



**Bonnington  
Edinburgh**

**millerhomes**

*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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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 Bonnington.



One of Edinburgh's most exciting residential locations, Bonnington combines urban convenience with a real sense of local character and delightful green surroundings. Pilrig Park and St Mark's Park are both just a few minutes away, and ventures like The Biscuit Factory, virtually next door to the apartments, are transforming factories and warehouses into arts spaces, entertainment venues and galleries. Just 600 yards away, the Leith Victoria Swim Centre augments a beautiful refurbished Victorian pool with a well-equipped gym, a cycle studio and a sauna.

The apartments are bordered by the Water of Leith Walkway, which joins up with a growing network of off-road paths to offer pleasant walking and cycling routes extending from Leith and Newhaven throughout the city and out to the Pentland hills. The homes are close to several bus routes, including frequent services running along the adjacent Bonnington Road and Newhaven Road, and less than half a mile from Ferry Road, which provides easy access to Queensferry Road, the North, Edinburgh Airport, the M8 and the City Bypass.

There are convenience stores, pharmacies and post offices within a few minutes walk, and the choice expands enormously in Leith Walk, with its cosmopolitan food markets, cafés and bars. There is a large Tesco superstore at Canonmills, a little over half a mile away, which is on the route to the specialist shops of the New Town and Stockbridge with its more bohemian atmosphere.



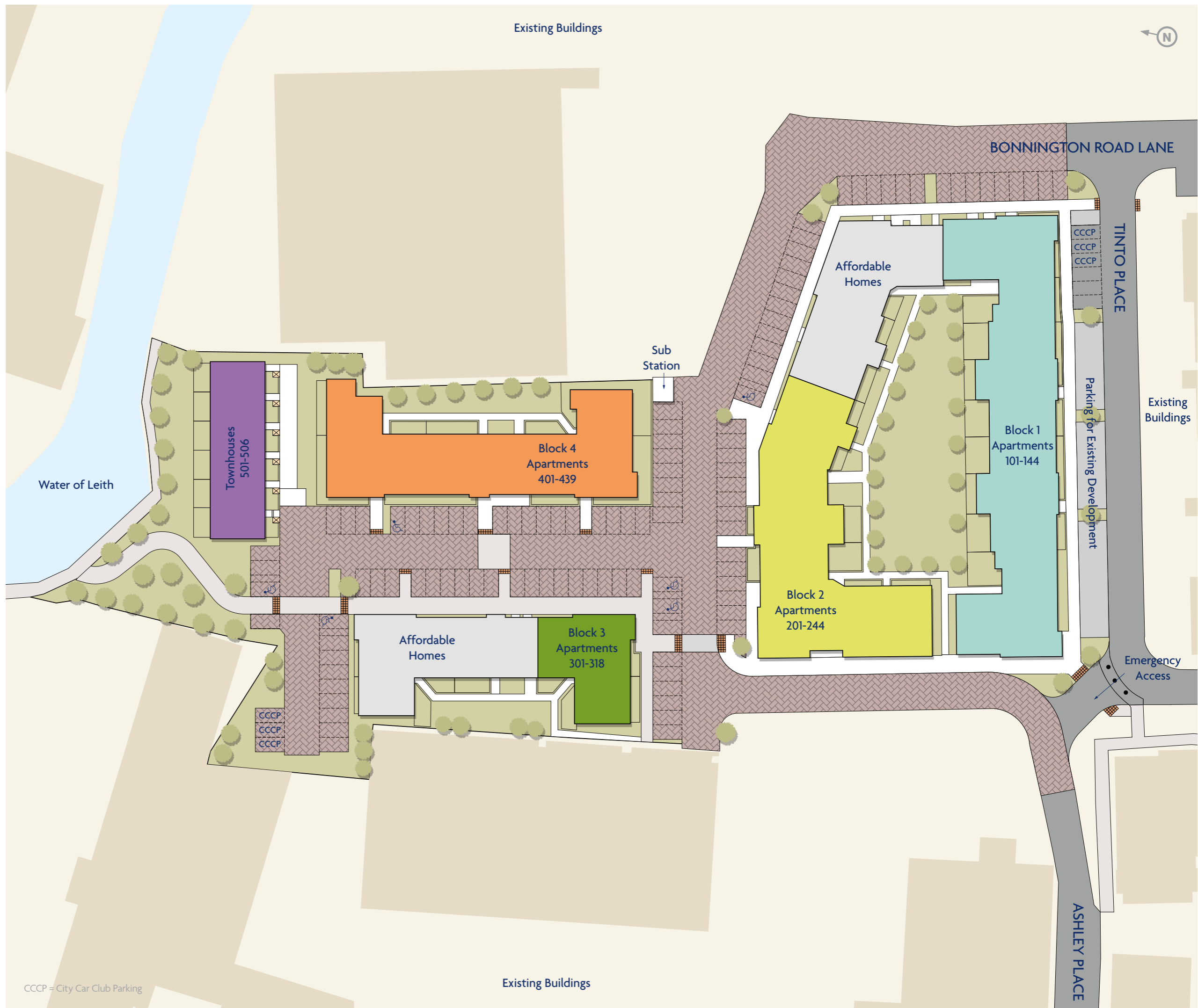
With an attractive setting alongside the Water of Leith, this striking new selection of contemporary, energy efficient one, two and three bedroom apartments offers an opportunity to live in one of the capital's most accessible residential neighbourhoods. In walking distance of both the vibrant waterfront restaurants of Leith and the celebrated cultural attractions of the city centre, it combines efficient transport links, peaceful green spaces and excellent local amenities. Welcome to Bonnington...

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 warranty. External appearance may be subject to variation upon completion of the project.



Plot Information

- Block 1
- Block 2
- Block 3
- Block 4
- Townhouses



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CCCP = City Car Club Parking

# Specification

	Apartments
<b>Kitchens</b>	
Contemporary style fitted kitchen with selection of colour choices	✓
Hard-wearing and stylish laminate worktop with upstand to walls	✓
Stainless steel one and a half bowl sink with mixer tap	✓
Stainless steel extractor hood and splashback to hob	✓
Induction hob	✓
Stainless steel single fan oven	✓
Housing for integrated fridge/freezer (appliance not included)	✓
Plumbing and electrics for washing machine in kitchen or utility (where applicable)	✓
Plumbing and electrics for dishwasher (appliance not included)	✓
3 Spot LED track light to ceiling	✓
<b>Bathrooms</b>	
Contemporary style white sanitaryware to bathroom, en-suite and WC	✓
Soft close toilet seat to main bathroom	✓
Concealed wall mounted bath control valve with filler waste and overflow arrangement	✓
Low profile shower tray and glass enclosure with chrome style detailing	✓
LED downlights to ceiling (bathroom and en-suite)	✓
Half height ceramic tiling to walls incorporating sanitaryware appliances (bathroom and en-suites)	✓
Full height ceramic tiling to shower enclosure area	✓
Bar style chrome shower mixer valve to en-suites and over-bath in bathrooms of apartments with no en-suite	✓
<b>Electrical</b>	
White sockets and switches	✓
TV socket to lounge and master bedroom for connection of clients own equipment	✓
USB charging point to kitchen	✓
BT socket (property types vary - please see drawings for location)	✓
Telephone Entry System	✓
Mains wired smoke detectors with battery back-up	✓
Sealed battery operated carbon monoxide detector	✓

	Apartments
<b>Heating</b>	
Gas central heating throughout	✓
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)	✓
Programmable control of heating	✓
<b>Exterior</b>	
Double glazed PVCu windows and french doors (where planning permits)	✓
Multi-point door locking system to main doors	✓
Door numbers ready fitted	✓
<b>Decorative</b>	
Moulded skirtings and architraves	✓
White contemporary style internal doors	✓
Wardrobe to master bedroom with hanging rail and shelf	✓
All ceilings smooth finished and painted in white	✓
All internal walls painted in white	✓
All woodwork painted white	✓
<b>Landscaping</b>	
A mix of hard and soft landscaping throughout the development	✓
Private terraces to ground floor apartments within courtyard	✓

- ✓ Standard
- Optional Extra
- Not Available

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.

# 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](http://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

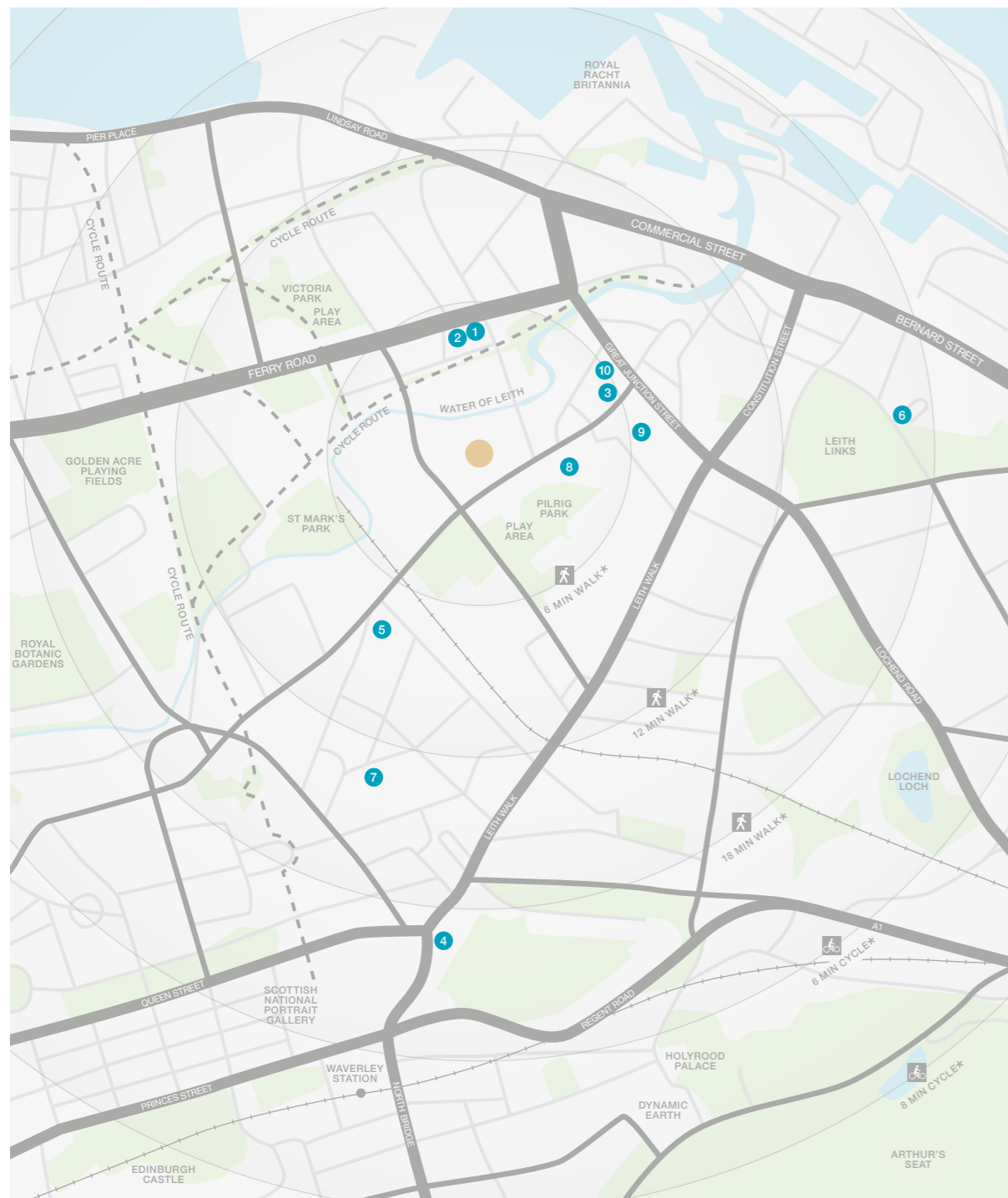


When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite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

In recent years, nearby Leith has become home to some of Edinburgh's finest restaurants, lively pubs and music venues, many of them in beautiful waterfront settings. In the other direction, the Omni Centre at the top of Leith Walk incorporates a multi-screen Vue cinema, a selection of bars and restaurants, and a gym and swimming pool. From John Lewis to the West End, the city centre presents a succession of superb shops. The fashionable retailers of Multrees Walk and Harvey Nichols merge into the traditional elegance of Jenners and the diverse, eclectic choices of a city renowned

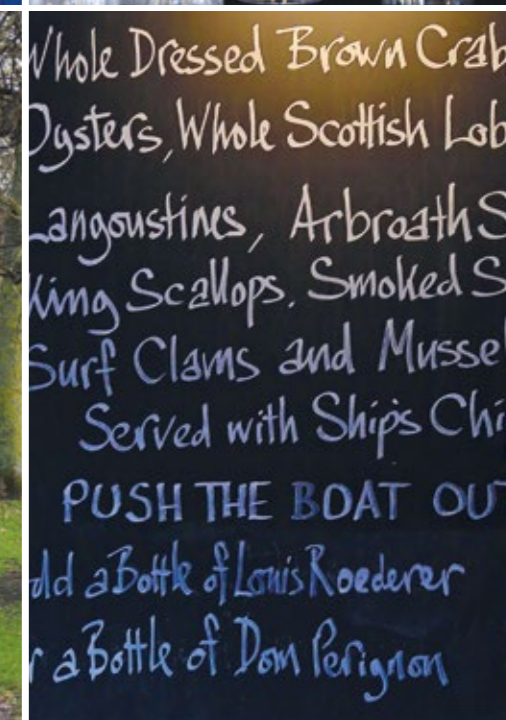
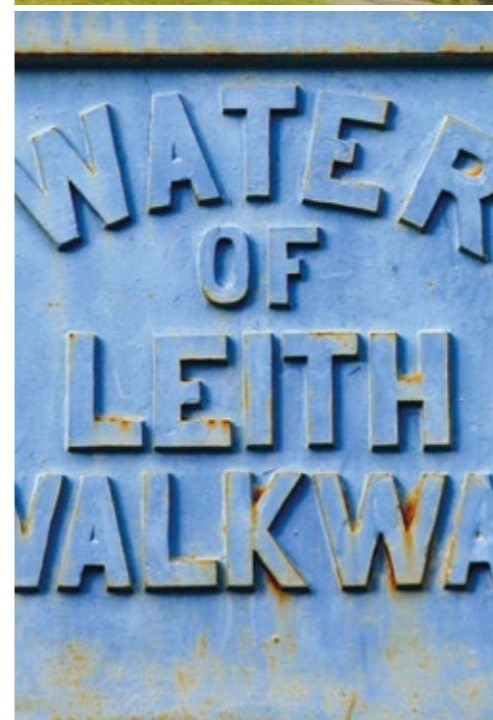
for its excellent shopping.

The area also benefits from excellent services. There are two libraries nearby, and the apartments are in the catchment area for Broughton Primary School, St Mary's RC Primary School, Drummond Community High School and Holy Rood RC High School. In addition, Edinburgh's Gaelic language primary school is only around a quarter of a mile away. There is also a choice of GP and dental services within a few minutes walk, including the Victoria Medical Practice in Leith Community Treatment Centre, and the Great Junction Dental Practice.



- 1 Ferry Road Post Office  
119 Ferry Road  
0131 554 6817
  - 2 Boots Pharmacy  
123 Ferry Road  
0131 554 1394
  - 3 Leith Victoria Swim Centre,  
Junction Place  
0131 555 4728
  - 4 Omni Centre Edinburgh  
Greenside Place  
0131 524 7770
  - 5 Broughton Primary School,  
132 Broughton Road  
0131 556 7028
  - 6 St Mary's Primary RC School,  
30 Links Gardens  
0131 554 7291
  - 7 Drummond Community High School,  
41 Bellevue Place  
0131 556 2651
  - 8 Bun-sgoil Taobh na Pàirce  
(Gaelic Primary School)  
139 Bonnington Road  
0131 553 5856
  - 9 The Victoria Medical Practice,  
Leith CTC  
12 Junction Place,  
0131 465 2950
  - 10 Great Junction Dental Practice,  
163 Great Junction Street,  
0131 554 8589
- Holy Rood RC High School,  
55 Duddingston Road West,  
0131 661 5871

\* 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



Please see website:  
[www.millerhomes.co.uk](http://www.millerhomes.co.uk)  
for opening times  
0800 840 8431

**From the City Centre**

Leave the centre by York Place and Leith Walk. At the traffic lights immediately before the spire of Pilrig Church, turn left into Pilrig Street. Turn right at the traffic lights, then take the second left into Bonnington Road Lane and follow the road to the apartments.

**From the West**

From Barnton Junction follow signs for the City Centre, then at the Blackhall Junction bear left for Leith and Granton. After a mile, at the Crewe Toll roundabout take the third exit into Ferry Road and carry straight on for one and three quarter miles. At the traffic lights past the square tower of Victoria Park Hotel turn right into Newhaven Road, then at the traffic lights, turn left into Bonnington Road and then take the second left turn into Bonnington Road Lane and follow the road to the apartments.

Sat Nav: EH6 5BJ



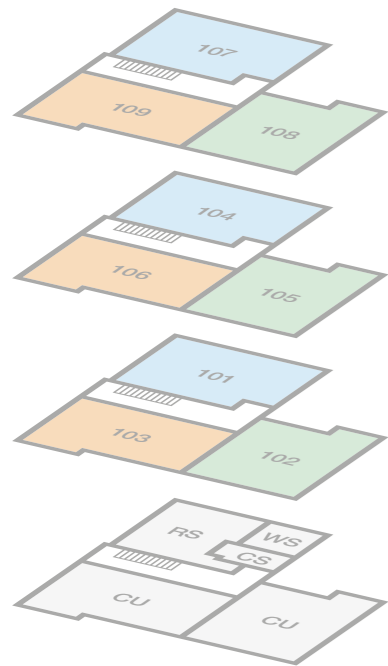
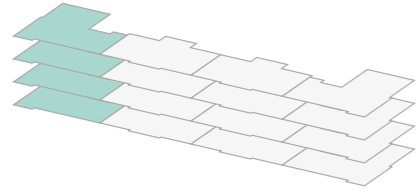
The homes we build are the foundations of sustainable communities that will flourish for generations to come. We work in harmony with the natural environment, protecting and preserving it wherever we can. With our customers, colleagues and partners, we strive to promote better practices and ways of living.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

*the place to be*®

Block 1  
Stair 1



RS = Refuse Store  
WS = Water Storage  
CS = Cycle Store  
CU = Commercial Unit

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. 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.

Type E

Plots 101, 104, 107

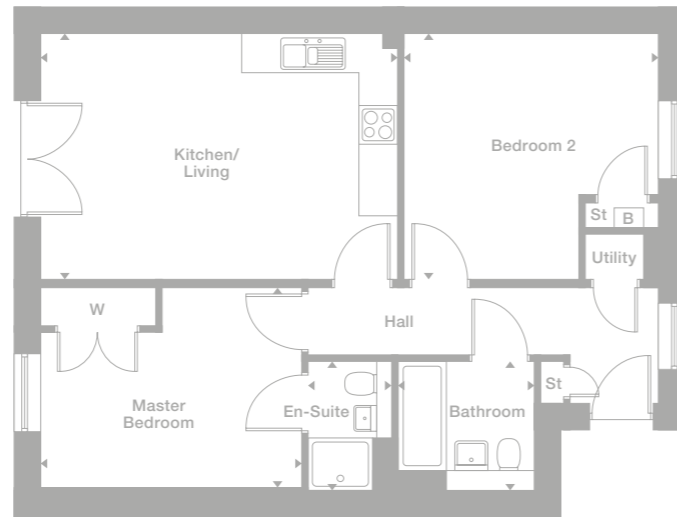
Kitchen/Living  
5.542m max x 3.805m max  
18'2" x 12'6"

Master Bedroom  
4.061m max x 3.110m max  
13'4" x 10'2"

En-Suite  
1.287m max x 2.010m max  
4'3" x 6'7"

Bedroom 2  
3.930m max x 3.805m max  
12'11" x 12'6"

Bathroom  
2.113m max x 2.010m max  
6'11" x 6'7"



B = Boiler

Type D

Plots 103, 106, 109

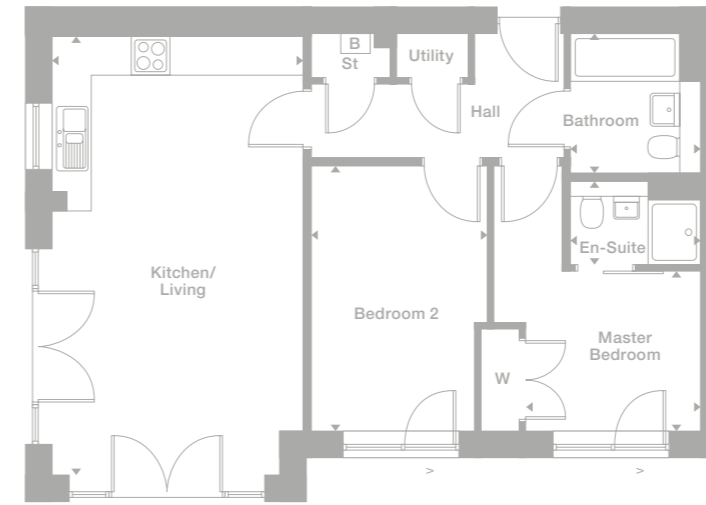
Kitchen/Living  
3.879m max x 6.799m max  
12'9" x 22'4"

Master Bedroom  
2.708m max x 2.472m max  
8'11" x 8'1"

En-Suite  
2.038m max x 1.287m max  
6'5" x 4'3"

Bedroom 2  
2.715m max x 4.102m max  
8'11" x 13'6"

Bathroom  
1.999m max x 2.168m max  
6'7" x 7'1"



> Window handing varies

B = Boiler

Type C

Plots 102, 105, 108

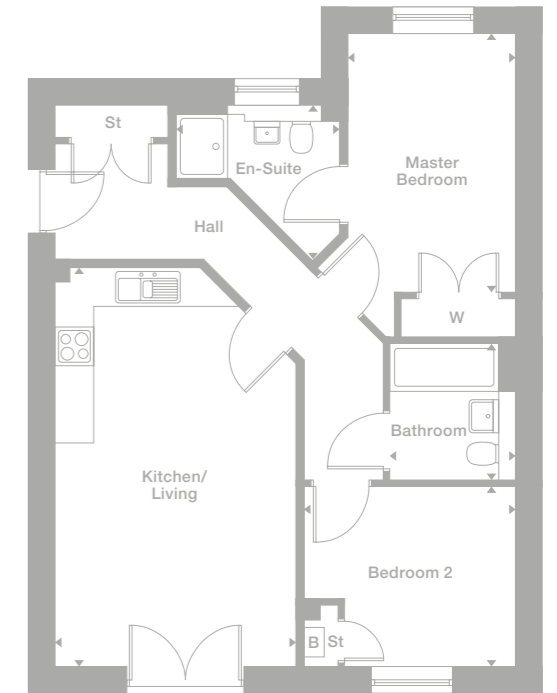
Kitchen/Living  
3.729m max x 6.181m max  
12'3" x 20'3"

Master Bedroom  
2.595m max x 4.010m max  
8'6" x 13'2"

En-Suite  
2.545m max x 2.396m max  
8'4" x 7'10"

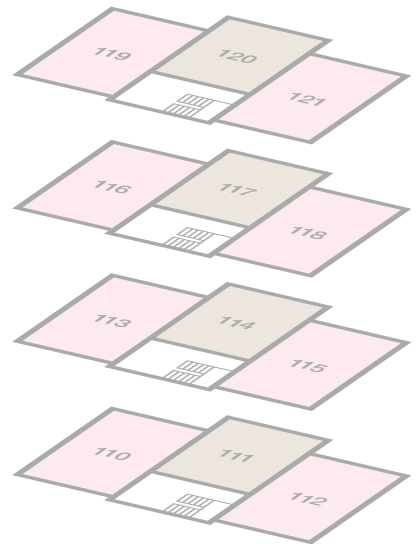
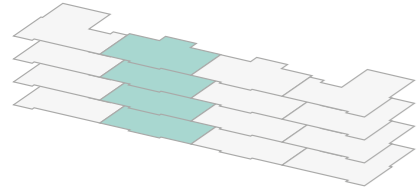
Bedroom 2  
3.287m x 2.787m  
10'9" x 9'2"

Bathroom  
1.965m max x 2.113m max  
6'5" x 6'11"



B = Boiler

Block 1  
Stair 2



Type A

Plot 110

Kitchen/Living  
6.084m max x 5.275m max  
20'0" x 17'4"

Master Bedroom  
2.800m x 3.361m  
9'2" x 11'0"

En-Suite  
1.710m x 1.570m  
5'7" x 5'2"

Bedroom 2  
3.099m max x 3.975m max  
10'2" x 13'0"

Bathroom  
1.965m max x 2.125m max  
6'5" x 7'0"

Plots 113, 116, 119

Kitchen/Living  
6.051m max x 5.262m max  
19'10" x 17'3"

Master Bedroom  
2.850m max x 3.348m  
9'4" x 11'0"

En-Suite  
1.710m x 1.570m  
5'7" x 5'2"

Bedroom 2  
3.104m max x 3.962m max  
10'2" x 13'0"

Bathroom  
1.966m max x 2.125m max  
6'5" x 7'0"

Type B

Plot 111

Kitchen/Living  
3.014m max x 8.574m max  
9'11" x 28'2"

Master Bedroom  
2.885m max x 5.352m max  
9'6" x 17'7"

Bathroom  
1.965m max x 2.125m max  
6'5" x 7'0"

Plots 114, 117, 120

Kitchen/Living  
3.076m max x 8.503m max  
10'1" x 27'11"

Master Bedroom  
2.886m max x 5.342m max  
9'6" x 17'6"

Bathroom  
1.965m max x 2.125m max  
6'5" x 7'0"

Type A

Plot 112

Kitchen/Living  
6.094m max x 5.275m max  
20'0" x 17'4"

Master Bedroom  
2.800m x 3.361m  
9'2" x 11'0"

En-Suite  
1.710m x 1.570m  
5'7" x 5'2"

Bedroom 2  
3.109m max x 3.975m max  
10'2" x 13'0"

Bathroom  
1.965m max x 2.125m max  
6'5" x 7'0"

Plots 115, 118, 121

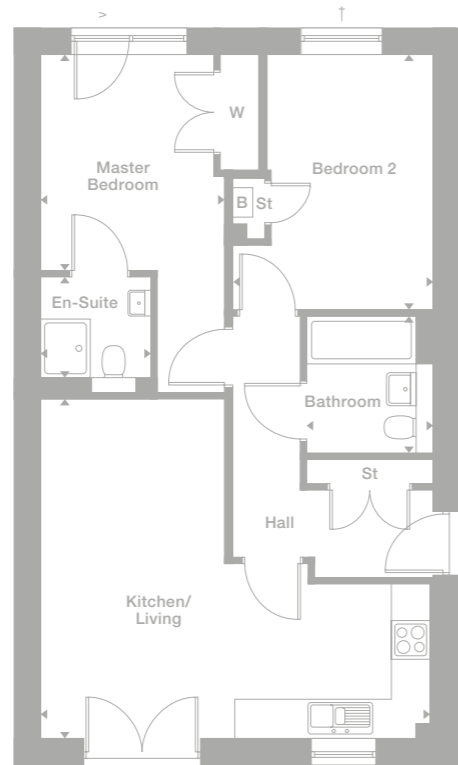
Kitchen/Living  
6.020m max x 5.262m max  
19'9" x 17'3"

Master Bedroom  
2.821m max x 3.348m  
9'3" x 11'0"

En-Suite  
1.710m x 1.570m  
5'7" x 5'2"

Bedroom 2  
3.102m max x 3.962m max  
10'2" x 13'0"

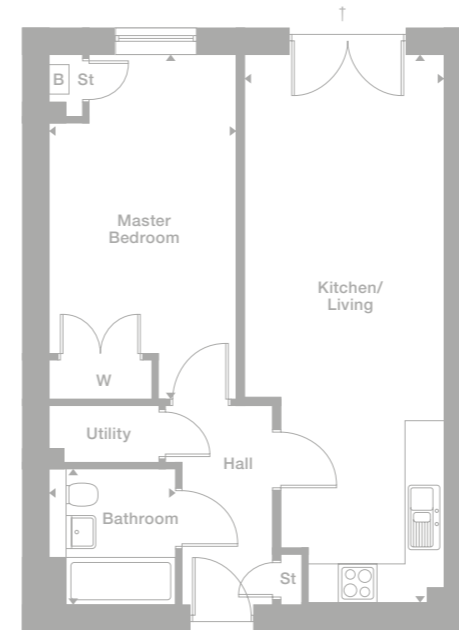
Bathroom  
1.965m max x 2.125m max  
6'5" x 7'0"



↑ Plot 110 has outward opening french doors

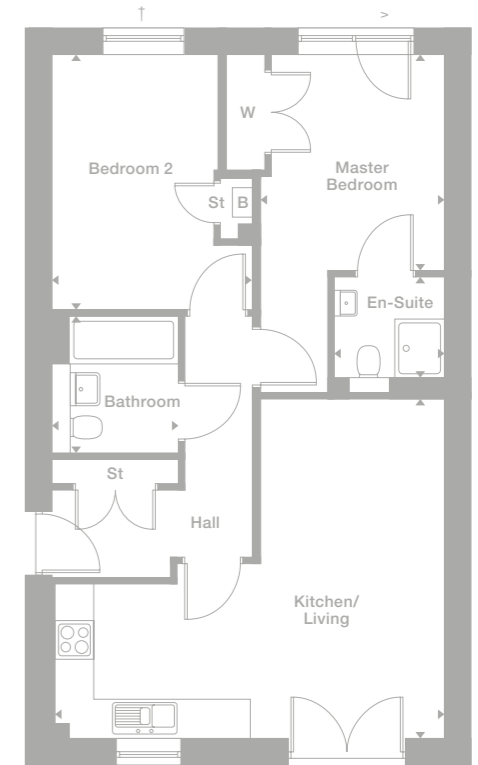
> Window handing varies

B = Boiler



↑ Plot 111 has outward opening french doors

B = Boiler



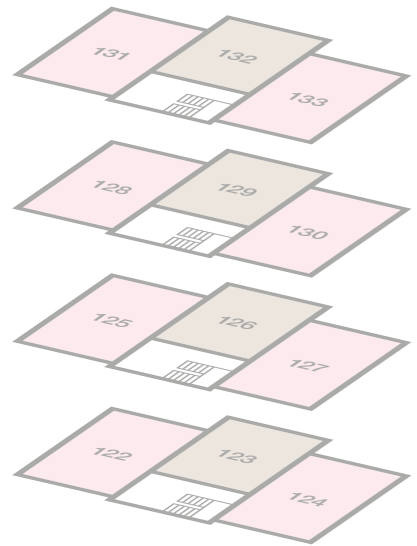
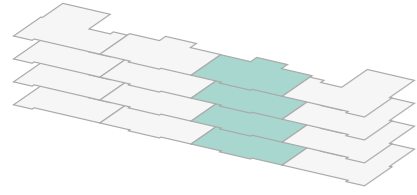
↑ Plot 112 has outward opening french doors

> Window handing varies

B = Boiler

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. 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.

Block 1  
Stair 3



Type A

Plot 122

Kitchen/Living  
6.094m max x 5.275m max  
20'0" x 17'4"

Master Bedroom  
2.800m x 3.361m  
9'2" x 11'0"

En-Suite  
1.710m x 1.570m  
5'7" x 5'2"

Bedroom 2  
3.109m max x 3.975m max  
10'2" x 13'0"

Bathroom  
1.965m max x 2.125m max  
6'5" x 7'0"

Plots 125, 128, 131

Kitchen/Living  
6.020m max x 5.262m max  
19'9" x 17'3"

Master Bedroom  
2.820m max x 3.348m  
9'3" x 11'0"

En-Suite  
1.710m x 1.570m  
5'7" x 5'2"

Bedroom 2  
3.104m max x 3.962m max  
10'2" x 13'0"

Bathroom  
1.966m max x 2.125m max  
6'5" x 7'0"

Type B

Plot 123

Kitchen/Living  
3.014m max x 8.574m max  
9'11" x 28'2"

Master Bedroom  
2.885m max x 5.352m max  
9'6" x 17'7"

Bathroom  
1.965m max x 2.125m max  
6'5" x 7'0"

Plots 126, 129, 132

Kitchen/Living  
3.076m max x 8.503m max  
10'1" x 27'11"

Master Bedroom  
2.886m max x 5.342m max  
9'6" x 17'6"

Bathroom  
1.965m max x 2.125m max  
6'5" x 7'0"

Type A

Plot 124

Kitchen/Living  
6.084m max x 5.275m max  
20'0" x 17'4"

Master Bedroom  
2.800m x 3.361m  
9'2" x 11'0"

En-Suite  
1.710m x 1.570m  
5'7" x 5'2"

Bedroom 2  
3.099m max x 3.975m max  
10'2" x 13'0"

Bathroom  
1.965m max x 2.125m max  
6'5" x 7'0"

Plots 127, 130, 133

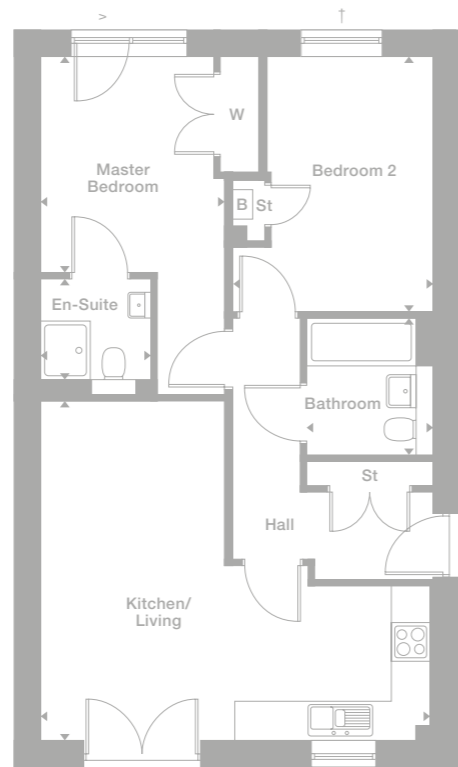
Kitchen/Living  
6.051m max x 5.262m max  
19'10" x 17'3"

Master Bedroom  
2.839m max x 3.348m  
9'4" x 11'0"

En-Suite  
1.710m x 1.570m  
5'7" x 5'2"

Bedroom 2  
3.102m max x 3.962m max  
10'2" x 13'0"

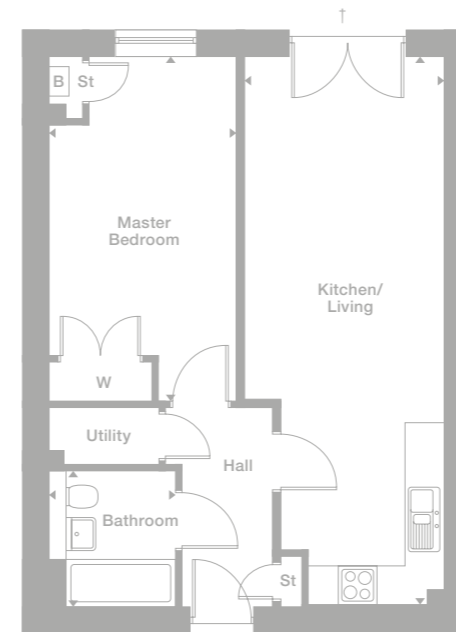
Bathroom  
1.965m max x 2.125m max  
6'5" x 7'0"



↑ Plot 122 has outward opening french doors

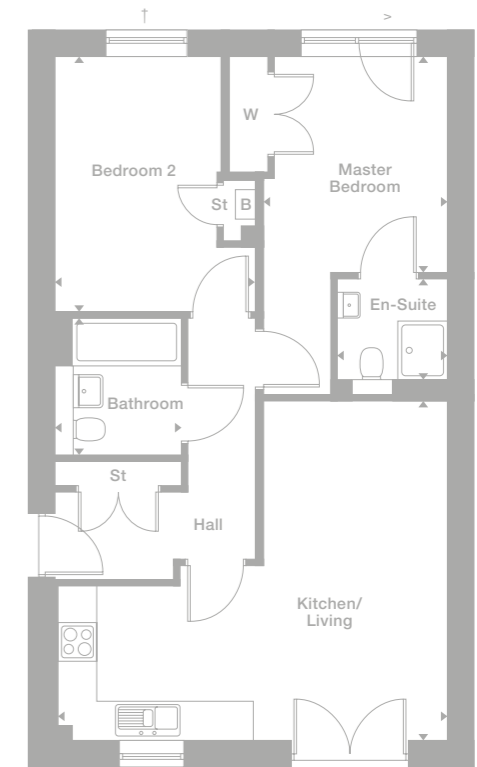
> Window handing varies

B = Boiler



↑ Plot 123 has outward opening french doors

B = Boiler



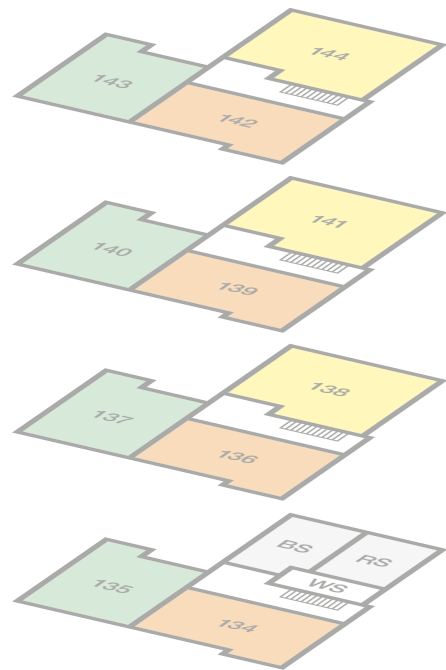
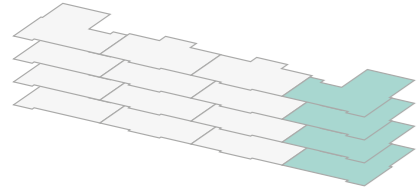
↑ Plot 124 has outward opening french doors

> Window handing varies

B = Boiler

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Block 1  
Stair 4



BS = Bin Store  
RS = Refuse Store  
WS = Water Storage

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Type C

Plot 135

Kitchen/Living  
3.686m max x 6.096m max  
12'1" x 20'0"

Master Bedroom  
2.622m max x 4.023m  
8'7" x 13'2"

En-Suite  
2.481m max x 2.385m max  
8'2" x 7'10"

Bedroom 2  
3.315m x 2.800m  
10'11" x 9'2"

Bathroom  
1.965m max x 2.125m max  
6'5" x 7'0"

Plots 137, 140, 143

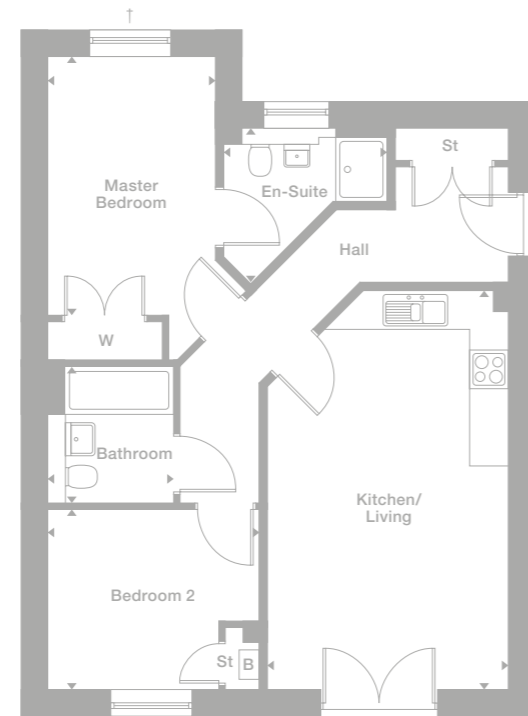
Kitchen/Living  
3.729m max x 6.181m max  
12'3" x 20'3"

Master Bedroom  
2.595m max x 4.010m  
8'6" x 13'2"

En-Suite  
2.545m max x 2.396m max  
8'4" x 7'10"

Bedroom 2  
3.287m x 2.787m  
10'9" x 9'2"

Bathroom  
1.965m max x 2.113m max  
6'5" x 6'11"



† Plot 135 has outward opening french doors

B = Boiler

Type D

Plot 134

Kitchen/Living  
3.904m max x 6.871m max  
12'10" x 22'6"

Master Bedroom  
2.723m max x 2.486m  
8'11" x 8'2"

En-Suite  
2.050m max x 1.300m max  
6'9" x 4'3"

Bedroom 2  
2.640m max x 4.127m max  
8'8" x 13'6"

Bathroom  
1.952m max x 2.125m max  
6'5" x 7'0"

Plots 136, 139, 142

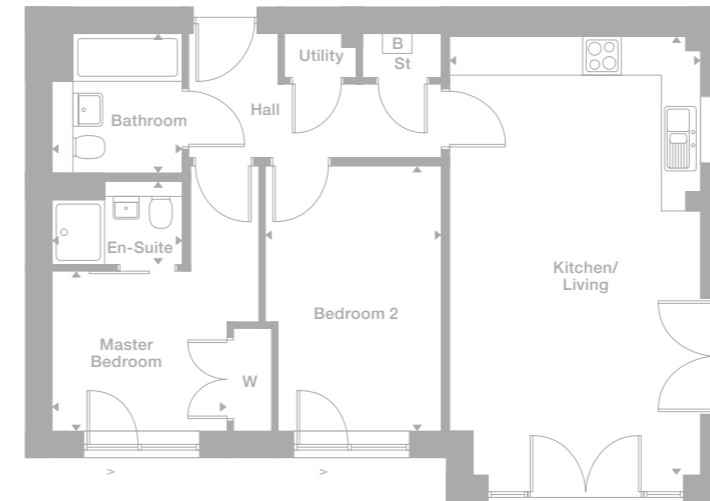
Kitchen/Living  
3.879m max x 6.799m max  
12'9" x 22'4"

Master Bedroom  
2.710m max x 2.472m  
8'11" x 8'1"

En-Suite  
2.037m max x 1.287m max  
6'8" x 4'3"

Bedroom 2  
2.715m max x 4.102m max  
8'11" x 13'6"

Bathroom  
2.014m max x 2.168m max  
6'7" x 7'1"



> Window handing varies

B = Boiler

Type F

Plots 138, 141, 144

Kitchen/Living  
6.760m max x 4.064m  
22'2" x 13'4"

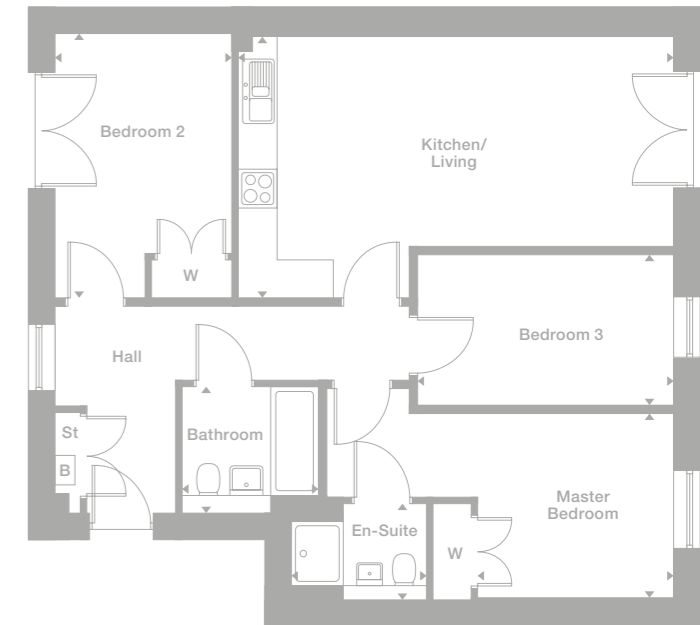
Master Bedroom  
3.034m max x 2.863m max  
9'11" x 9'5"

En-Suite  
2.100m max x 1.500m max  
6'11" x 4'11"

Bedroom 2  
2.738m max x 4.077m max  
9'0" x 13'5"

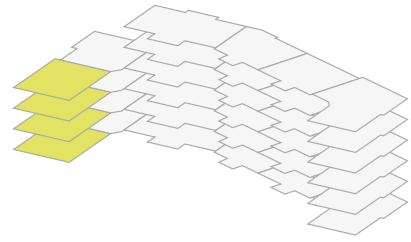
Bedroom 3  
3.974m max x 2.350m max  
13'0" x 7'9"

Bathroom  
2.125m max x 1.965m max  
7'0" x 6'5"



B = Boiler

Block 2  
Stair 1



Type G

**Plots 201, 203**

Kitchen/Living  
4.803m max x 5.538m max  
15'9" x 18'2"

Master Bedroom  
3.507m max x 3.258m max  
11'6" x 10'8"

En-Suite  
1.300m max x 1.965m max  
4'3" x 6'5"

Bedroom 2  
3.966m max x 2.650m max  
13'0" x 8'8"

Bathroom  
2.125m max x 1.965m max  
7'0" x 6'5"

**Plots 205, 207**

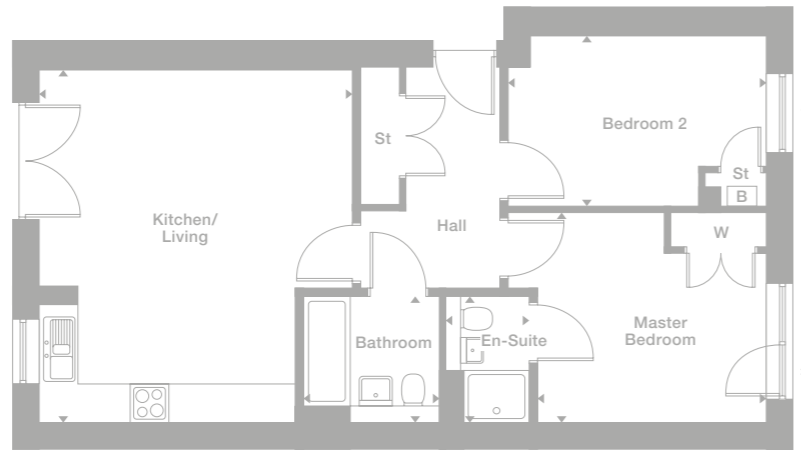
Kitchen/Living  
4.840m max x 5.479m max  
15'11" x 18'0"

Master Bedroom  
3.544m x 3.245m max  
11'8" x 10'8"

En-Suite  
1.288m max x 1.965m max  
4'3" x 6'5"

Bedroom 2  
4.015m max x 2.639m max  
13'2" x 8'8"

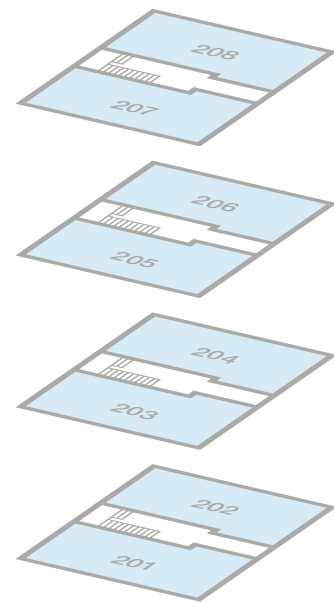
Bathroom  
2.112m max x 1.965m max  
6'11" x 6'5"



† Plot 201 has outward opening french doors

> Window handing varies

B = Boiler



Type G

**Plots 202, 204**

Kitchen/Living  
4.803m max x 5.538m max  
15'9" x 18'2"

Master Bedroom  
3.507m max x 3.258m max  
11'6" x 10'8"

En-Suite  
1.300m max x 1.965m max  
4'3" x 6'5"

Bedroom 2  
3.966m max x 2.650m max  
13'0" x 8'8"

Bathroom  
2.125m max x 1.965m max  
7'0" x 6'5"

**Plots 206, 208**

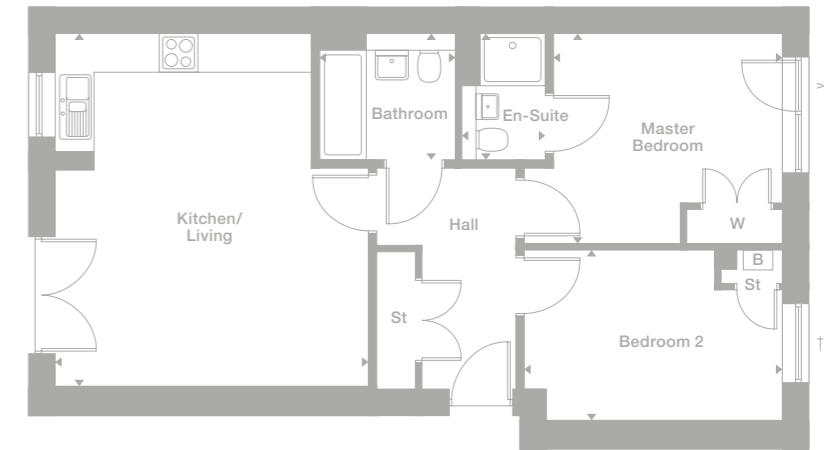
Kitchen/Living  
4.840m max x 5.505m max  
15'11" x 18'1"

Master Bedroom  
3.544m max x 3.283m max  
11'8" x 10'9"

En-Suite  
1.288m max x 1.965m max  
4'3" x 6'5"

Bedroom 2  
4.015m max x 2.666m max  
13'2" x 8'9"

Bathroom  
2.112m max x 1.965m max  
6'11" x 6'5"



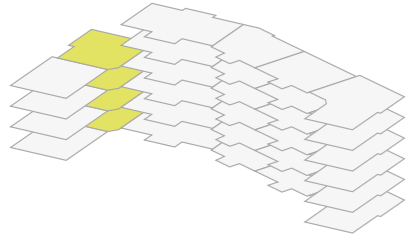
† Plot 202 has outward opening french doors

> Window handing varies

B = Boiler

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## Block 2 Stair 2



## Type H

### Plots 209, 211

Kitchen/Living  
4.592m max x 5.352m max  
15'1" x 17'7"

Master Bedroom  
3.120m x 2.485m max  
10'3" x 8'2"

En-Suite  
2.002m max x 1.300m max  
6'7" x 4'3"

Bedroom 2  
3.245m max x 3.051m max  
10'8" x 10'0"

Bathroom  
1.955m max x 2.125m max  
6'5" x 7'0"

### Plots 213, 215

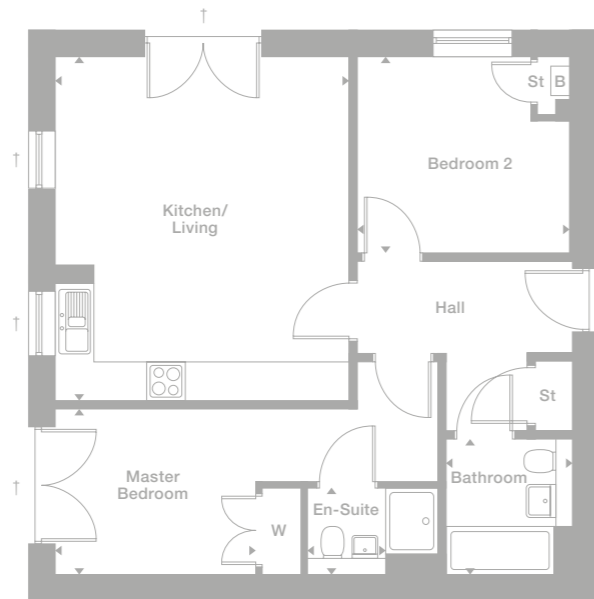
Kitchen/Living  
4.556m max x 5.325m max  
14'11" x 17'6"

Master Bedroom  
3.108m x 2.550m max  
10'2" x 8'4"

En-Suite  
2.037m max x 1.325m max  
6'8" x 4'4"

Bedroom 2  
3.312m max x 3.026m max  
10'10" x 9'11"

Bathroom  
1.965m max x 2.125m max  
6'5" x 7'0"



† Plot 209 has different style of windows due to site levels

B = Boiler

## Type I

### Plot 210

Kitchen/Living  
5.569m max x 5.037m max  
18'3" x 16'6"

Master Bedroom  
2.873m x 2.727m max  
9'5" x 8'11"

En-Suite  
1.965m max x 1.300m max  
6'5" x 4'3"

Bedroom 2  
4.283m max x 2.710m max  
14'1" x 8'11"

Bathroom  
2.125m max x 1.965m max  
7'0" x 6'5"

### Plots 212, 214

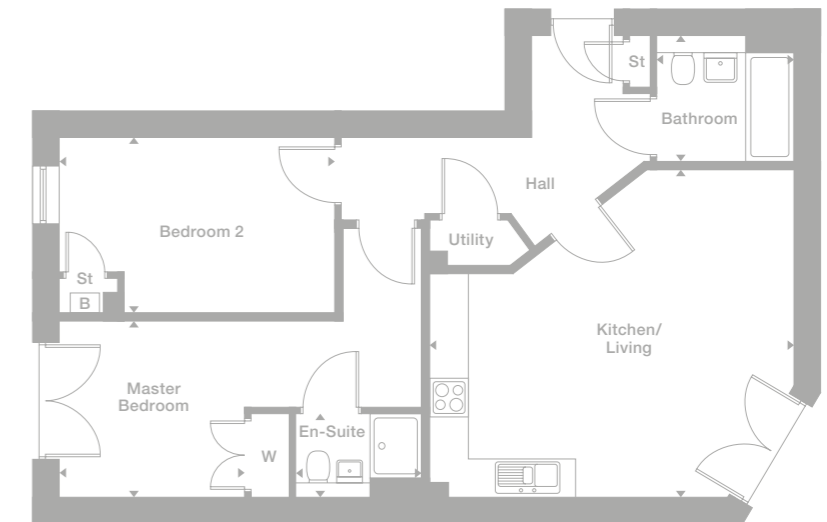
Kitchen/Living  
5.644m max x 5.084m max  
18'6" x 16'7"

Master Bedroom  
2.860m x 2.730m max  
9'5" x 8'11"

En-Suite  
1.965m max x 1.300m max  
6'5" x 4'3"

Bedroom 2  
4.270m max x 2.715m max  
14'0" x 8'11"

Bathroom  
2.125m max x 1.965m max  
7'0" x 6'5"

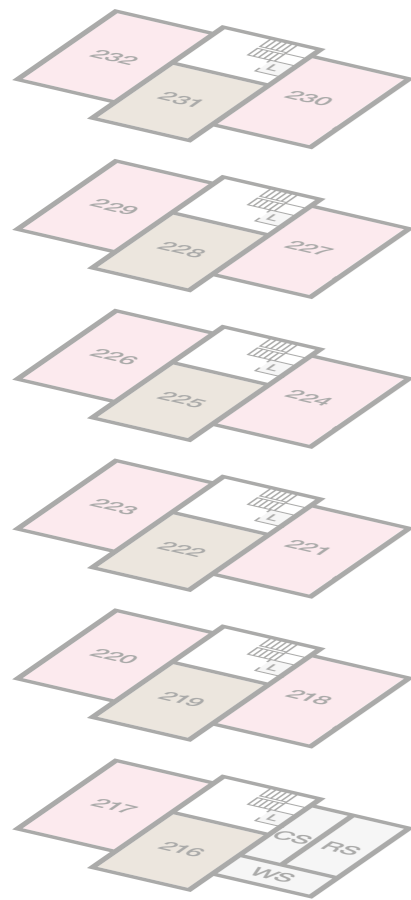
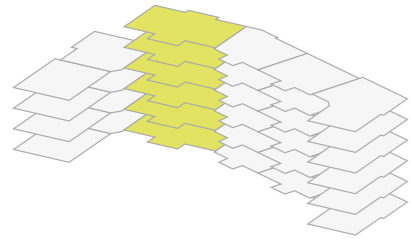


B = Boiler

RS = Refuse Store  
WS = Water Storage  
CS = Cycle Store

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Block 2  
Stair 3



RS = Refuse Store  
WS = Water Storage  
CS = Cycle Store  
L = Lift

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Type J

Plots 217, 220

Kitchen/Living  
6.084m max x 5.620m max  
20'0" x 18'5"

Master Bedroom  
2.654m x 3.206m max  
8'8" x 10'6"

En-Suite  
1.710m max x 1.570m max  
5'7" x 5'2"

Bedroom 2  
3.115m max x 3.698m max  
10'3" x 12'2"

Bathroom  
1.965m max x 2.125m max  
6'5" x 7'0"

Plots 223, 226,  
229, 232

Kitchen/Living  
5.979m max x 5.642m max  
19'7" x 18'6"

Master Bedroom  
2.646m x 3.193m max  
8'8" x 10'6"

En-Suite  
1.702m max x 1.570m max  
5'7" x 5'2"

Bedroom 2  
3.170m max x 3.745m max  
10'5" x 12'3"

Bathroom  
1.965m max x 2.125m max  
6'5" x 7'0"

Type K

Plots 216, 219

Kitchen/Living  
3.000m max x 8.602m max  
9'10" x 28'3"

Master Bedroom  
2.674m max x 4.660m  
8'9" x 15'3"

Bathroom  
1.965m max x 2.125m max  
6'5" x 7'0"

Plots 222, 225,  
228, 231

Kitchen/Living  
2.975m max x 8.531m max  
9'9" x 28'0"

Master Bedroom  
2.762m max x 4.695m  
9'9" x 15'5"

Bathroom  
1.965m max x 2.125m max  
6'5" x 7'0"

Type J

Plot 218

Kitchen/Living  
6.084m max x 5.632m max  
20'0" x 18'6"

Master Bedroom  
2.655m x 3.206m  
8'9" x 10'6"

En-Suite  
1.710m max x 1.570m max  
5'7" x 5'2"

Bedroom 2  
3.114m max x 3.723m max  
10'3" x 12'3"

Bathroom  
1.964m max x 2.102m max  
6'5" x 6'11"

Plots 221, 224,  
227, 230

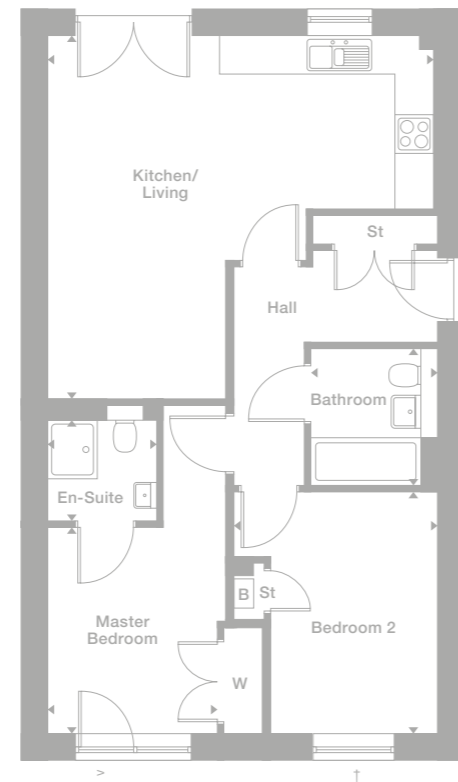
Kitchen/Living  
6.017m max x 5.642m max  
19'9" x 18'6"

Master Bedroom  
2.646m x 3.193m  
8'8" x 10'6"

En-Suite  
1.710m max x 1.570m max  
5'7" x 5'2"

Bedroom 2  
3.169m max x 3.745m max  
10'5" x 12'3"

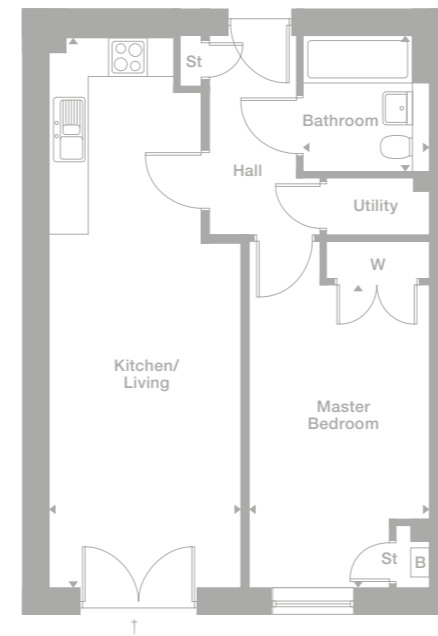
Bathroom  
1.965m max x 2.125m max  
6'5" x 7'0"



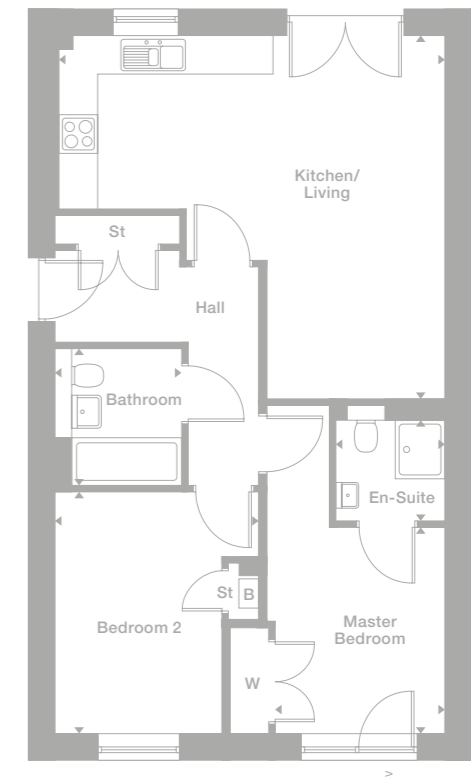
† Plot 217 has outward opening french doors

> Window handing varies

B = Boiler



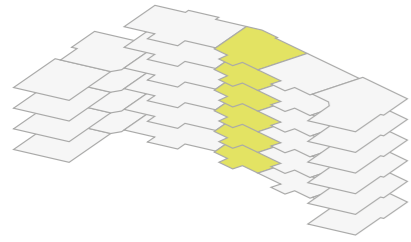
† Plot 216 has outward opening french doors



> Window handing varies

B = Boiler

Block 2  
Stair 4



Type L

**Plots 233, 235**

Kitchen/Living  
5.133m x 4.004m  
16'10" x 13'2"

Master Bedroom  
4.660m max x 3.262m  
15'3" x 10'8"

En-Suite  
1.570m x 1.850m  
5'2" x 6'1"

Bedroom 2  
2.324m max x 3.980m  
7'8" x 13'1"

Bathroom  
1.965m max x 2.125m max  
6'5" x 7'0"

**Plots 237, 239,  
241, 243**

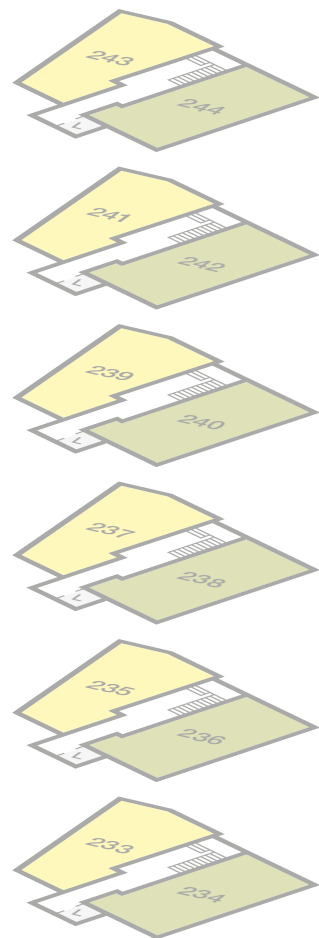
Kitchen/Living  
5.111m x 3.983m  
16'9" x 13'1"

Master Bedroom  
4.686m max x 3.249m  
15'4" x 10'8"

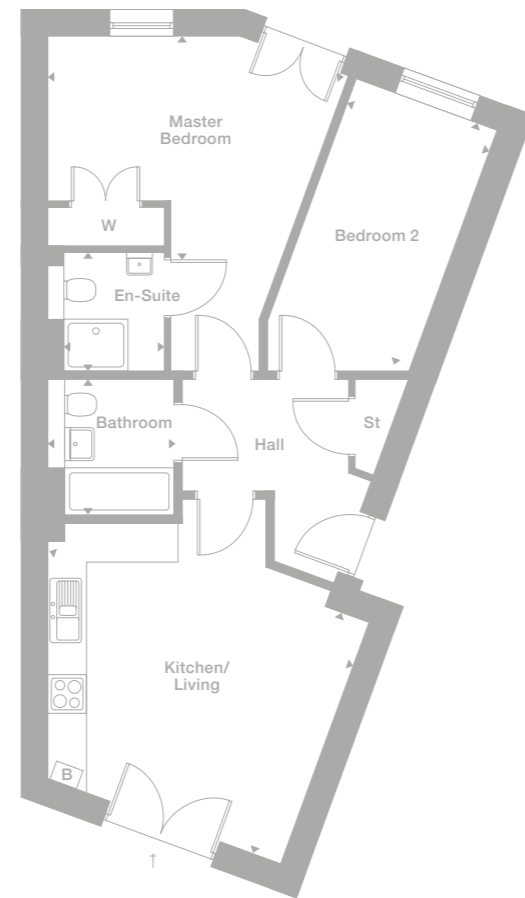
En-Suite  
1.570m x 1.850m  
5'2" x 6'1"

Bedroom 2  
2.328m max x 3.984m  
7'8" x 13'1"

Bathroom  
1.965m max x 2.112m max  
6'5" x 6'11"



L = Lift



† Plot 233 has outward opening french doors

B = Boiler

Type M

**Plots 234, 236**

Kitchen/Living  
6.097m max x 4.320m max  
20'0" x 14'2"

Master Bedroom  
3.102m max x 3.596m  
10'2" x 11'10"

En-Suite  
1.965m max x 1.265m max  
6'5" x 4'2"

Bedroom 2  
2.321m x 4.646m  
7'7" x 15'3"

Bathroom  
1.965m max x 2.115m max  
6'5" x 6'11"

**Plots 238, 240,  
242, 244**

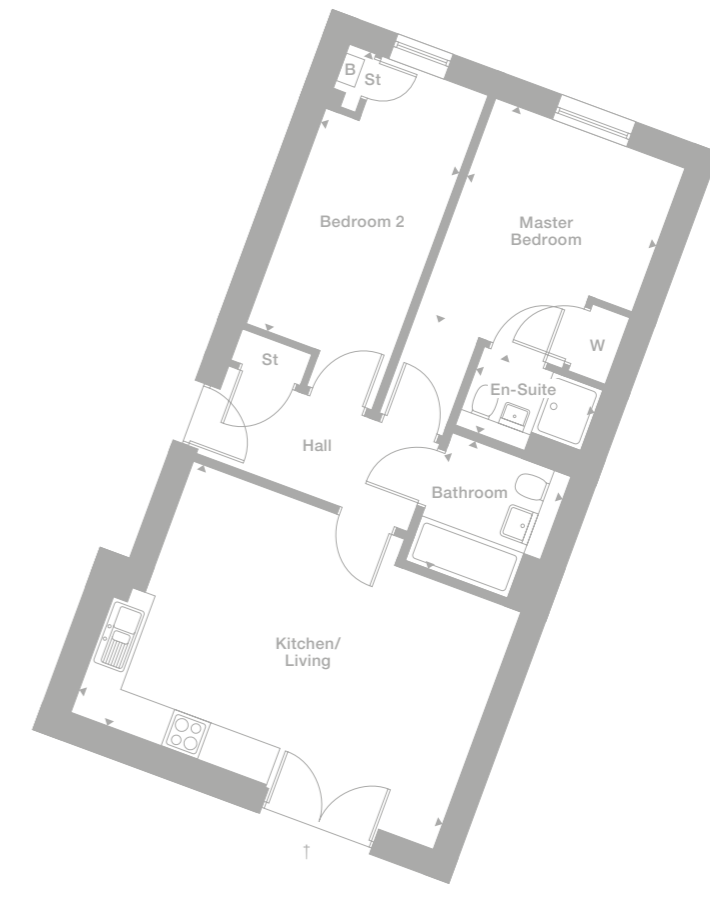
Kitchen/Living  
6.038m max x 4.307m max  
19'10" x 14'2"

Master Bedroom  
3.135m max x 3.584m  
10'3" x 11'9"

En-Suite  
1.988m max x 1.300m max  
6'6" x 4'3"

Bedroom 2  
2.279m x 4.621m  
7'6" x 15'2"

Bathroom  
1.965m max x 2.112m max  
6'5" x 6'11"

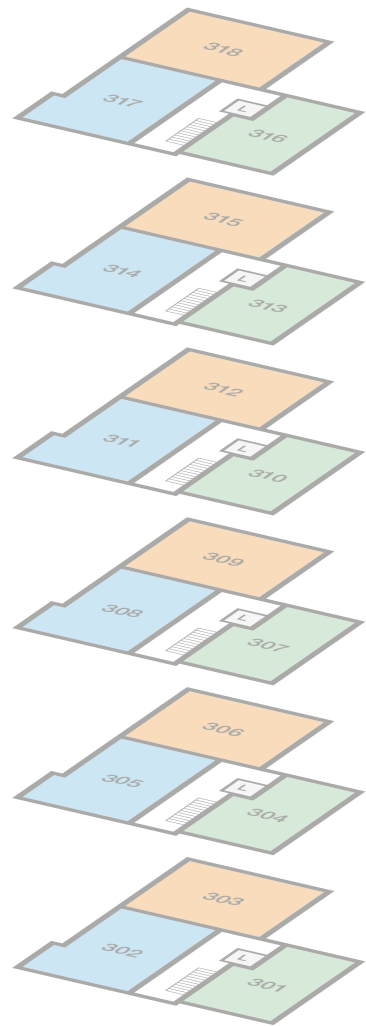
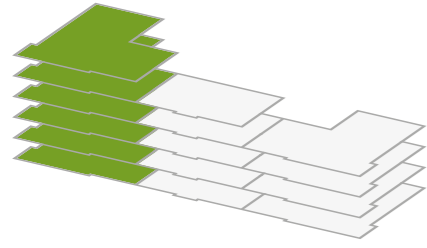


† Plot 234 has outward opening french doors

B = Boiler

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Block 3  
Stair 1



L = Lift

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Type D

Plots 302, 305

Kitchen/Living  
6.949m max x 3.878m  
22'10" x 12'9"

Master Bedroom  
2.452m x 2.684m  
8'1" x 8'10"

En-Suite  
1.300m max x 2.035m max  
4'3" x 6'8"

Bedroom 2  
4.152m max x 2.500m  
13'7" x 8'2"

Bathroom  
2.125m max x 2.035m max  
7'0" x 6'8"

Plots 308, 311,  
314, 317

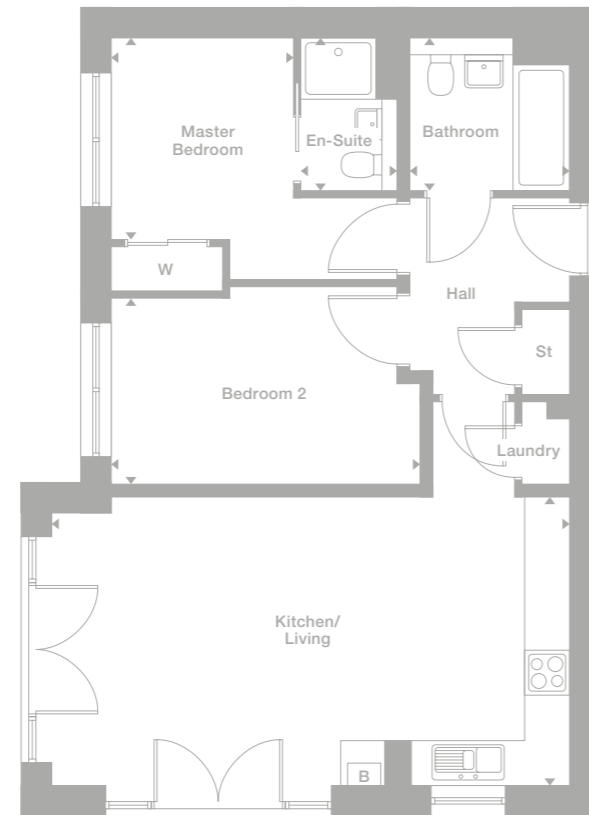
Kitchen/Living  
6.878m max x 3.866m  
22'7" x 12'8"

Master Bedroom  
2.439m x 2.759m  
8'0" x 9'1"

En-Suite  
1.287m max x 2.035m max  
4'2" x 6'8"

Bedroom 2  
4.158m max x 2.500m  
13'8" x 8'2"

Bathroom  
2.166m max x 2.022m max  
7'1" x 6'8"



B = Boiler

Type S

Plots 303, 306

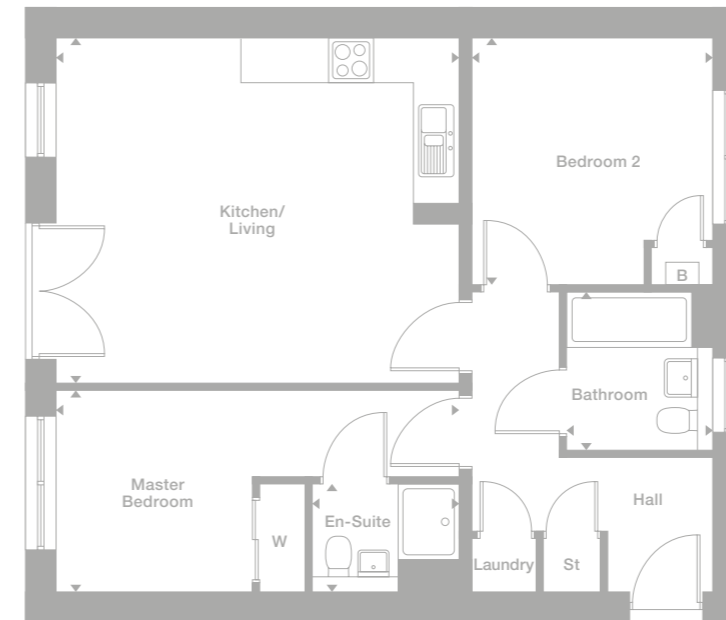
Kitchen/Living  
5.410m max x 4.650m max  
17'9" x 15'3"

Master Bedroom  
5.410m max x 2.710m max  
17'9" x 8'11"

En-Suite  
1.965m max x 1.450m max  
6'5" x 4'9"

Bedroom 2  
3.240m max x 3.325m max  
10'8" x 10'11"

Bathroom  
1.965m max x 2.215m max  
6'5" x 7'0"



B = Boiler

Plots 309, 312,  
315, 318

Kitchen/Living  
5.385m max x 4.614m max  
17'8" x 15'2"

Master Bedroom  
5.385m max x 2.677m max  
17'8" x 8'9"

En-Suite  
1.952m max x 1.450m max  
6'5" x 4'9"

Bedroom 2  
3.277m max x 3.277m max  
10'9" x 10'9"

Bathroom  
1.965m max x 2.100m max  
6'5" x 6'11"

Type T

Plots 301, 304

Kitchen/Living  
5.824m max x 4.393m max  
19'1" x 14'5"

Master Bedroom  
2.600m max x 4.345m max  
8'6" x 14'3"

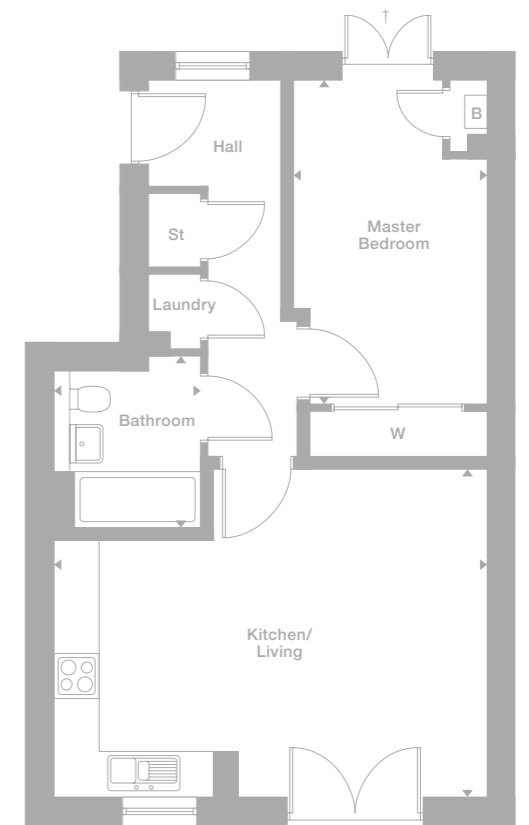
Bathroom  
1.965m max x 2.300m max  
6'5" x 7'7"

Plots 307, 310,  
313, 316

Kitchen/Living  
5.699m max x 4.411m max  
18'8" x 14'6"

Master Bedroom  
2.690m max x 4.375m max  
8'10" x 14'4"

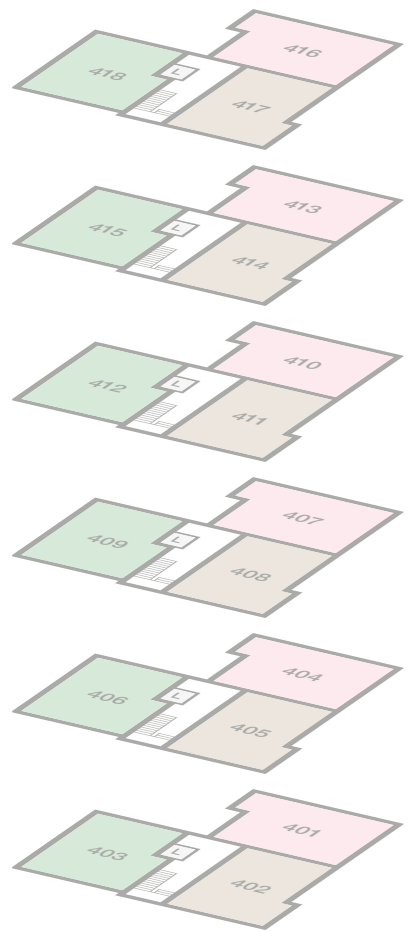
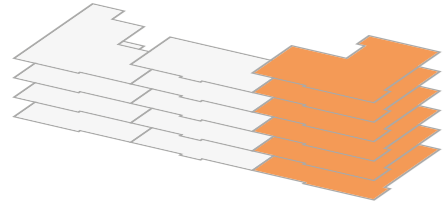
Bathroom  
1.952m max x 2.349m max  
6'5" x 7'8"



↑ Outward opening door only to plot 301

B = Boiler

Block 4  
Stair 1



L = Lift

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Type C

Plots 401, 404

Kitchen/Living  
6.208m x 3.821m  
20'4" x 12'6"

Master Bedroom  
4.023m x 2.535m  
13'2" x 8'4"

En-Suite  
2.391m x 2.481m  
7'10" x 8'2"

Bedroom 2  
2.912m x 3.228m  
9'7" x 10'7"

Bathroom  
2.125m x 2.019m  
7'0" x 6'8"

Plots 407, 410,  
413, 416

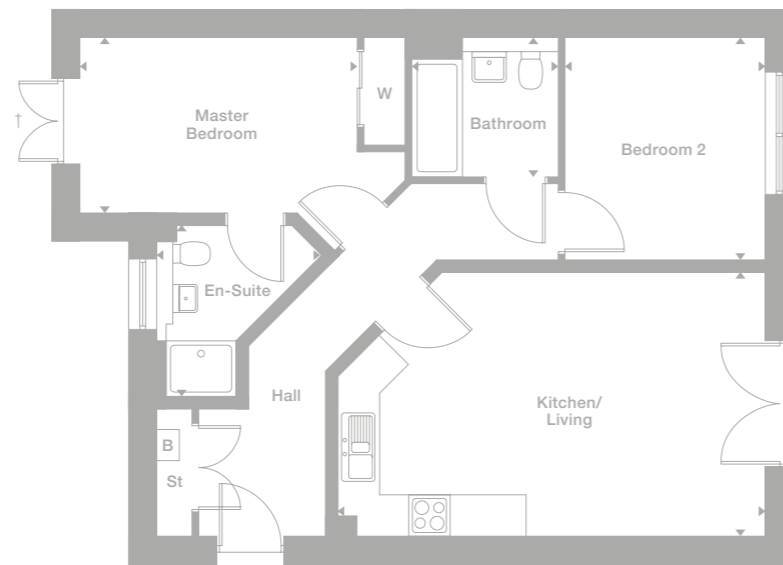
Kitchen/Living  
6.219m x 3.836m  
20'5" x 12'7"

Master Bedroom  
4.011m x 2.510m  
13'2" x 8'3"

En-Suite  
2.392m x 2.534m  
7'10" x 8'4"

Bedroom 2  
2.887m x 3.230m  
9'6" x 10'7"

Bathroom  
2.125m x 1.980m  
7'0" x 6'6"



B = Boiler

↑ Doors to plot 401 only,  
window to rest

Type D

Plots 402, 405

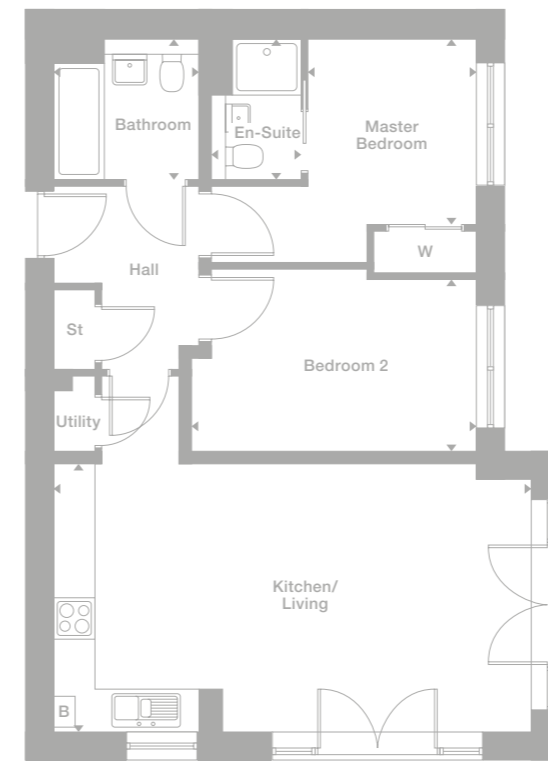
Kitchen/Living  
6.949m x 3.878m  
22'10" x 12'9"

Master Bedroom  
2.452m x 2.684m  
8'1" x 8'10"

En-Suite  
1.300m x 2.035m  
4'3" x 6'8"

Bedroom 2  
4.152m x 2.500m  
13'7" x 8'2"

Bathroom  
2.125m x 2.035m  
7'0" x 6'8"



B = Boiler

Plots 408, 411,  
414, 417

Kitchen/Living  
6.878m x 3.880m  
22'7" x 12'9"

Master Bedroom  
2.439m x 2.766m  
8'0" x 9'1"

En-Suite  
1.341m x 2.092m  
4'4" x 6'10"

Bedroom 2  
4.153m x 2.473m  
13'8" x 8'1"

Bathroom  
2.139m x 2.029m  
7'0" x 6'8"

Type W

Plots 403, 406

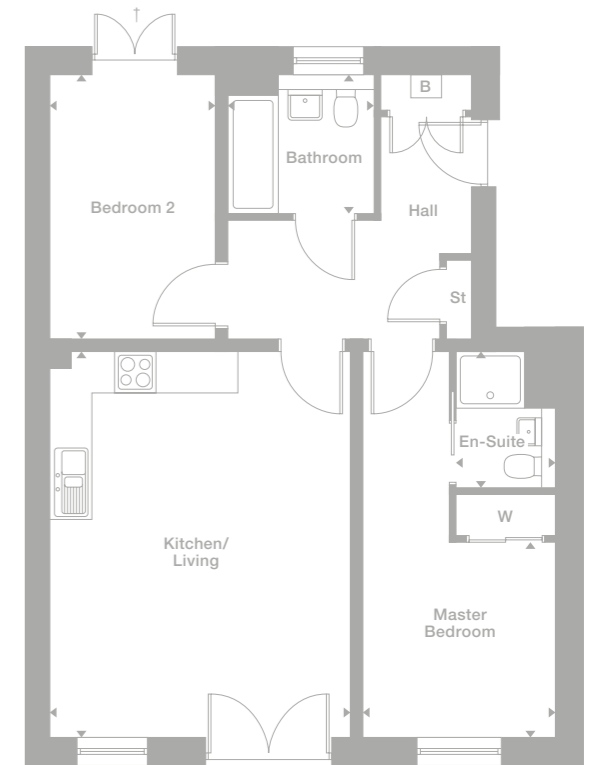
Kitchen/Living  
4.367m x 5.593m  
14'4" x 18'4"

Master Bedroom  
2.800m x 2.828m  
9'2" x 9'3"

En-Suite  
1.450m x 1.965m  
4'9" x 6'5"

Bedroom 2  
2.400m x 3.845m  
7'10" x 12'7"

Bathroom  
2.125m x 2.001m  
7'0" x 6'7"



B = Boiler

↑ Doors to plot 403 only,  
window to rest

Plots 409,  
412, 415, 418

Kitchen/Living  
4.326m x 5.603m  
14'2" x 18'5"

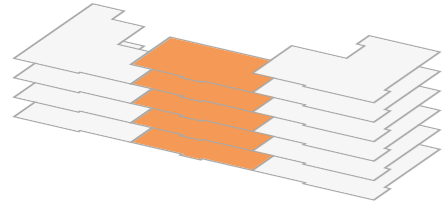
Master Bedroom  
2.759m x 2.815m  
9'1" x 9'3"

En-Suite  
1.399m x 1.956m  
4'7" x 6'5"

Bedroom 2  
2.364m x 3.846m  
7'9" x 12'7"

Bathroom  
2.126m x 1.980m  
7'0" x 6'6"

Block 4  
Stair 2



Type Y

Plots 419, 420

Kitchen/Living  
7.077m x 3.959m  
23'3" x 13'0"

Master Bedroom  
2.926m x 2.649m  
9'7" x 8'8"

En-Suite  
2.015m x 1.280m  
6'7" x 4'2"

Bedroom 2  
3.103m x 2.833m  
10'2" x 9'4"

Bathroom  
2.125m x 1.960m  
7'0" x 6'5"

Plots 422, 424, 426

Kitchen/Living  
6.959m x 3.973m  
22'10" x 13'0"

Master Bedroom  
2.881m x 2.636m  
9'5" x 8'8"

En-Suite  
2.021m x 1.303m  
6'8" x 4'3"

Bedroom 2  
3.067m x 2.808m  
10'1" x 9'3"

Bathroom  
2.136m x 1.988m  
7'0" x 6'6"

Type X

Plots 421

Kitchen/Living  
6.895m x 4.030m  
22'7" x 13'3"

Master Bedroom  
2.659m x 2.613m  
8'9" x 8'7"

En-Suite  
2.075m x 1.300m  
6'10" x 4'3"

Bedroom 2  
3.351m x 2.771m  
11'0" x 9'1"

Bathroom  
3.359m x 2.125m  
11'0" x 7'0"

Plots 423, 425, 427

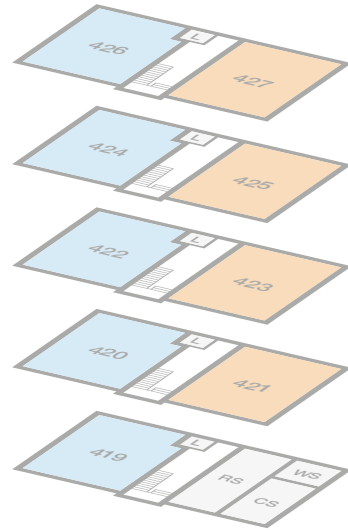
Kitchen/Living  
6.815m x 4.044m  
22'4" x 13'3"

Master Bedroom  
2.647m x 2.612m  
8'8" x 8'7"

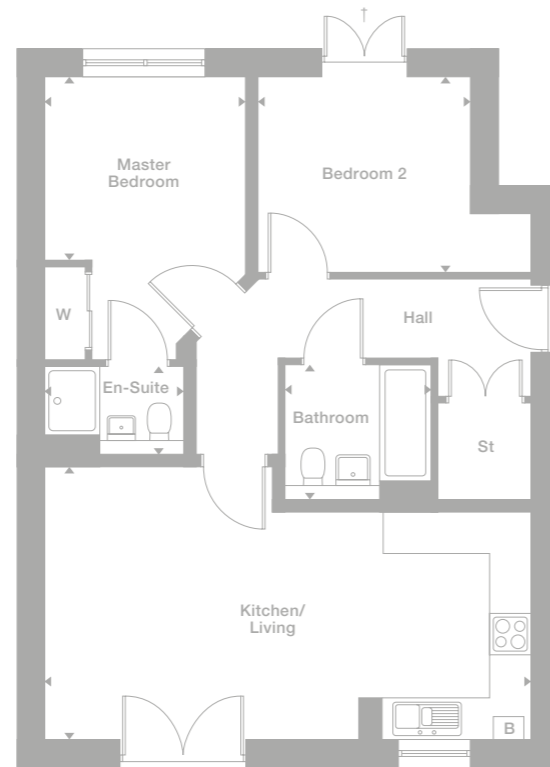
En-Suite  
2.092m x 1.350m  
6'10" x 4'5"

Bedroom 2  
3.319m x 2.808m  
10'11" x 9'3"

Bathroom  
3.347m x 2.086m  
11'0" x 6'10"

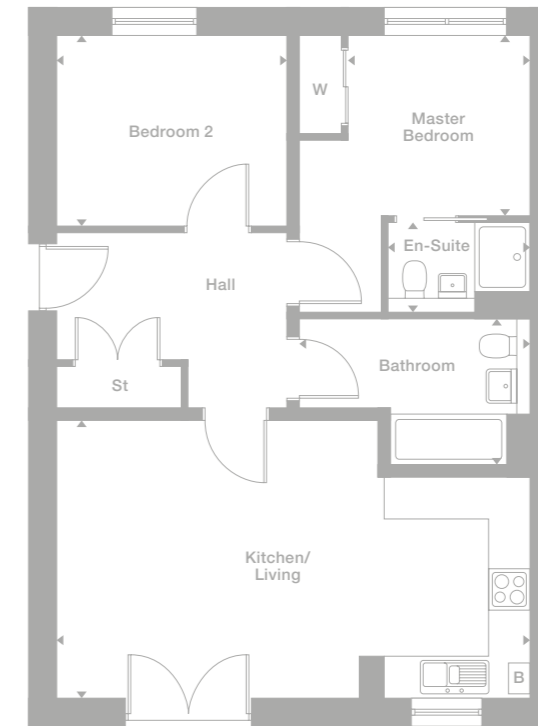


L = Lift  
RS = Refuse Store  
WS = Water Storage  
CS = Cycle Store



B = Boiler

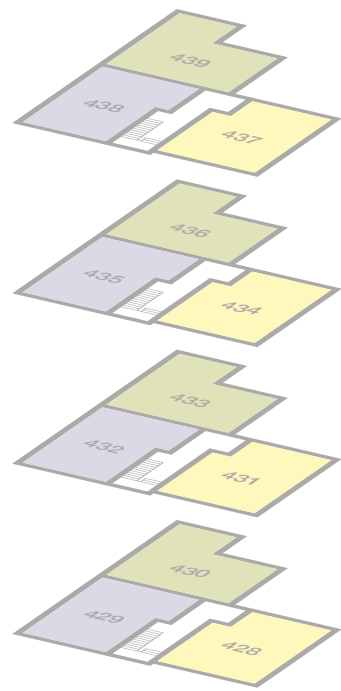
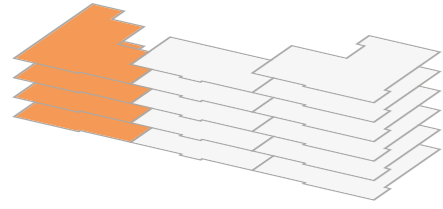
↑ Doors to plot 419 only,  
window to rest



B = Boiler

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. 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.

Block 4  
Stair 3



Type Z

Plots 428, 431

Kitchen/Living  
4.304m x 5.893m  
14'1" x 19'4"

Master Bedroom  
2.515m x 3.058m  
8'3" x 10'0"

En-Suite  
1.285m x 2.035m  
4'3" x 6'8"

Bedroom 2  
2.369m x 3.544m  
7'9" x 11'8"

Bathroom  
2.125m x 1.965m  
7'0" x 6'5"

Plots 434, 437

Kitchen/Living  
4.310m x 5.895m  
14'2" x 19'2"

Master Bedroom  
2.519m x 3.046m  
8'3" x 10'0"

En-Suite  
1.249m x 2.049m  
4'1" x 6'9"

Bedroom 2  
2.361m x 3.555m  
7'9" x 11'8"

Bathroom  
2.112m x 1.940m  
6'11" x 6'4"

Type YY

Plots 429, 432

Kitchen/Living  
6.049m x 3.828m  
19'10" x 12'7"

Master Bedroom  
3.165m x 3.350m  
10'5" x 11'0"

En-Suite  
1.450m x 2.035m  
4'9" x 6'8"

Bedroom 2  
4.039m x 2.584m  
13'3" x 8'6"

Bathroom  
2.125m x 1.965m  
7'0" x 6'5"

Plots 435, 438

Kitchen/Living  
5.978m x 3.842m  
19'7" x 12'7"

Master Bedroom  
3.206m x 3.382m  
10'6" x 11'1"

En-Suite  
1.419m x 2.067m  
4'8" x 6'9"

Bedroom 2  
4.050m x 2.607m  
13'3" x 8'7"

Bathroom  
2.130m x 1.959m  
7'0" x 6'5"

Type XX

Plots 430, 433

Kitchen/Living  
4.222m x 5.647m  
13'10" x 18'6"

Master Bedroom  
3.258m x 3.315m  
10'8" x 10'10"

En-Suite  
1.450m x 2.035m  
4'9" x 6'8"

Bedroom 2  
4.315m x 2.610m  
14'2" x 8'7"

Bathroom  
1.965m x 2.125m  
6'5" x 7'0"

Plots 436, 439

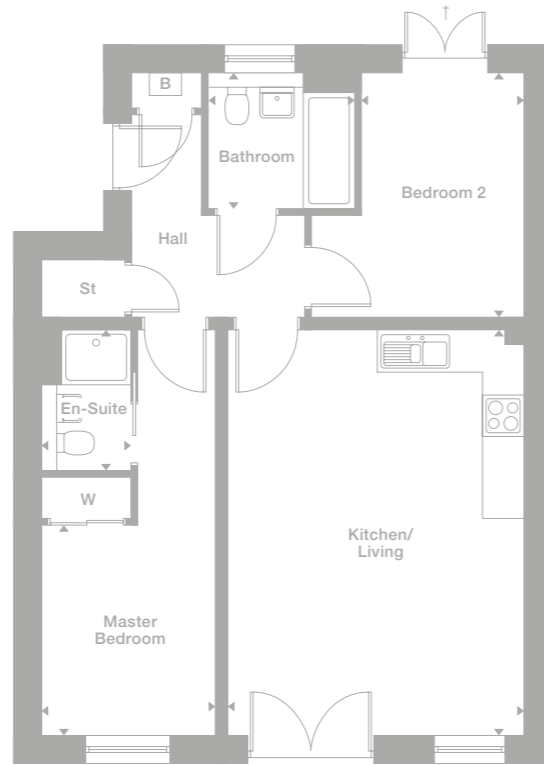
Kitchen/Living  
4.197m x 5.658m  
13'9" x 18'7"

Master Bedroom  
3.245m x 3.320m  
10'8" x 10'11"

En-Suite  
1.450m x 2.074m  
4'9" x 6'10"

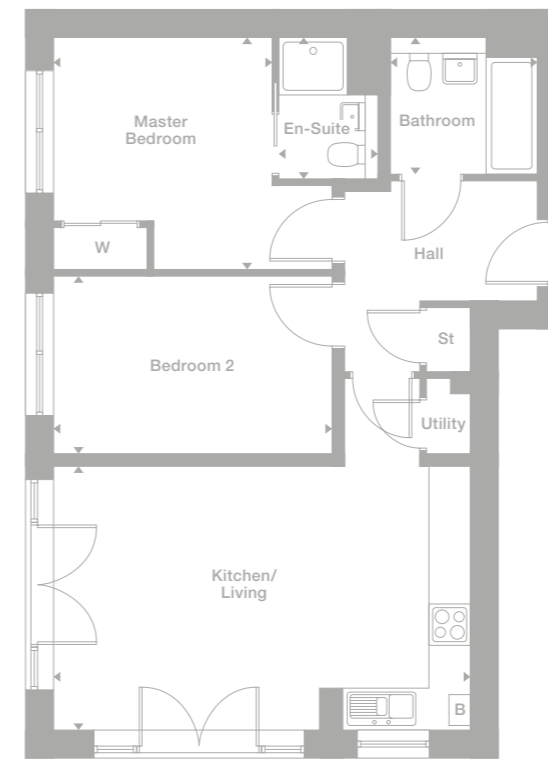
Bedroom 2  
4.327m x 2.620m  
14'2" x 8'7"

Bathroom  
1.940m x 2.125m  
6'4" x 7'0"

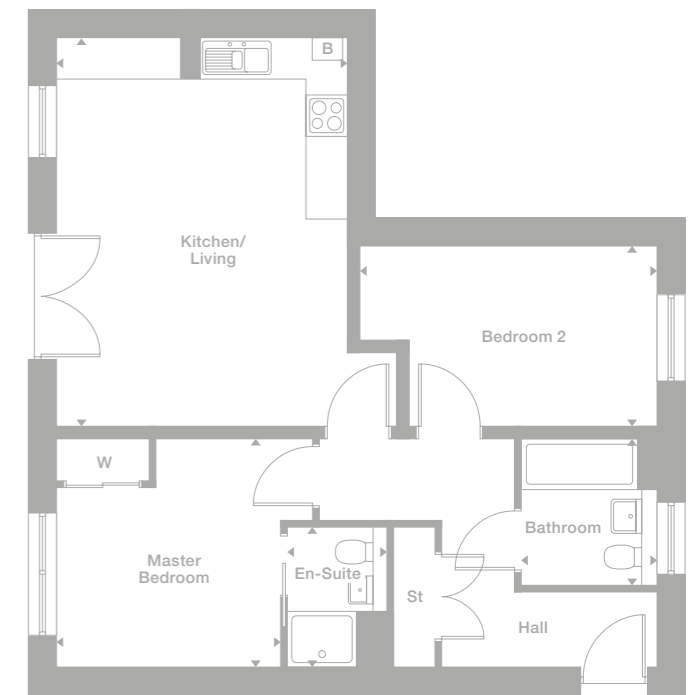


B = Boiler

↑ Doors to plot 428 only,  
window to rest



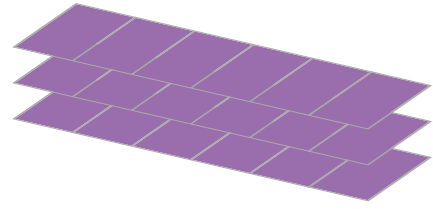
B = Boiler



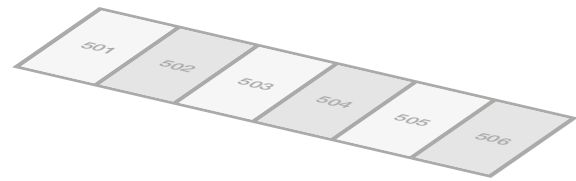
B = Boiler

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# Block 5 Townhouses



Plots 501, 502,  
503, 504, 505, 506



## Ground Floor

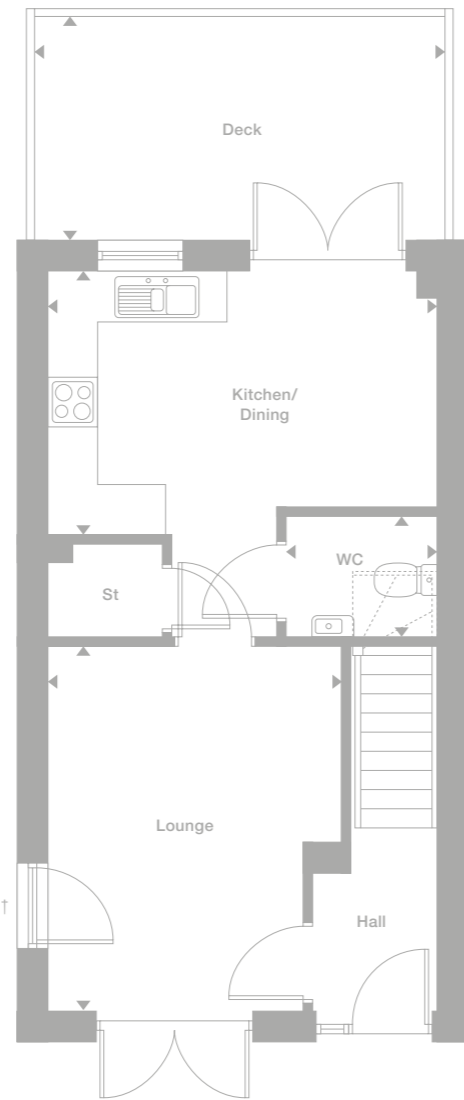
**Kitchen/Dining**  
4.542m x 3.113m  
14'11" x 10'3"

**Lounge**  
3.461m x 4.307m  
11'4" x 14'2"

**WC**  
1.727m x 1.431m  
5'8" x 4'8"

**Deck (plots 501, 506)**  
4.958m x 2.744m  
16'3" x 9'0"

**Deck (plots 502-505)**  
4.838m x 2.744m  
15'10" x 9'0"



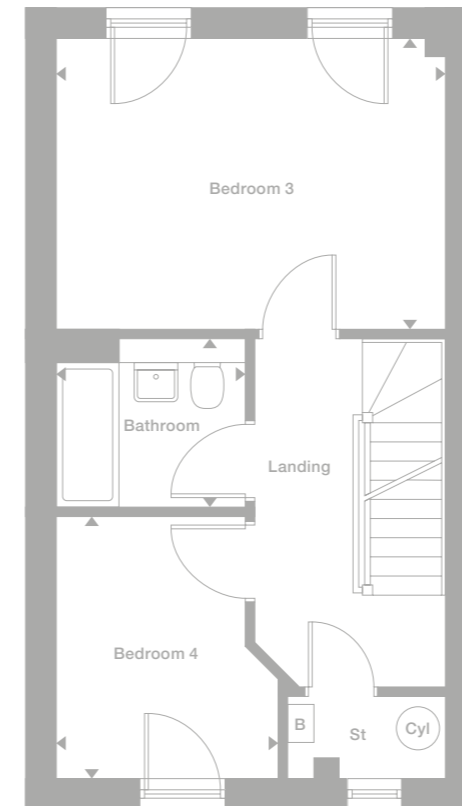
T Window to plot 501 only

## First Floor

**Bedroom 3**  
4.580m x 3.428m  
15'0" x 11'3"

**Bedroom 4**  
2.655m x 3.092m  
8'9" x 10'2"

**Bathroom**  
2.218m x 2.000m  
7'3" x 6'7"



B = Boiler

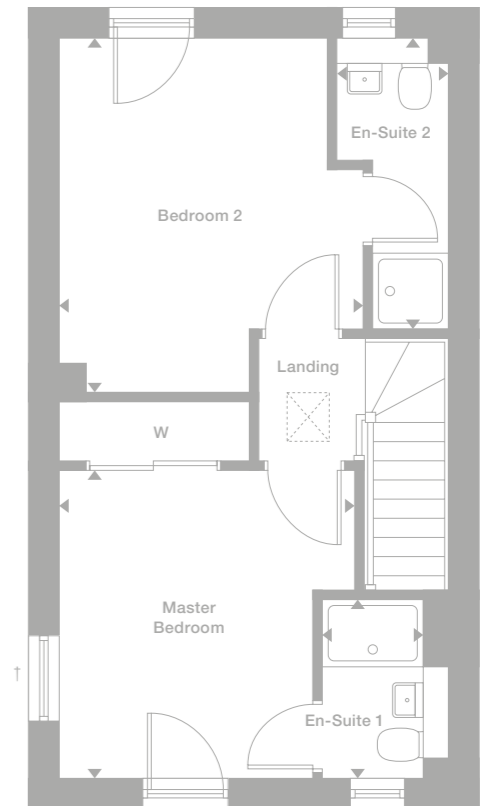
## Second Floor

**Master Bedroom**  
3.461m x 3.626m  
11'4" x 11'11"

**En-Suite 1**  
1.510m x 2.121m  
4'11" x 6'11"

**Bedroom 2**  
3.570m x 4.176m  
11'9" x 13'8"

**En-Suite 2**  
1.329m x 3.428m  
4'4" x 11'3"



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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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