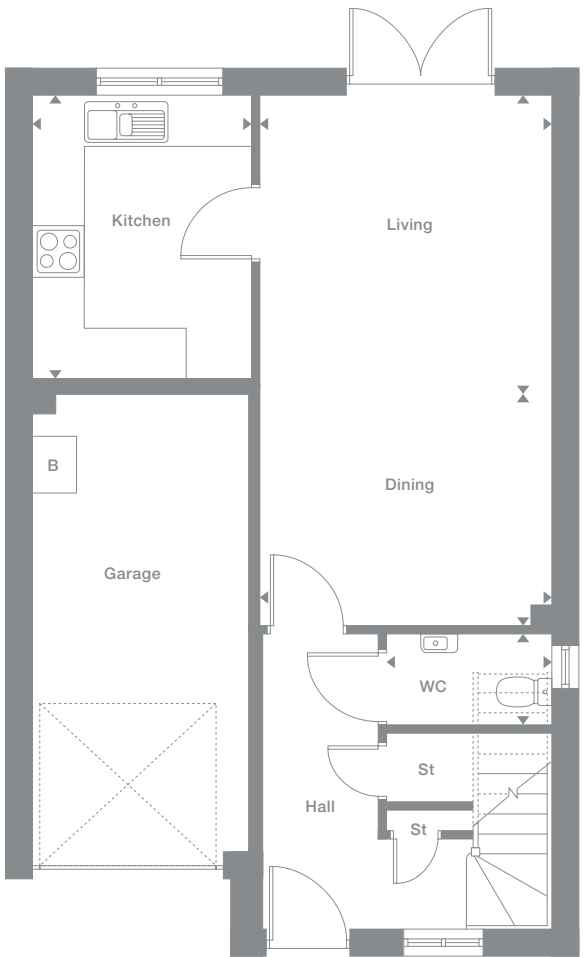
- Master Bedroom**
3.101m max x 4.413m max
10'2" x 14'6"
- En-Suite**
2.221m max x 1.255m max
7'3" x 4'1"
- Bedroom 2**
3.015m max x 2.736m min
9'11" x 9'10"
- Bedroom 3**
2.604m x 3.258m
8'7" x 10'8"
- Bedroom 4**
2.450m x 3.033m
8'0" x 9'11"
- Bathroom**
1.885m x 2.167m
6'2" x 7'1"

Floor Space

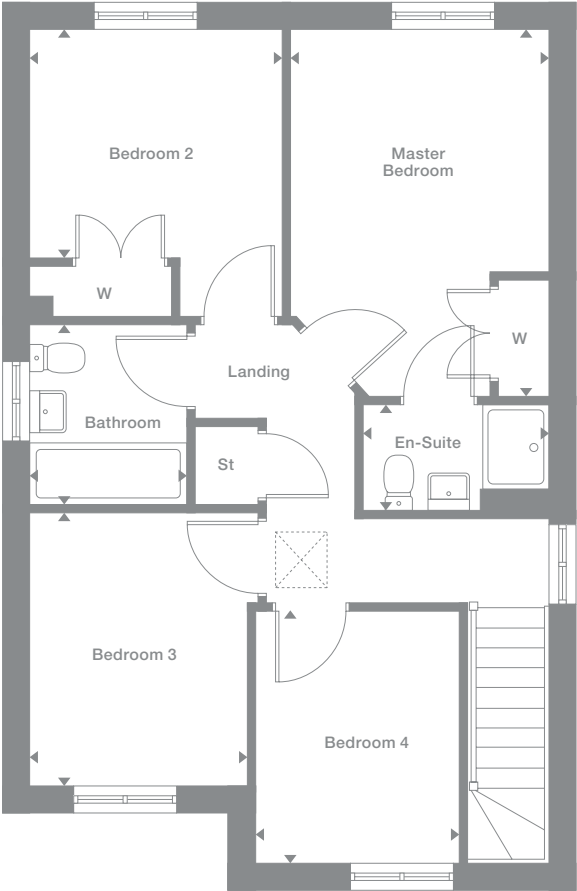
1,117 sq ft



Ground Floor



First Floor



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Please note: Plots may be a mirror image of plans shown above

B = Boiler

Overview

A stylish porch leads into a comfortable and welcoming interior that includes a dual aspect, bay windowed lounge and a family kitchen and dining room 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 max x 5.029m max
13'6" x 16'6"

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

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

First Floor

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

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

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

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

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

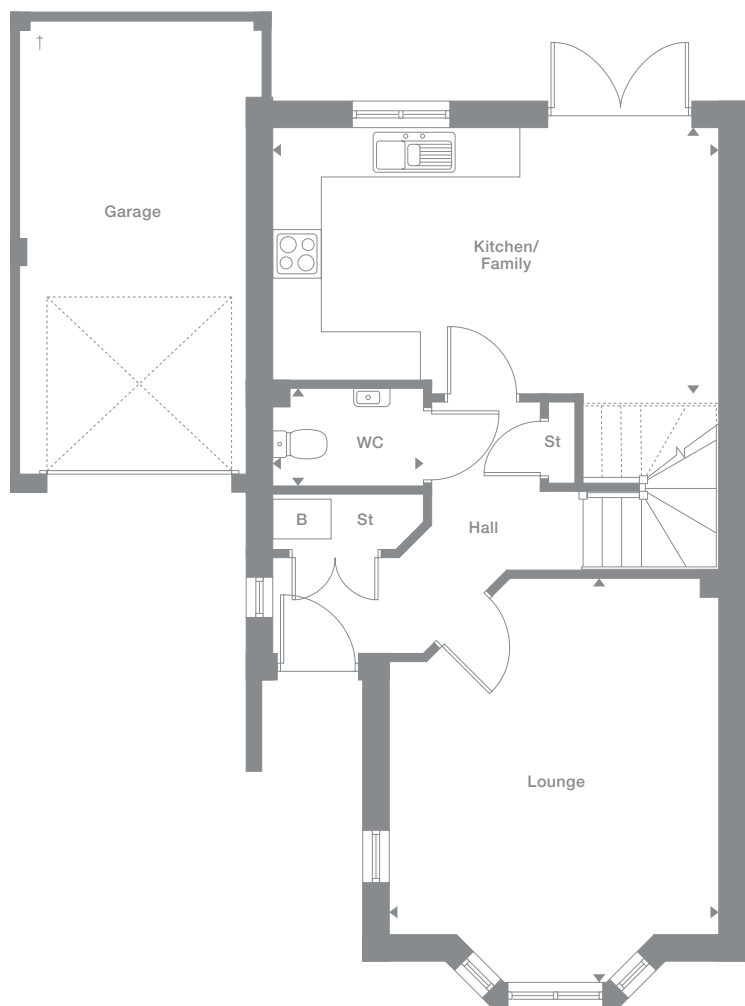
Bathroom
2.285m max x 2.213m max
7'6" x 7'3"

Floor Space

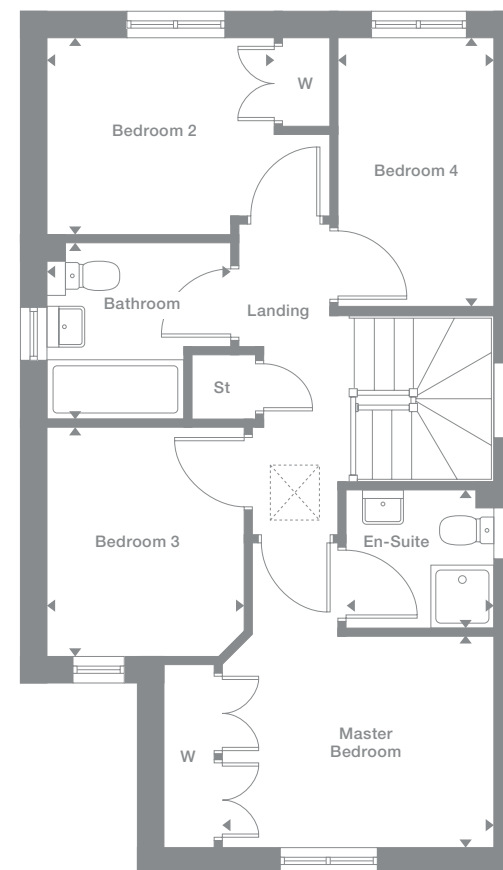
1,125 sq ft



Ground Floor



First Floor



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↑ Please refer to site layout for location of garage

B = Boiler

Overview

Behind the canopied entrance, the hall opens on to an L-shaped lounge and a bright, flexible family kitchen and dining room with french doors, while features like the gallery landing and the bathroom's separate shower cubicle demonstrate the attention paid to every detail. Two of the four bedrooms have built-in wardrobes and one has an en-suite shower.

Ground Floor

Lounge

3.469m max x 5.024m max
11'5" x 16'6"

Kitchen

3.023m max x 2.890m max
9'11" x 9'6"

Family/Dining

4.789m x 3.241m max
15'9" x 10'8"

WC

1.706m max x 1.253m max
5'7" x 4'1"

First Floor

Master Bedroom

3.258m x 3.305m min
10'8" x 10'10"

En-Suite

1.211m max x 2.855m max
4'0" x 9'4"

Bedroom 2

2.510m min x 3.232m max
8'3" x 10'7"

Bedroom 3

3.142m x 2.855m
10'4" x 9'4"

Bedroom 4

2.932m max x 2.913m
9'7" x 9'7"

Bathroom

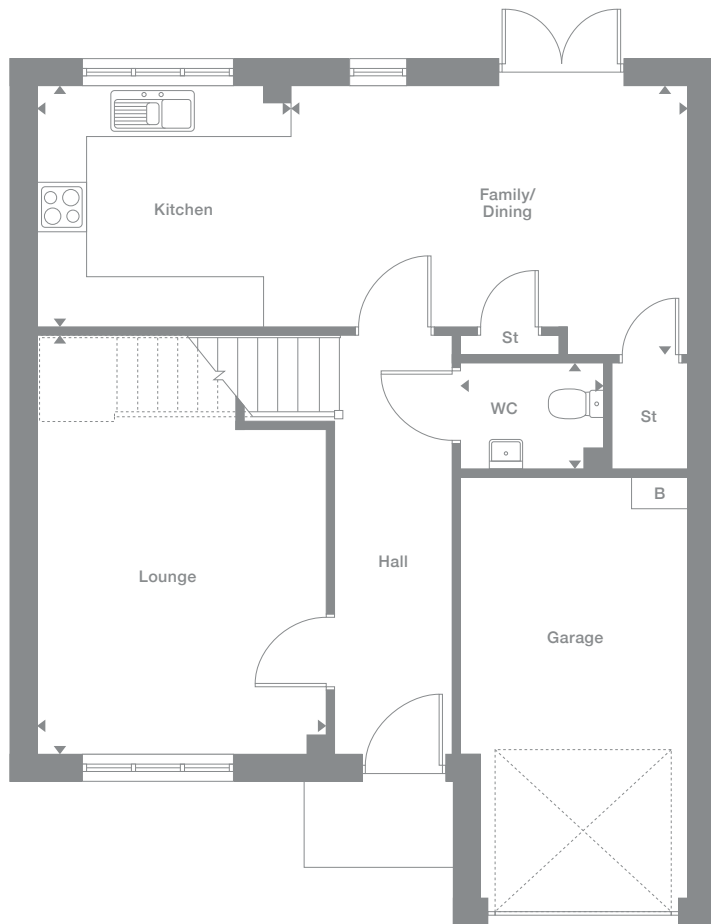
2.990m max x 1.700m max
9'10" x 5'7"

Floor Space

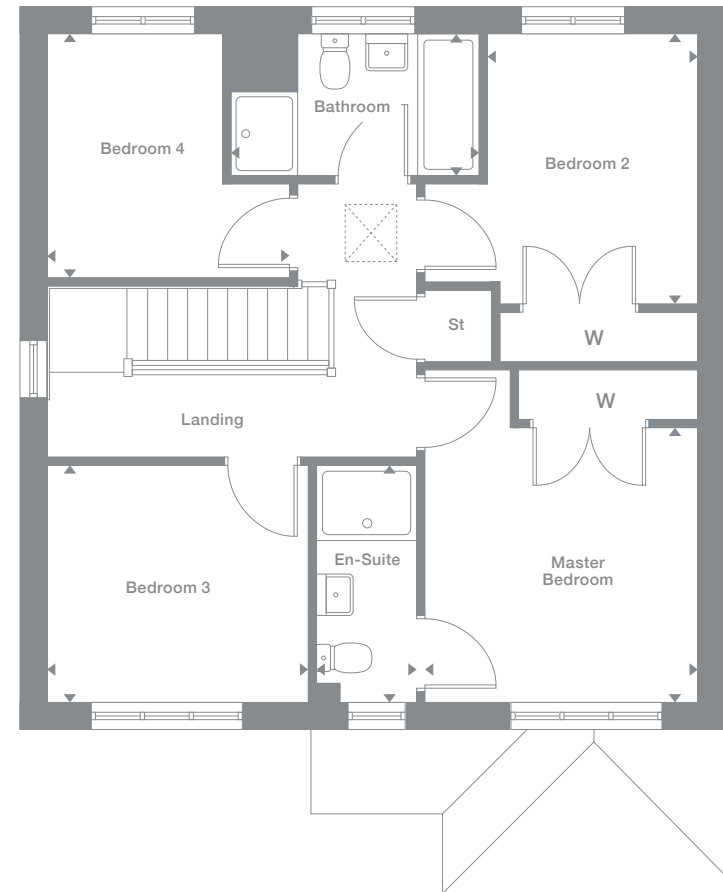
1,246 sq ft



Ground Floor



First Floor



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B = Boiler

Douglas

Overview

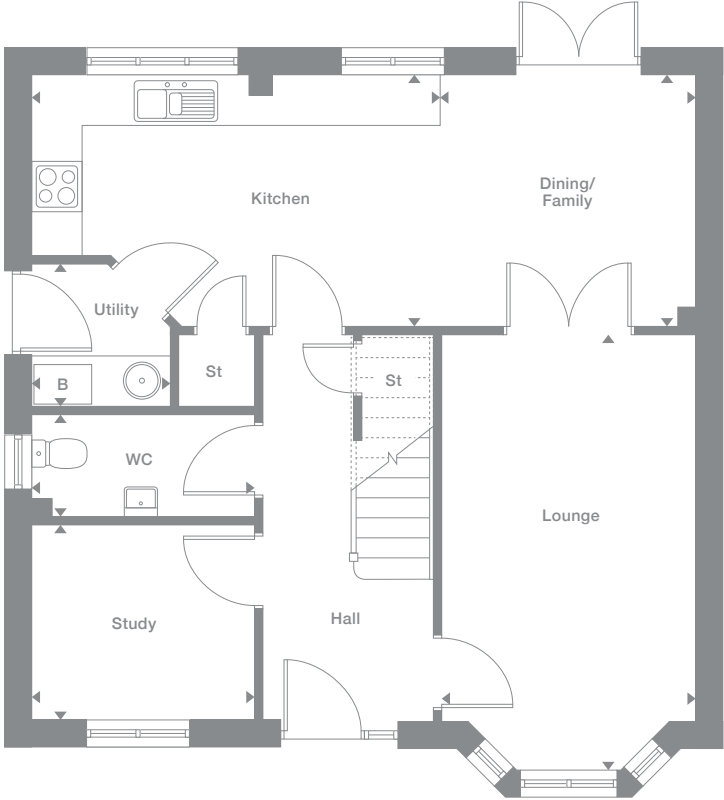
A bay window and double doors give the lounge a classic elegance that counterpoints the bright, relaxed family kitchen and dining room with its feature french doors. There is a separate utility room and a study, and the four bedrooms, two with built-in wardrobes, include a luxurious L-shaped en-suite master bedroom.

Ground Floor	First Floor
Lounge 3.042m max x 5.203m max 10'0" x 17'1"	Master Bedroom 5.309m max x 2.962m max 17'5" x 9'9"
Kitchen 4.898m max x 3.017m max 16'1" x 9'11"	En-Suite 1.523m max x 2.200m max 5'0" x 7'3"
Dining/Family 3.077m max x 3.017m max 10'1" x 9'11"	Bedroom 2 2.565m x 3.101m 8'5" x 10'2"
Utility 1.649m max x 1.714m max 5'5" x 5'7"	Bedroom 3 2.566m max x 3.796m max 8'5" x 12'5"
Study 2.659m x 2.337m 8'9" x 7'8"	Bedroom 4 2.513m min x 2.388m min 8'3" x 7'10"
WC 2.659m max x 1.241m max 8'9" x 4'1"	Bathroom 2.696m max x 1.913m max 8'10" x 6'3"

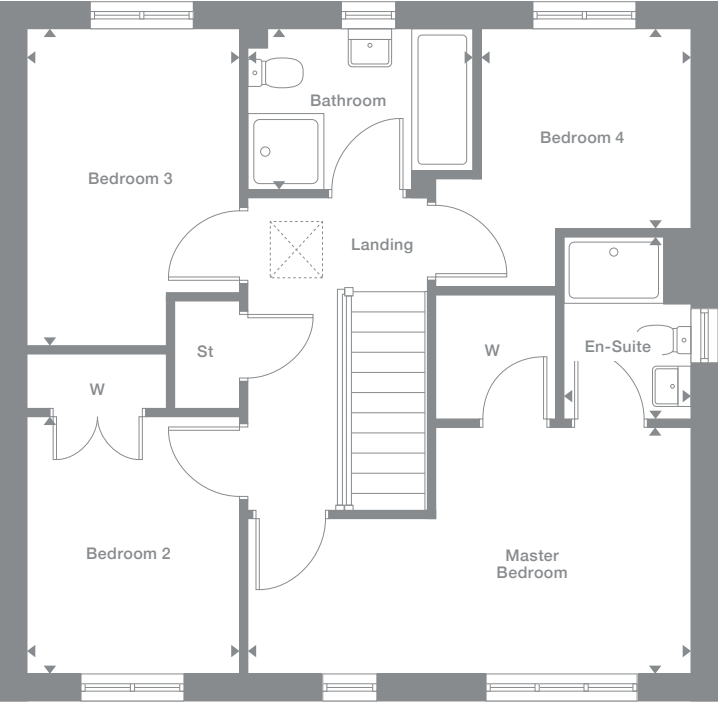
Floor Space
1,342 sq ft



Ground Floor



First Floor



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B = Boiler

Mitford

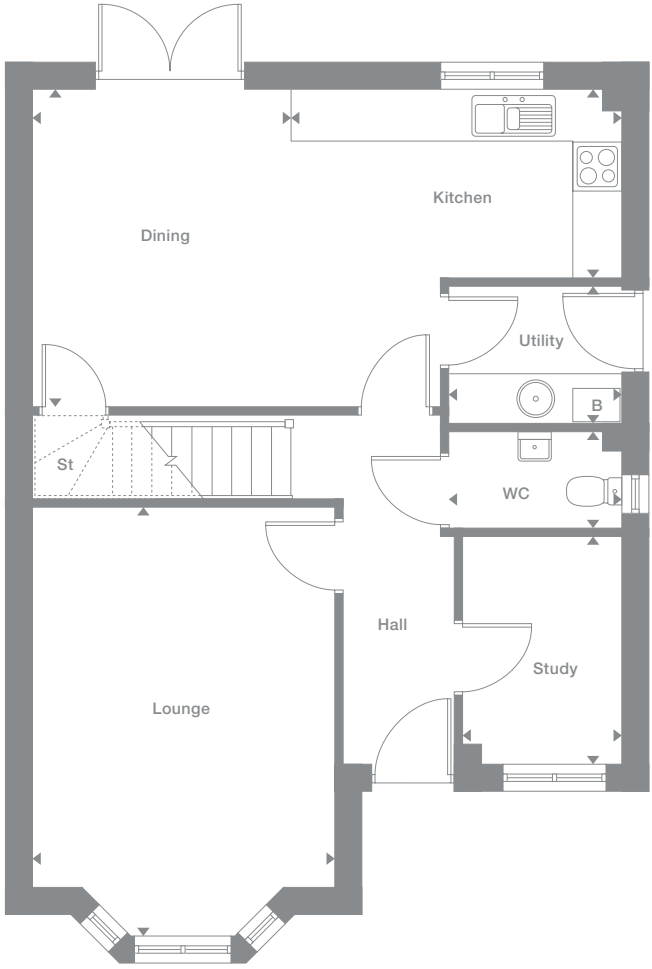
Overview
 With a bay window in the lounge and french doors adding a light, open atmosphere to the kitchen and dining room, this attractive home blends practical amenity with stylish appeal. A separate utility room and a study add flexibility, while one of the four bedrooms includes en-suite facilities and two have built-in wardrobes.

Ground Floor	First Floor
Lounge 3.691m x 5.189m max 12'1" x 17'0"	Master Bedroom 3.691m max x 3.905m max 12'1" x 12'10"
Kitchen 3.930m max x 2.260m min 12'11" x 7'5"	En-Suite 1.800m max x 1.975m max 5'11" x 6'6"
Dining 3.256m x 3.824m 10'8" x 12'7"	Bedroom 2 3.109m max x 2.763m max 10'2" x 9'1"
Utility 2.107m x 1.655m 6'11" x 5'5"	Bedroom 3 3.277m x 2.763m 10'9" x 9'1"
Study 1.950m max x 2.770m max 6'5" x 9'1"	Bedroom 4 2.610m max x 3.138m max 8'7" x 10'4"
WC 2.107m max x 1.163m max 6'11" x 3'10"	Bathroom 2.610m max x 2.070m max 8'7" x 6'9"

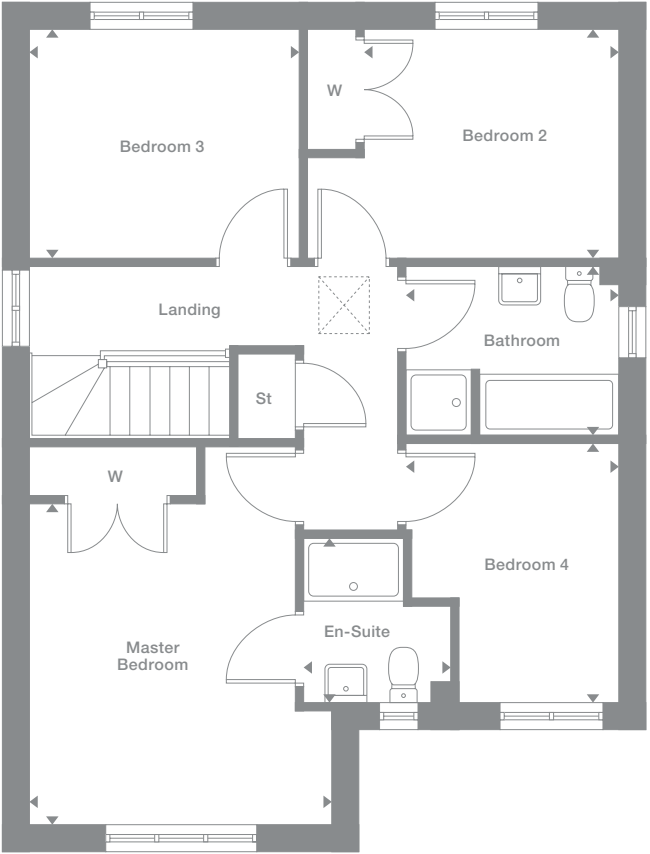
Floor Space
 1,395 sq ft



Ground Floor



First Floor



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B = Boiler

Dale

Overview

Behind the attractive bay window and canopied entrance, this comfortable, exciting home features a lounge with an adjoining family dining space that extends into a practical, expertly planned kitchen, and french doors keep the whole space light and fresh. Upstairs, a cleverly shared shower room means three of the four bedrooms have en-suite facilities.

Ground Floor

- Lounge**
3.299m x 5.403m max
10'10" x 17'9"
- Kitchen**
3.442m max x 3.254m max
11'4" x 10'8"
- Breakfast/Family**
4.761m max x 4.290m max
15'7" x 14'1"
- WC**
1.832m max x 1.289m max
6'0" x 4'3"

First Floor

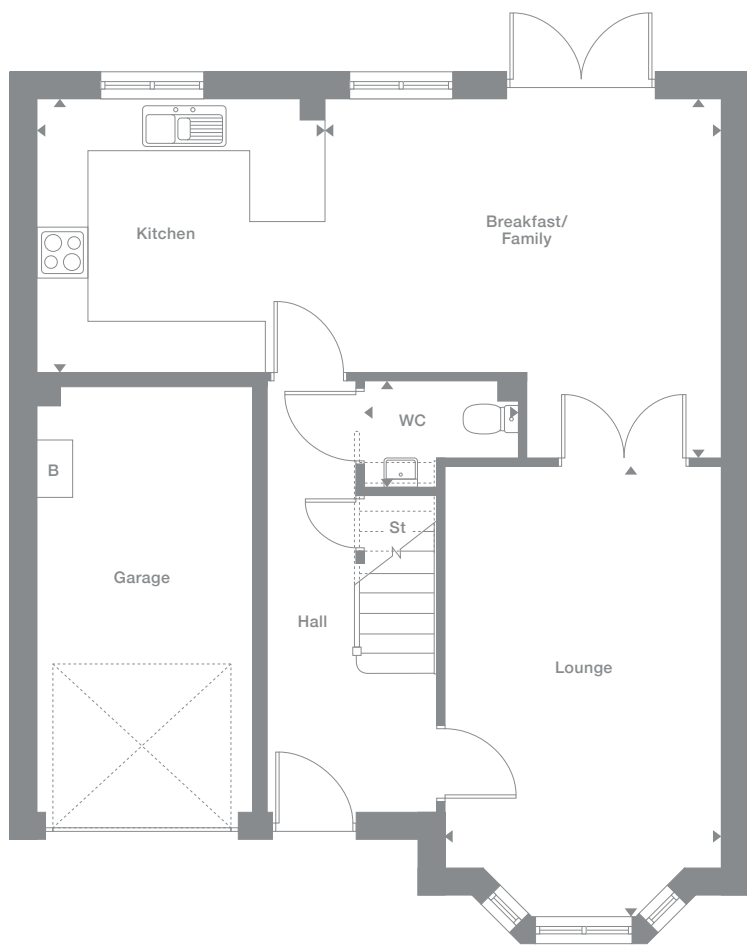
- Master Bedroom**
3.299m x 4.153m min
10'10" x 13'7"
- En-Suite 1**
2.108m max x 1.695m max
6'11" x 5'7"
- Bedroom 2**
3.399m min x 3.076m
11'2" x 10'1"
- En-Suite 2**
1.713m min x 1.858m max
5'7" x 6'1"
- Bedroom 3**
3.283m max x 3.176m max
10'9" x 10'5"
- Bedroom 4**
2.523m x 3.424m
8'3" x 11'3"
- Bathroom**
2.197m max x 2.287m max
7'3" x 7'6"

Floor Space

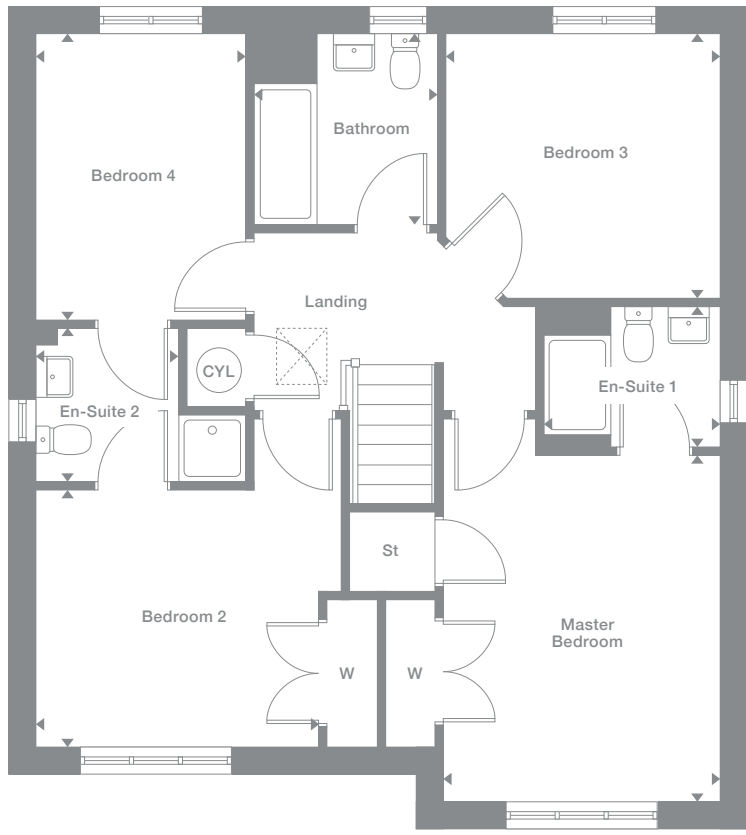
1,413 sq ft



Ground Floor



First Floor



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Please note: Plots may be a mirror image of plans shown above

B = Boiler

Overview

Complementing an elegant lounge with a bay window, and featuring french doors and a separate utility room, the kitchen and dining room forms a natural hub for family life. A private shower room shared by two bedrooms means that three of the four bedrooms have en-suite facilities, and two have built-in wardrobes.

Ground Floor

Lounge
3.656m x 4.965m max
12'0" x 16'3"

Kitchen
3.761m max x 4.143m max
12'4" x 13'7"

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

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

WC
1.805m x 1.263m
5'11" x 4'2"

First Floor

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

En-Suite 1
1.642m min x 2.196m max
5'5" x 7'2"

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

Bedroom 3
2.935m max x 3.381m max
9'8" x 11'1"

En-Suite 2
2.935m max x 1.503m max
9'8" x 4'11"

Bedroom 4
2.935m max x 3.488m max
9'8" x 11'5"

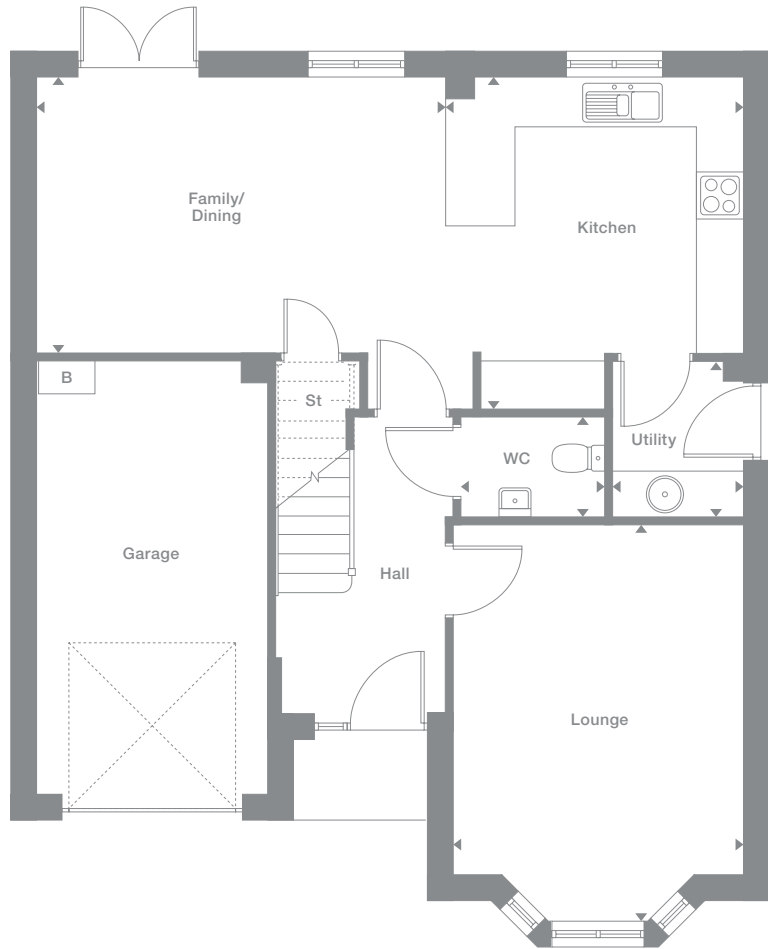
Bathroom
2.715m max x 1.974m max
8'11" x 6'6"

Floor Space

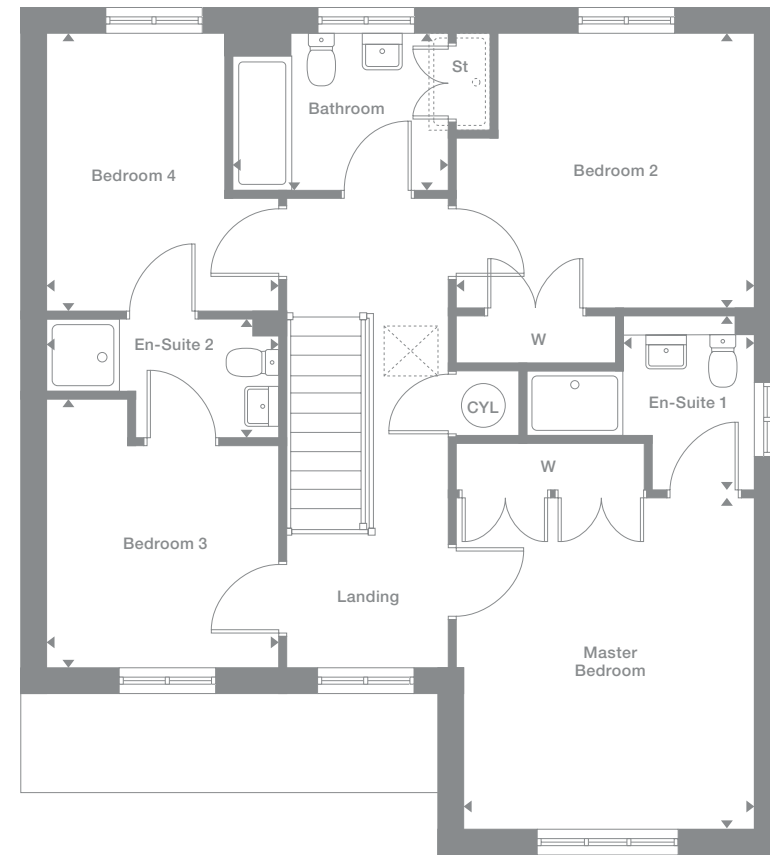
1,552 sq ft



Ground Floor



First Floor



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Please note: bathroom shower is an optional extra

B = Boiler

Buttermere

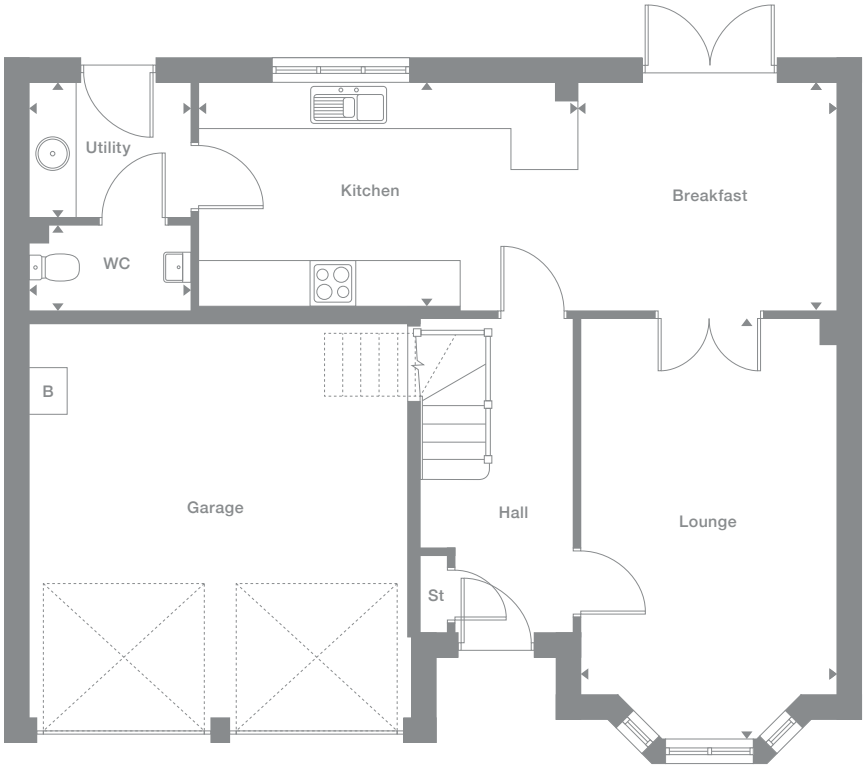
Overview
 Double doors open to combine the lounge, dining room and kitchen into a single space from bay window to french doors, useful for social gatherings. With five bedrooms, three of which have en-suite showers and built-in wardrobes, this is a home capable of accommodating the largest family in comfort and privacy.

- Ground Floor**
- Lounge**
3.381m max x 5.552m max
11'1" x 18'3"
- Kitchen**
5.033m max x 2.948m min
16'6" x 9'8"
- Breakfast**
3.412m x 2.999m
11'2" x 9'10"
- Utility**
2.125m x 1.780m
7'0" x 5'10"
- WC**
2.125m max x 1.119m max
7'0" x 3'8"
- First Floor**
- Master Bedroom**
3.381m x 3.544m min
11'1" x 11'8"
- En-Suite 1**
2.326m x 1.210m
7'8" x 4'0"
- Dressing**
1.646m x 2.013m
5'5" x 6'7"
- Bedroom 2**
2.537m x 5.173m max
8'4" x 17'0"
- En-Suite 2**
1.845m x 1.995m
6'1" x 6'7"
- Bedroom 3**
2.620m min x 3.128m max
8'7" x 10'3"
- Bedroom 4**
2.806m x 2.966m
9'2" x 9'10"
- Bedroom 5**
3.105m x 1.995m
10'2" x 6'7"
- Bathroom**
2.039m max x 1.995m max
6'8" x 6'7"

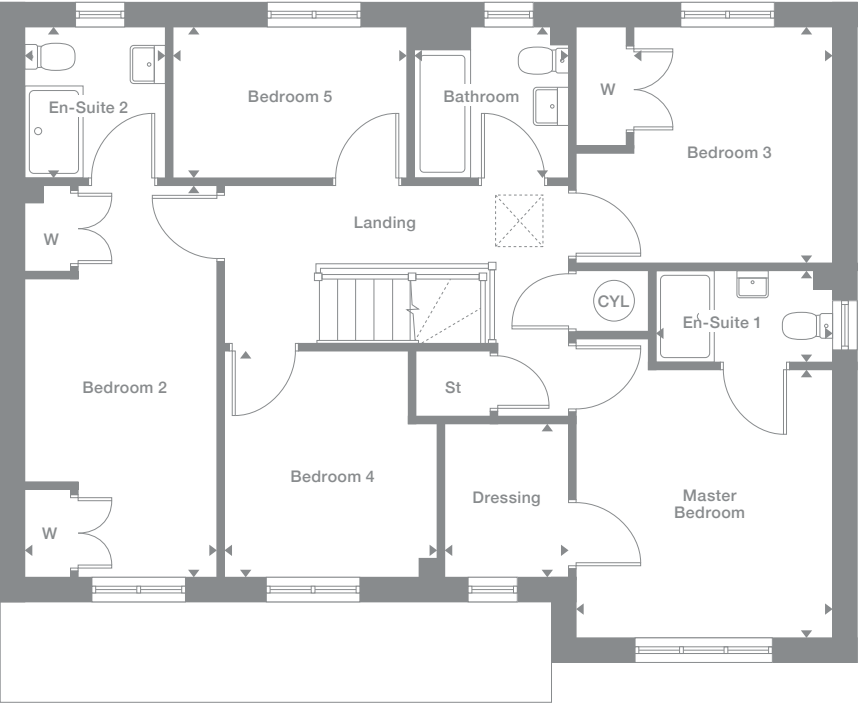
Floor Space
1,501 sq ft



Ground Floor



First Floor



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Please note: Plots may be a mirror image of plans shown above

B = Boiler

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 choose our homes in which to build their future. Their satisfaction and confidence in us, from our very first meeting onwards, is a key measure of our success.

We're proud of the independent surveys that consistently show our high levels of customer satisfaction. That's the real barometer of our quality and our service.

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.mymillerhome.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."

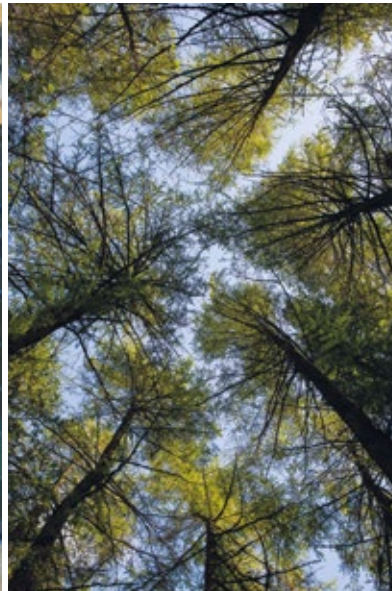
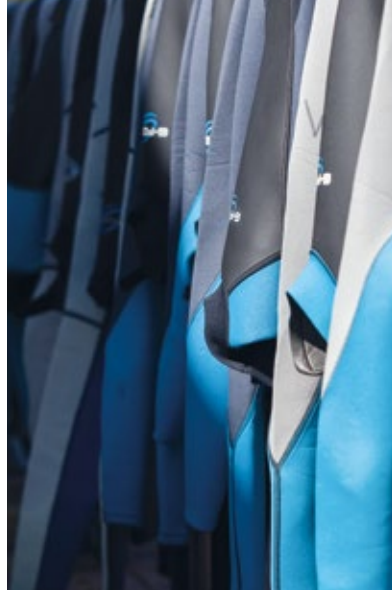
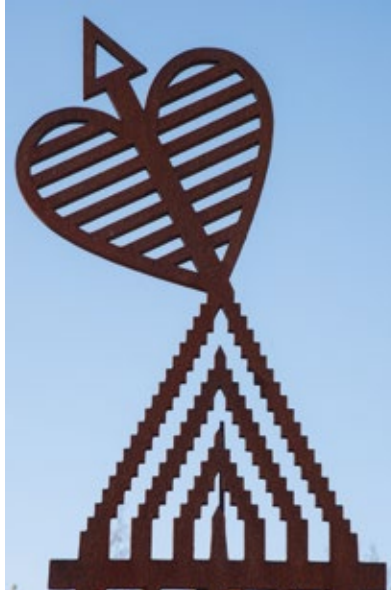
Chris Mackenzie
Miller Home Owner

"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



East Kilbride is also an ideal place for anyone who enjoys the outdoor life. Calderglen Country Park, around three miles from the development, incorporates nature trails along the River Calder, a children's zoo, a public golf course and a museum. The James Hamilton Heritage Park, on the northern edge of the town, features a 16-acre loch with a host of watersports facilities including boat hire, and the countryside around East Kilbride offers endless scope for exploration.

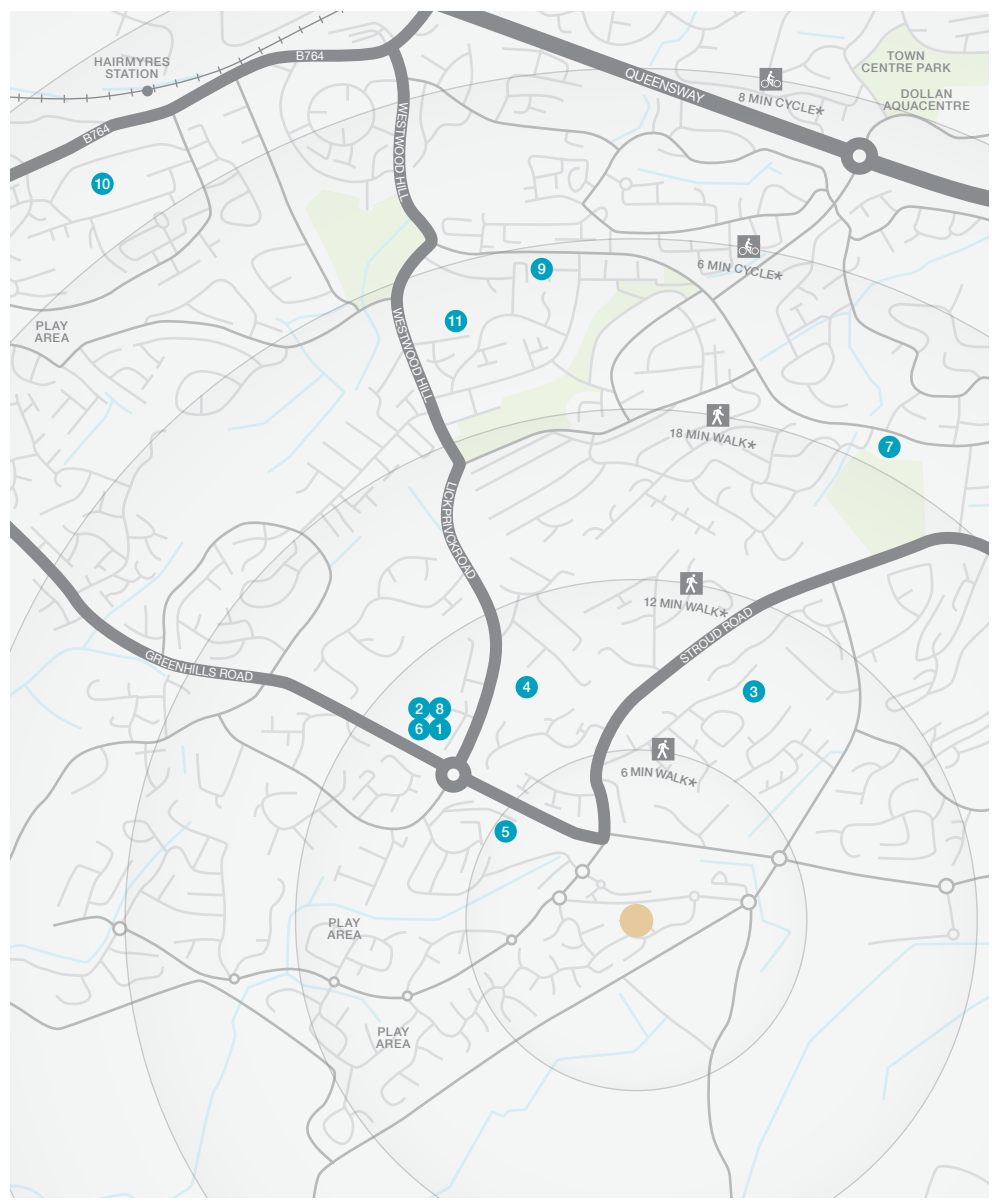


The nearby shopping centre at Greenhills Square includes food shops and a newsagent with a supermarket close by. East Kilbride town centre offers an exceptional range of shopping facilities. In addition to the traditional outlets in the older part of the town, there are six separate shopping malls that together create the largest covered retail complex in Scotland, attracting shoppers from across the area.

There are local bus routes serving the development, and East Kilbride is convenient for travel to Glasgow and the whole of the Central Belt. The town enjoys rail links with Glasgow, and both Glasgow and Prestwick airports are within easy reach.



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 Greenhills Post Office
11 Greenhills Crescent,
01355 243 617
- 2 Greenhills Library
Greenhills Shopping Centre,
Greenhills Square
01355 242 951
- 3 Greenhills Primary School,
Cedar Drive
01355 241 646
- 4 Castlefield Primary School,
25 Lickprivick Road
Greenhills
01355 230 810
- 5 St Vincent's Primary School,
Crosshouse Road
Greenhills
01355 241 649
- 6 Greenhills Medical Centre,
20 Greenhills Square
01355 236 331
- 7 The Murray Surgery
50 The Murray Road
01355 225 374
- 8 Greenhills Dental Practice,
Greenhills Square
01355 576 074
- 9 Edwards, McGuire & Campbell,
130 Westwood Square,
01355 231 792
- 10 Hairmyres Hospital
Eaglesham Road
01355 585 000
- 11 Duncanrig Sports Centre,
Winnipeg Drive
01355 248 922

* 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



How to find us

Development
Opening Times:
Thursday - Monday
10am - 5pm
0800 840 8436

From Glasgow
From the Albert Bridge follow signs for East Kilbride. Cross the M74 fly-over then at the traffic lights turn left and carry on for just under two miles, following signs for Kings Park. After passing under the railway, at the roundabout take the first exit into Carmunnock Road. At the second roundabout take the third exit, into Carmunnock Bypass. Stay on the Bypass for a mile and a half, then take the first roundabout exit for East Kilbride via the A727 and A726. After one and a half miles, at the second roundabout take the third exit, joining Eaglesham Road. Two hundred yards on, take the first roundabout exit to enter Westwood Road. Take the second right turn into Westwood Hill, then turn right into Lickprivick Road. Pass through two mini-roundabouts, then at the full roundabout turn left on to Greenhills Road. Continue straight through three roundabouts and at the fourth roundabout take the first exit. Miller Homes at Benthall Farm is straight ahead, off Shieldsroad.

Sat Nav: G75 9NG



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®

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.

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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.

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