



**Bothwellbank
Bothwell**

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.



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Plot Information

- Hopkirk
- Rossie
- Mackie
- Kinnaird
- Fletcher
- Tait
- Strachan
- Grant
- Housing Association

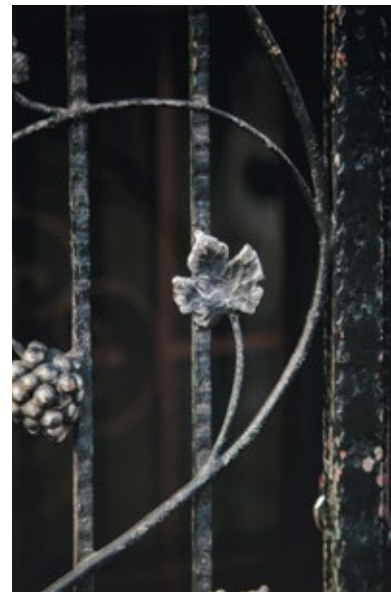


The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that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



Bothwellbank is set in one of the most attractive and strategically convenient locations in central Scotland, just a mile from the M74 and A725. Glasgow city centre is within 25 minutes drive via either the M74, for the south of the city, or the M8 for the north, and Edinburgh is an hour away by the M8. Frequent trains from Blantyre Station, fifteen minutes walk away, reach Glasgow Central in around 25 minutes, and other destinations from Blantyre include Milngavie, Larkhall and Cumbernauld. The station at Uddingston, two miles from the development, offers faster trains to Glasgow Central, as well as direct services to Edinburgh. Bothwell is also well served by local buses running between Hamilton and Glasgow, reaching the city centre in around half an hour.



Nestling by the River Clyde in one of Scotland's most desirable residential areas, half a mile from the amenities of Bothwell's conservation town centre and a mile from the intersection of the M74 and the A725, this selection of prestigious four and five bedroom homes combines superb natural surroundings with an outstanding strategic location, 20 minutes from Glasgow city centre and within an hour's drive of virtually all central Scotland.

Welcome to Bothwellbank...

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Overview

The striking entrance and feature staircase introduce a succession of superb interiors. Elegant double doors access the lounge and the formal dining room. With twin french doors, a separate study, two en-suite bedrooms and a master suite with a dedicated dressing area, this is an opulent home.

Ground Floor

- Lounge**
3.586m x 5.215m
11'9" x 17'1"
- Dining**
3.586m max x 2.792m max
11'9" x 9'2"
- Kitchen**
3.966m max x 3.504m max
13'0" x 11'6"
- Breakfast/Family**
2.755m x 5.717m
9'0" x 18'9"
- Laundry**
2.291m x 2.128m
7'6" x 7'0"
- WC**
1.115m x 2.128m
3'8" x 7'0"
- Study**
3.506m x 2.253m
11'6" x 7'5"

First Floor

- Master Bedroom**
3.403m x 4.036m
11'2" x 13'3"
- Dressing**
1.204m max x 2.268m
3'11" x 7'5"
- En-Suite 1**
2.627m max x 1.603m max
8'7" x 5'3"
- Bedroom 2**
3.527m x 2.746m
11'7" x 9'0"
- En-Suite 2**
1.451m max x 2.746m max
4'9" x 9'0"
- Bedroom 3**
3.586m max x 3.008m max
11'9" x 9'10"
- Bedroom 4**
3.243m max x 2.914m max
10'8" x 9'7"
- Bedroom 5**
2.526m x 2.746m
8'3" x 9'0"
- Bathroom**
2.560m x 2.153m
8'5" x 7'1"

Plots

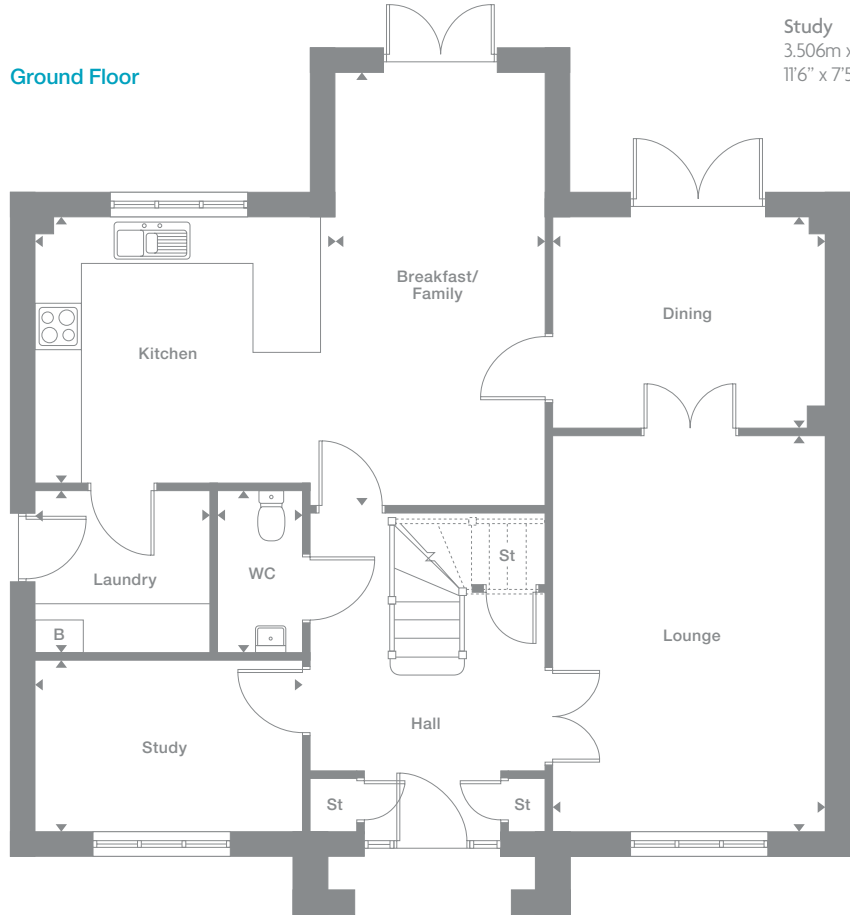
21, 24*,
49*, 65,
67*, 80

Floor Space

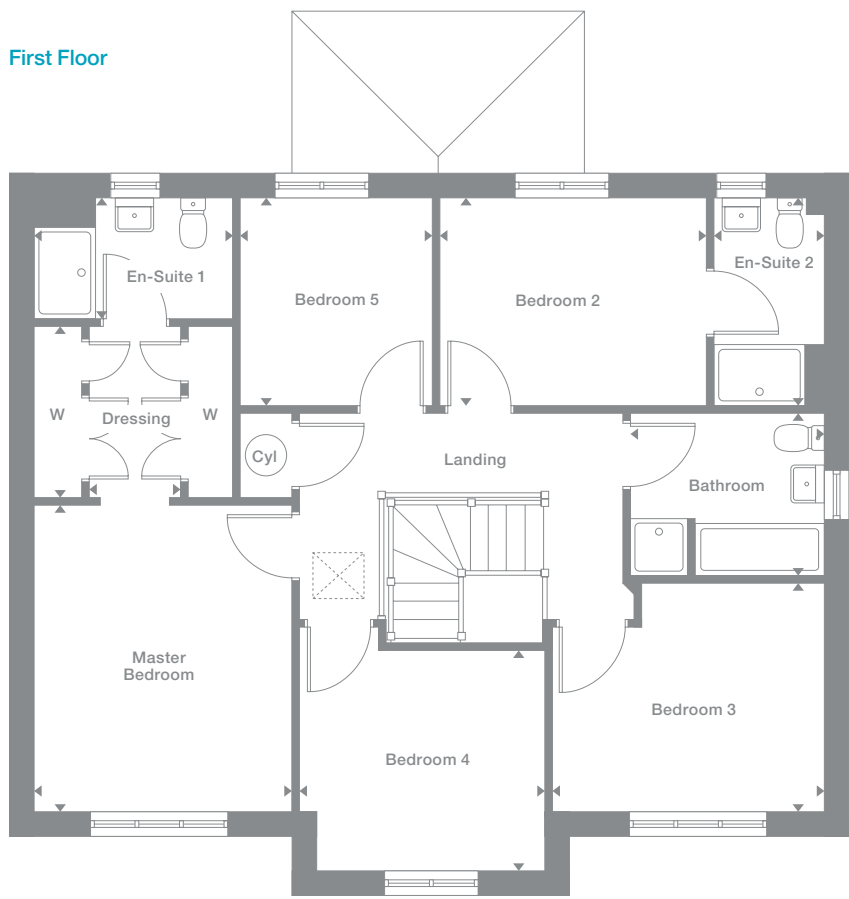
1,903 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Rossie

Overview

While the bay window and double doors give the lounge an unmistakably elegant appeal, the imaginative addition of twin french doors transforms the magnificent family kitchen into a delightful garden room. A second en-suite bedroom means house guests can be offered an exceptional welcome.

Ground Floor

- Lounge**
3.683m max x 6.355m max
12'1" x 20'10"
- Kitchen/Family/Dining**
11.187m max x 3.472m max
36'8" x 11'5"
- Laundry**
3.257m x 1.672m
10'8" x 5'6"
- WC**
1.505m max x 1.354m
4'11" x 4'5"

First Floor

- Master Bedroom**
3.683m max x 3.327m
12'1" x 10'11"
- En-Suite 1**
1.210m max x 2.805m max
4'0" x 9'2"
- Bedroom 2**
3.683m x 3.613m max
12'1" x 11'10"
- En-Suite 2**
2.793m x 1.210m
9'2" x 4'0"
- Bedroom 3**
2.666m max x 4.115m
8'9" x 13'6"
- Bedroom 4**
3.861m x 2.805m
12'8" x 9'2"
- Bedroom 5**
2.355m max x 2.925m max
7'9" x 9'7"
- Bathroom**
2.134m max x 2.805m max
7'0" x 9'2"

Plots

- 27, 31,
- 34*, 42*,
- 43, 56*,
- 59*, 60,
- 63*

Floor Space

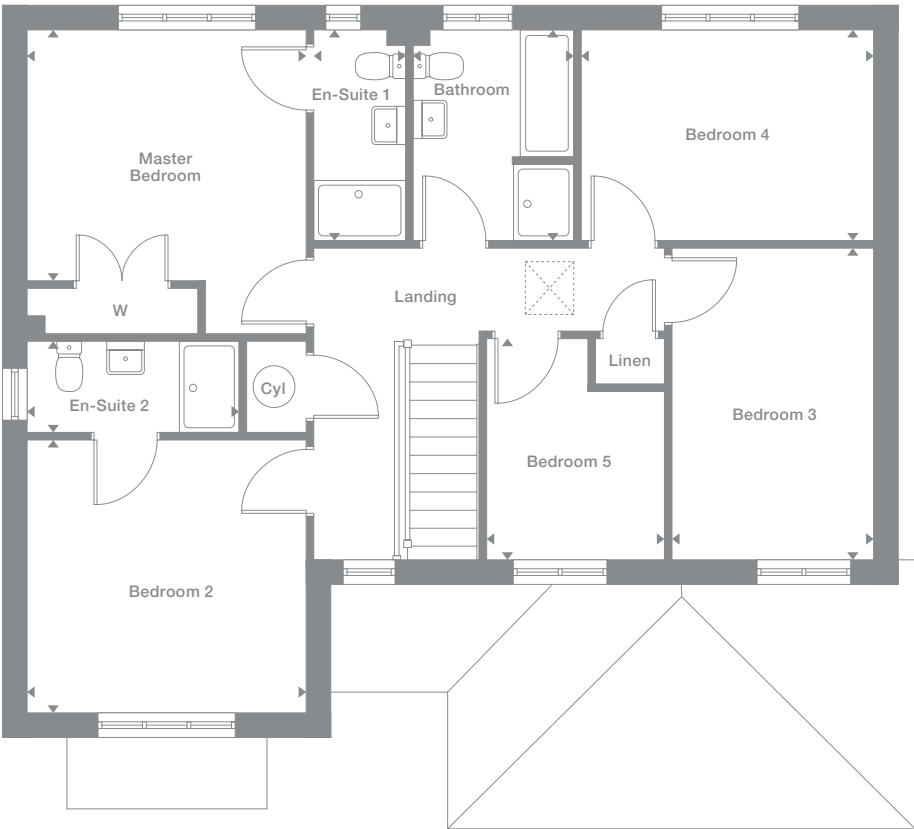
1,779 sq ft



Ground Floor



First Floor



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Mackie

Overview
Impressively broad and bright, the open-plan kitchen and family room presents a crisply contemporary setting for dining. A bright, landing leads to an en-suite master bedroom with a built-in double wardrobe, and a second, shared, en-suite adds practicality to a stylish home.

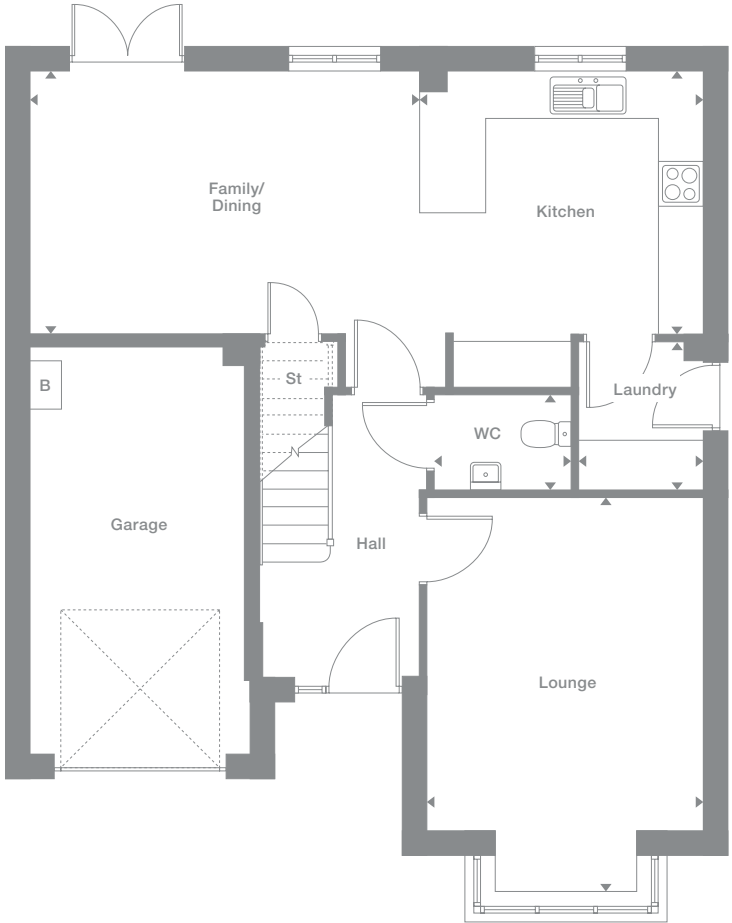
- Ground Floor**
- Lounge**
3.656m max x 5.272m max
12'0" x 17'4"
- Family/Dining**
5.140m x 3.444m
16'10" x 11'4"
- Kitchen**
3.761m max x 3.444m
12'4" x 11'4"
- Laundry**
1.634m max x 1.961m max
5'4" x 6'5"
- WC**
1.805m x 1.263m
5'11" x 4'2"
- First Floor**
- Master Bedroom**
3.656m x 4.155m
12'0" x 13'8"
- En-Suite 1**
1.642m x 2.196m max
5'5" x 7'2"
- Bedroom 2**
3.748m max x 3.450m
12'4" x 11'4"
- Bedroom 3**
2.935m max x 3.381m max
9'8" x 11"
- 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"

Plots
18*, 29*,
32, 41*,
55*, 62*,
71, 73*,
75, 79*

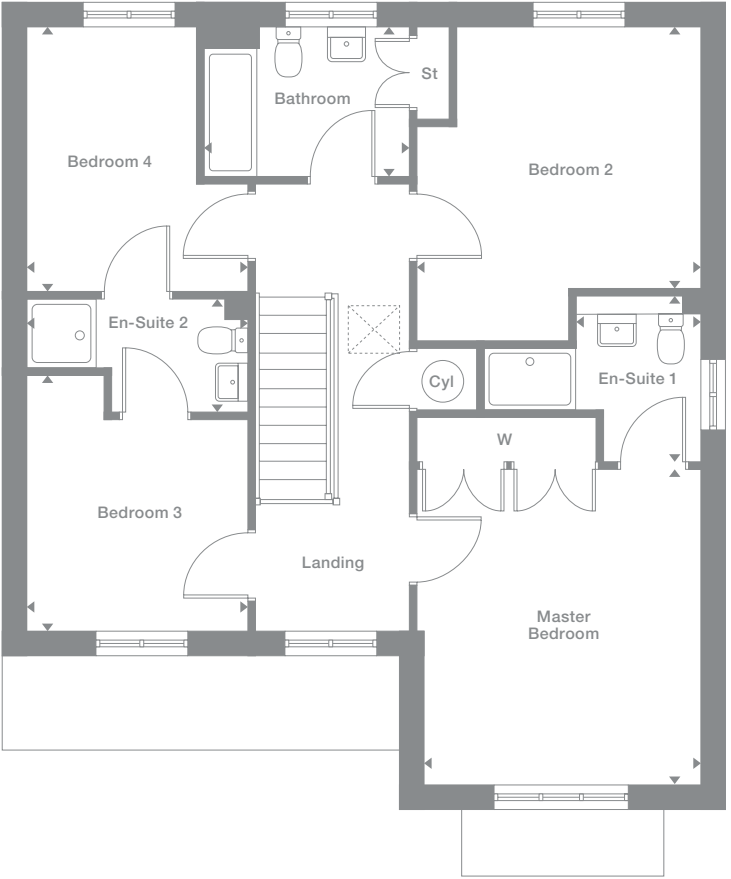
Floor Space
1,558 sq ft



Ground Floor



First Floor



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Kinnaird

Overview

While the kitchen and breakfast area, with its feature french doors, offers a relaxing social space ready for the liveliest family life, the upstairs accommodation offers luxurious privacy. Two of the five bedrooms are en-suite, and the master bedroom includes a separate dressing area.

Ground Floor

- Lounge**
3.381m max x 5.861m max
11'1" x 19'3"
- Kitchen**
5.033m max x 2.948m
16'6" x 9'8"
- Breakfast**
3.412m x 2.999m
11'2" x 9'10"
- Laundry**
2.125m x 1.780m
7'0" x 5'10"
- WC**
2.125m max x 1.081m max
7'0" x 3'7"

First Floor

- Master Bedroom**
3.381m x 3.544m
11'1" x 11'8"
- Dressing**
1.646m x 2.013m
5'5" x 6'7"
- En-Suite 1**
2.326m max x 1.210m max
7'8" x 4'0"
- Bedroom 2**
2.537m max x 5.173m max
8'4" x 17'0"
- En-Suite 2**
1.845m x 1.995m
6'1" x 6'7"
- Bedroom 3**
3.381m x 3.128m max
11'1" x 10'3"
- Bedroom 4**
2.806m max x 2.986m max
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"

Plots

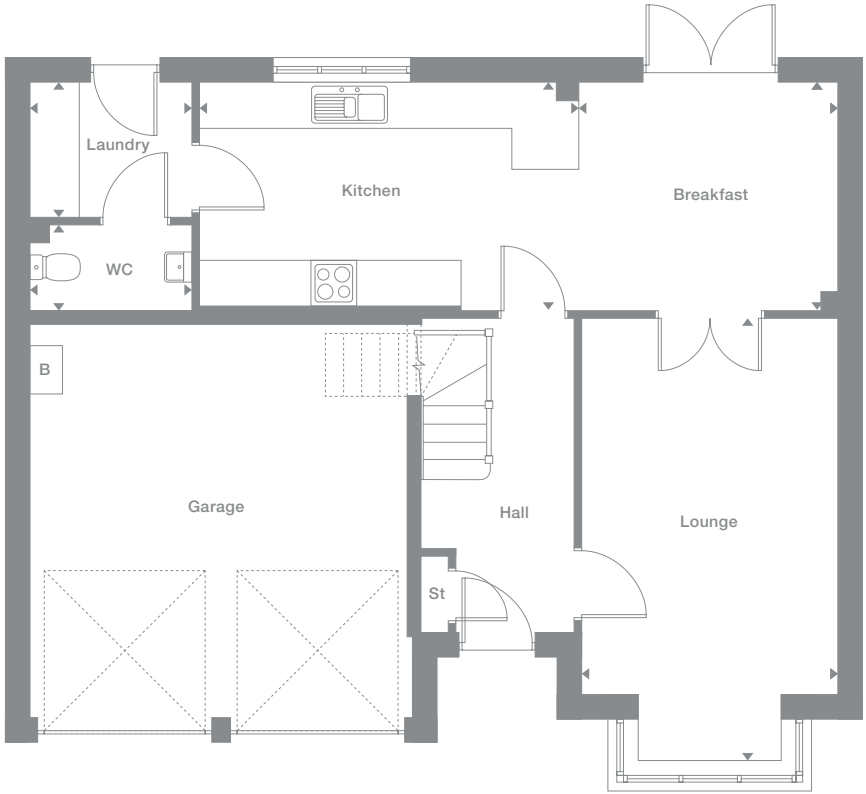
- 28*, 30,
- 33*, 45*,
- 47, 54,
- 61, 64*,
- 66, 68,
- 72, 74,
- 76*

Floor Space

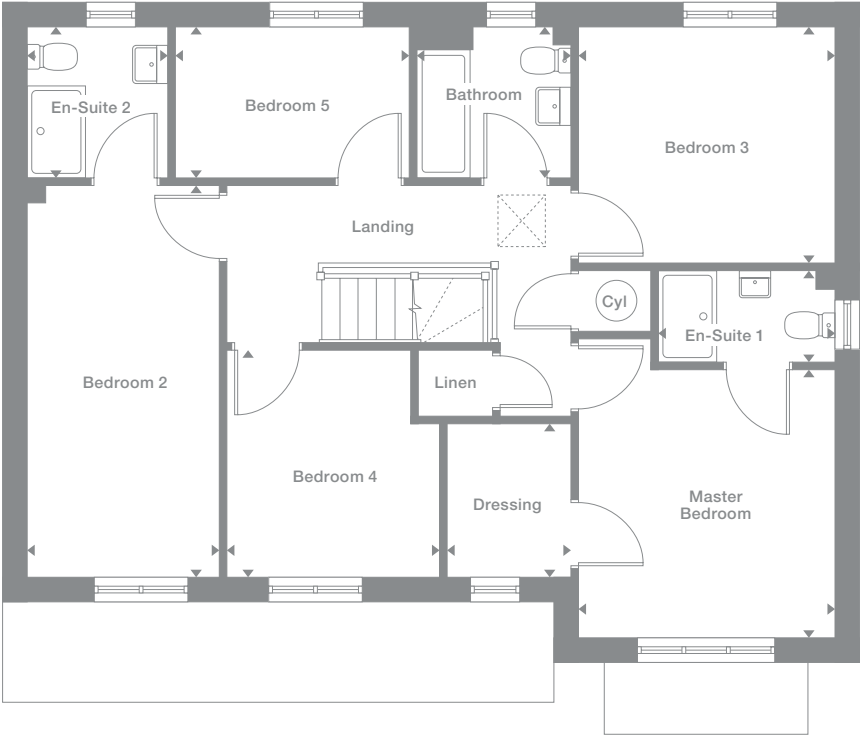
1,510 sq ft



Ground Floor



First Floor



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Fletcher

Overview

The welcoming bay-windowed lounge complements a beautifully planned kitchen, where the dining area incorporates french doors, and a separate laundry keeps the social space free for cooking and conversation. The master bedroom, one of two with en-suite facilities, includes a double wardrobe.

Ground Floor

Lounge

3.635m max x 5.856m max
11'11" x 19'3"

Kitchen/Dining

6.207m x 4.223m
20'4" x 13'10"

Laundry

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

WC

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

First Floor

Master Bedroom

3.464m max x 3.319m
11'4" x 10'11"

En-Suite 1

1.982m max x 1.670m max
6'6" x 5'6"

Bedroom 2

3.492m max x 3.173m max
11'5" x 10'5"

En-Suite 2

2.337m max x 1.910m max
7'8" x 6'3"

Bedroom 3

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

Bedroom 4

2.479m x 2.934m
8'2" x 9'8"

Bathroom

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

Plots

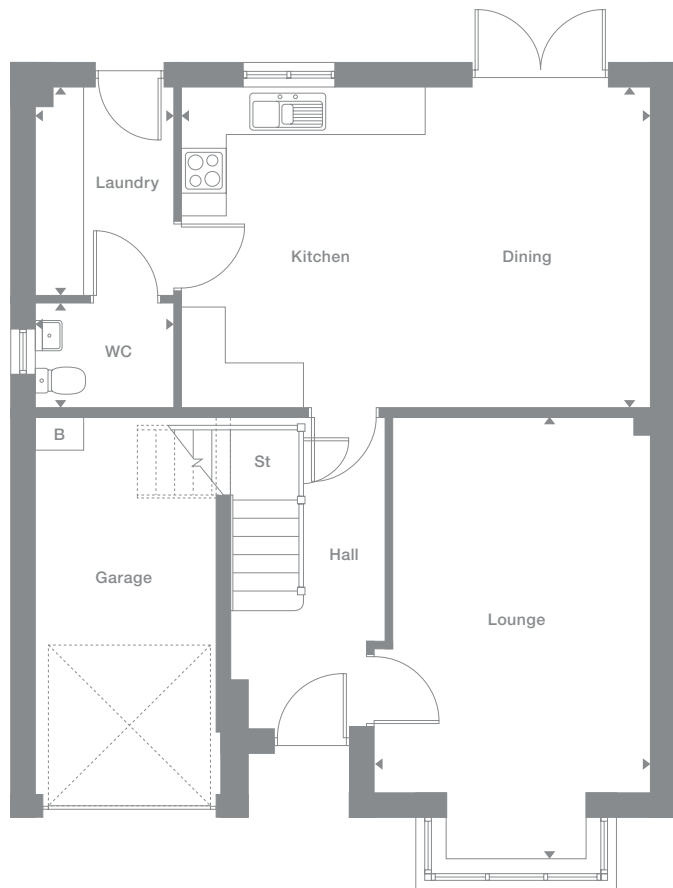
23, 38,
40*, 44,
57*, 58,
70, 77,
78*

Floor Space

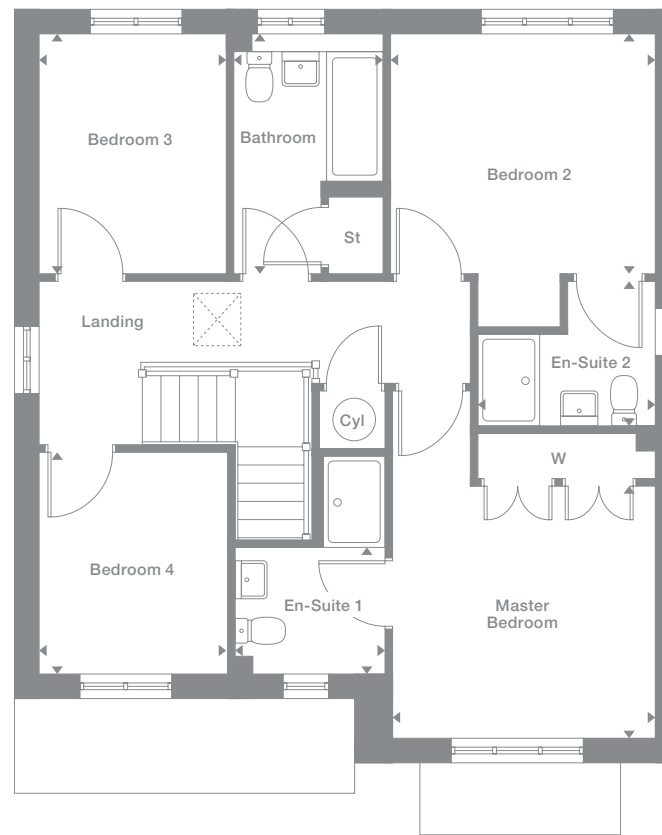
1,446 sq ft



Ground Floor



First Floor



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Tait

Overview

The double doors of the lounge open to create a single space from the bay window to the french doors, a perfect setting for large gatherings. Upstairs, a dual-access second en-suite shower room means three of the four bedrooms have en-suite facilities.

Ground Floor

Lounge
3.299m x 5.710m max
10'10" x 18'9"

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
10'10" x 13'7"

En-Suite 1
2.108m max x 1.695m max
6'11" x 5'7"

Bedroom 2
4.099m x 3.076m
13'5" x 10'1"

En-Suite 2
1.713m 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"

Plots

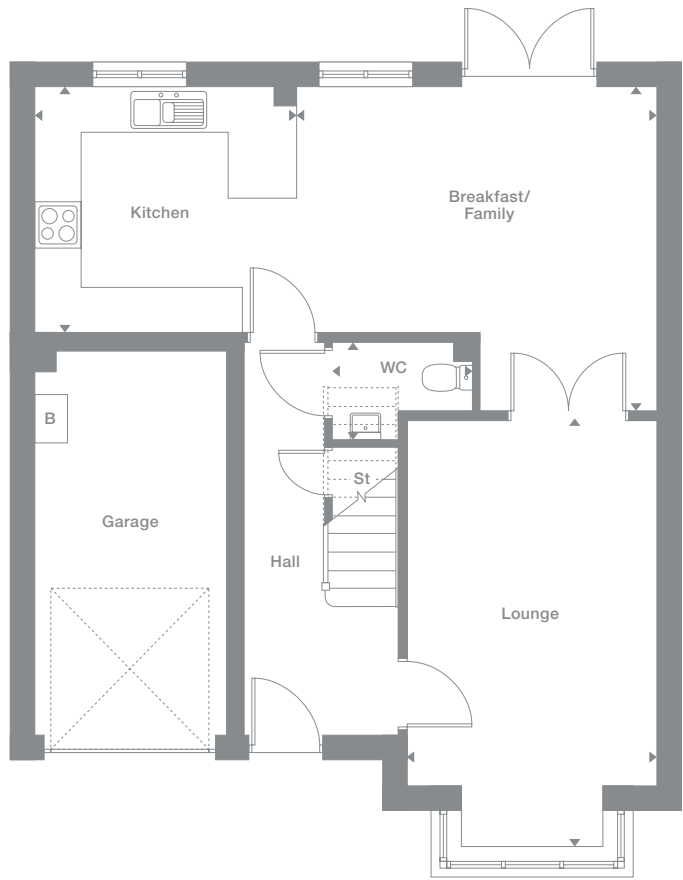
17*, 26,
39*, 46*

Floor Space

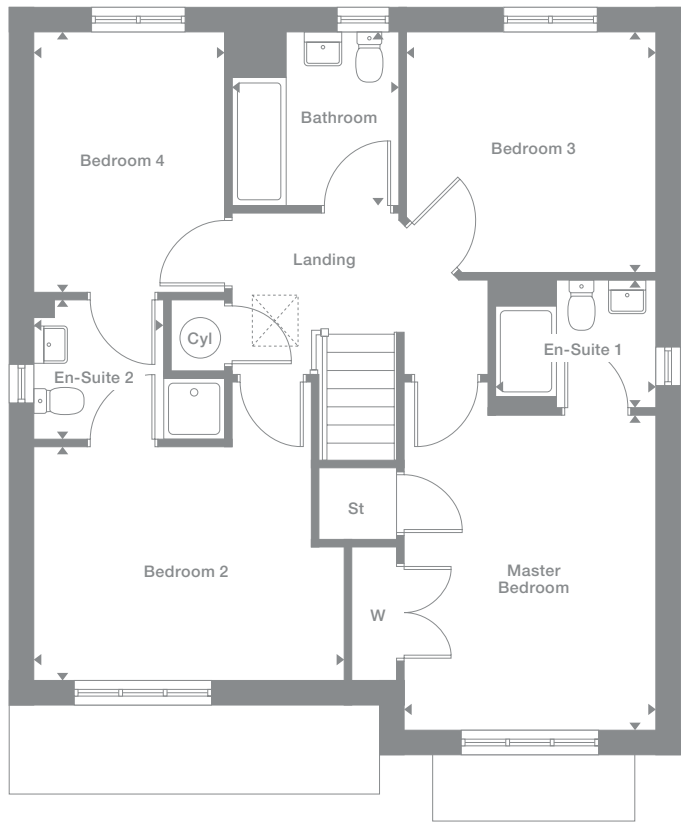
1,424 sq ft



Ground Floor



First Floor



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Strachan

Overview

With french doors bringing a light, airy ambience to the dining area and a separate laundry room to make light of the household management, the kitchen is a perfect setting for relaxed entertaining. The study provides a dedicated quiet space for working from home.

Ground Floor

Lounge

3.691m max X 5.496m max
12'1" x 18'0"

Kitchen/Dining

7.186m max X 3.824m max
23'7" x 12'7"

Laundry

2.107m x 1.655m
6'11" x 5'5"

WC

2.107m max X 1.163m max
6'11" x 3'10"

Study

1.950m max X 2.770m max
6'5" x 9'1"

First Floor

Master Bedroom

3.691m max X 3.905m
12'1" x 12'10"

En-Suite

1.800m max X 1.975m max
5'11" x 6'6"

Bedroom 2

3.809m x 2.763m
12'6" x 9'1"

Bedroom 3

3.277m x 2.763m
10'9" x 9'1"

Bedroom 4

2.610m max X 3.138m max
8'7" x 10'4"

Bathroom

2.610m max X 2.070m max
8'7" x 6'9"

Plots

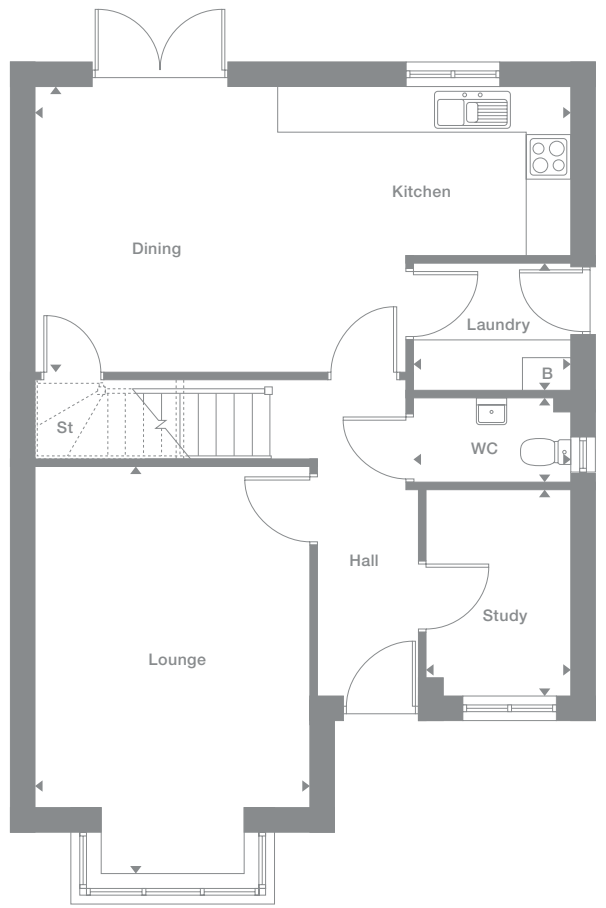
19, 37*, 52,
53*, 69

Floor Space

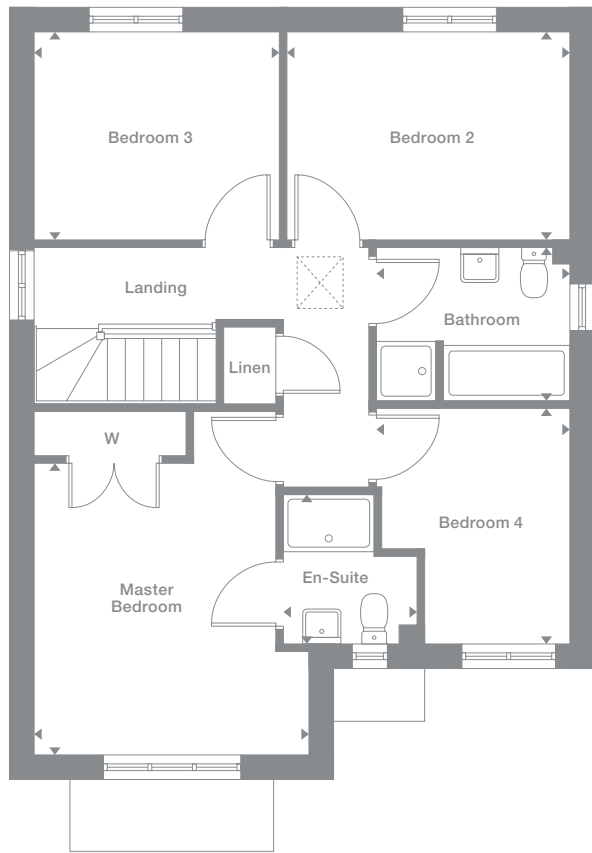
1,402 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Grant

Overview

Facing an elegant bay window, the lounge's double doors open on to a superb dining area and family kitchen, an inspiring backdrop for everyday life. Details like the separate study, the en-suite master bedroom with its walk-in wardrobe mark this out as a flexible home.

Ground Floor

Lounge
3.042m x 5.510m max
10'0" x 18'1"

Kitchen/Dining/Family
7.975m max x 3.017m max
26'2" x 9'11"

Laundry
1.649m max x 1.714m max
5'5" x 5'7"

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

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

First Floor

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

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

Bedroom 2
2.565m max x 3.854m max
8'5" x 12'8"

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

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

Bathroom
2.696m max x 1.913m max
8'10" x 6'3"

Plots

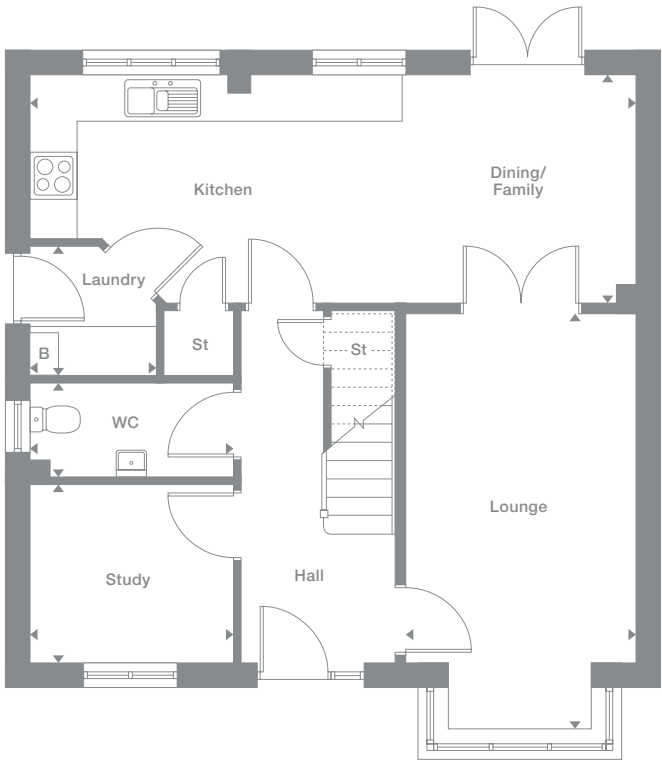
20, 22,
25, 35,
36, 48*,
50*, 51

Floor Space

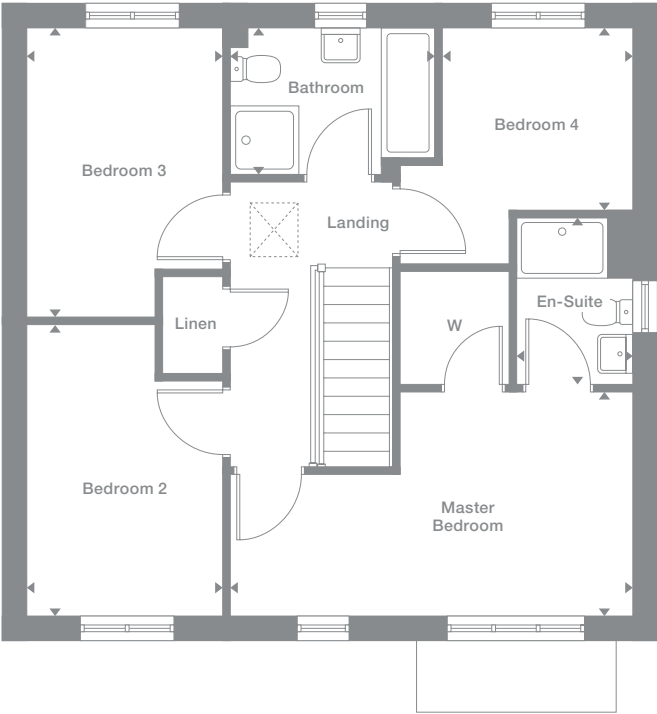
1,349 sq ft



Ground Floor



First Floor



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The Miller Difference

“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

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 Development Sales Manager 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

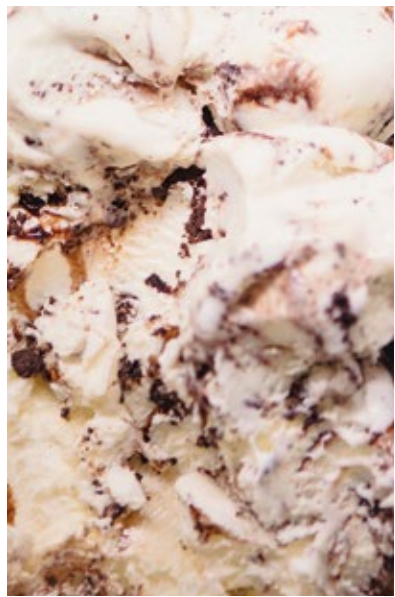
We don’t just create more homes, we enhance locations with our developments. Places where people will make friends, enjoy family life and take pride in their neighbourhoods and surroundings. We even provide a unique www.mymillerhome.com website to keep you up to date on the build progress of your home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

For your future

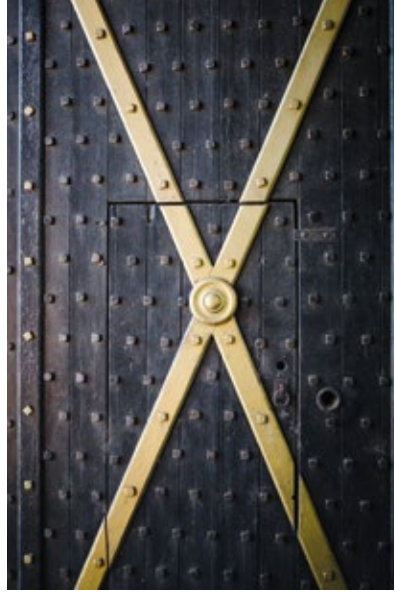
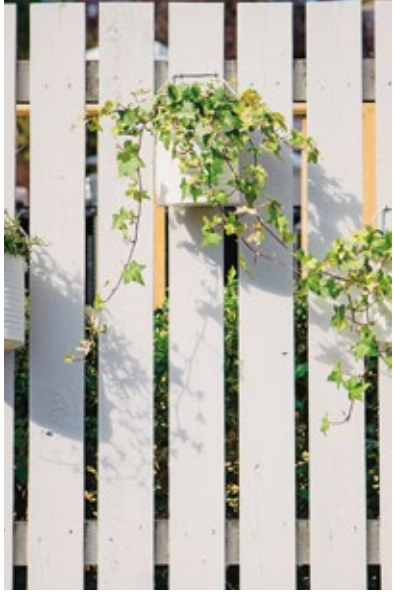
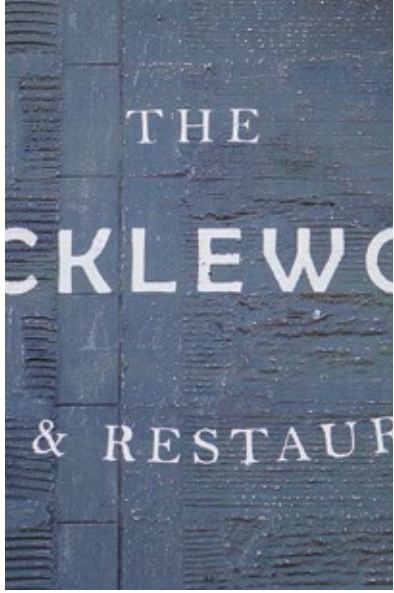
For us, success is building exceptional homes, in sustainable communities. And that’s how we’ve built a business that goes from strength to strength.



Bothwell's traditional Main Street is a charming assortment of red sandstone buildings where churches, homes and businesses are interspersed with shops, cafés, restaurants and bars. In addition to a Co-op supermarket, there are convenience stores, family butchers, bakers, a pharmacy, post office, newsagents, hairdressers, and other services. Alternative shopping centres, and a choice of supermarkets, can be found within half an hour's walk in Uddingston, home of the celebrated Tunnock's Tearoom and Bakery. An even greater variety can be found in Hamilton, three miles to the south.

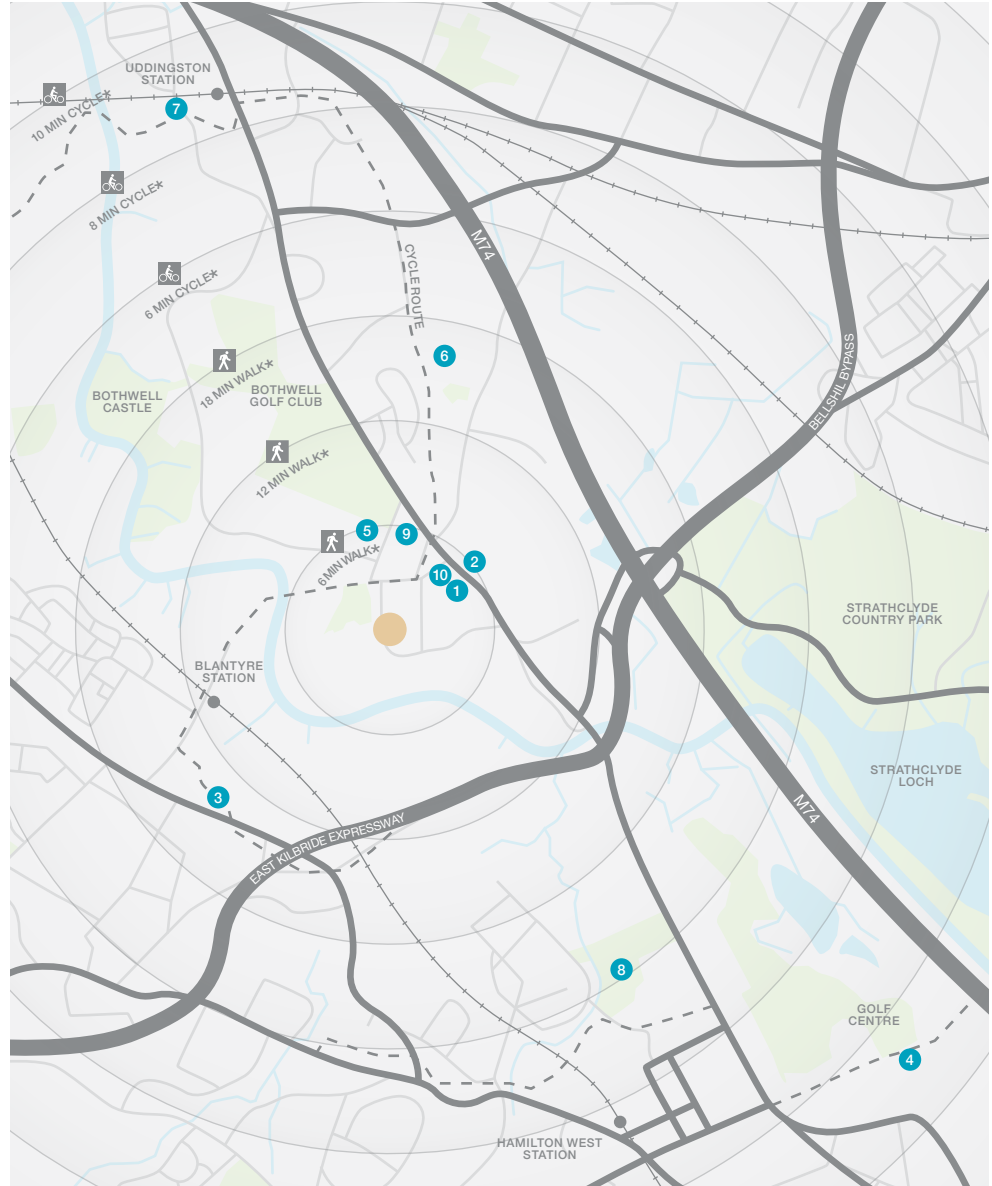


The area's outdoor amenities are outstanding. Immediately to the north of Bothwellbank, pleasant woodland walks along the Clyde lead to Bothwell Castle, and a footbridge crosses the river to the David Livingstone Memorial Centre and Park with its excellent children's playgrounds. Bothwell Castle Golf Club, a mature 18-hole parkland course with full clubhouse facilities including a snooker room, lies conveniently between Bothwell and Uddingston. Nearby Strathclyde Country Park, with its mixture of woodlands, wildlife habitats and water sports, is one of Scotland's most popular outdoor attractions, while the area's indoor fitness facilities include a swimming pool and gym in Blantyre, and a David Lloyd Club in Hamilton.



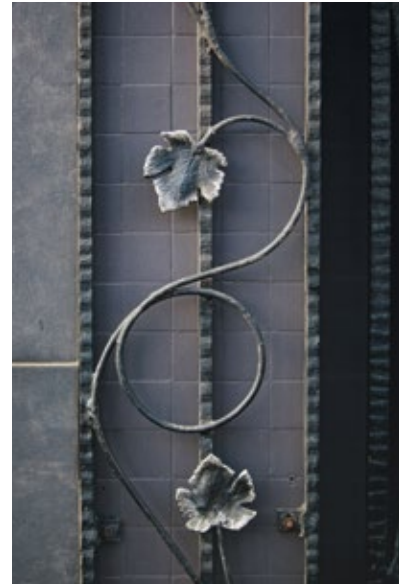
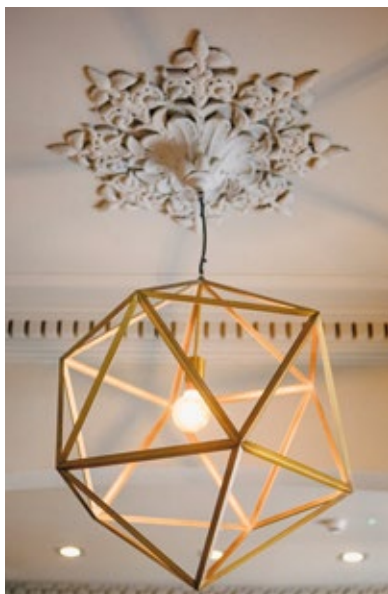
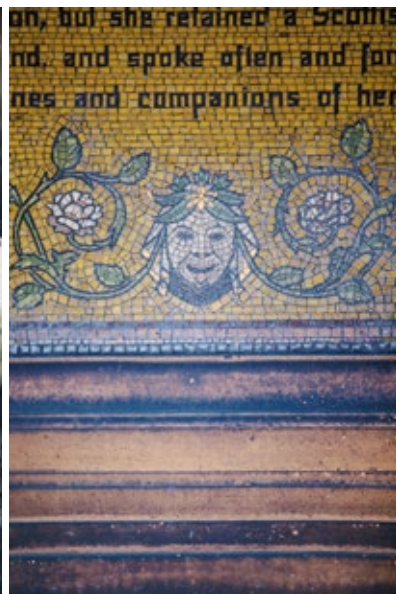
When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite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

Bothwell has two primary schools, Bothwell Primary and St Bride's RC Primary, and the development is in the catchment areas for Uddingston Grammar School and Holy Cross High School in Hamilton. Both secondary schools are within two miles of the development. There is a large GP practice based at the Bothwell Medical Centre, ten minutes walk from Bothwellbank, and Bothwell Dental Care, in the town centre, is a large, modern surgery.



- 1 Boots Pharmacy
59 Main Street
01698 853 127
- 2 Bothwell Post Office
34 Main Street
01698 853 110
- 3 Blantyre
Leisure Centre,
Glasgow Road
01698 727 800
- 4 Hamilton David
Lloyd Club,
Mote Hill
0344 848 4729
- 5 Bothwell Primary
School,
Blantyre Road
01698 852 919
- 6 St Bride's RC
Primary School,
Ailsa Street
01698 854 916
- 7 Uddingston
Grammar School,
Old Glasgow Road
01698 805 505
- 8 Holy Cross
High School,
51 New Park Street
01698 534 450
- 9 Bothwell
Medical Centre,
3 Uddingston Road
01698 852 299
- 10 Bothwell Dental Care
73 Main Street
01698 854 048

* Times stated are averages based on approximate distances and would be dependent on the route taken.
Based on:
0.5km = 5 to 7 mins walk
1.0km = 10 to 14 mins walk
1.5km = 15 to 21 mins walk
2.0km = 5 to 8 mins cycle
2.5km = 6 to 10 mins cycle
3.0km = 7 to 12 mins cycle



How to find us

Please see website for development opening times:
millerhomes.co.uk
03330 606 192

From Glasgow
Leave Glasgow by the M74 following signs for Carlisle. Exit the motorway at junction 5, and follow signs for Bothwell and Hamilton. Around 700 yards after leaving the motorway, at the mini-roundabout turn right, signposted for Bothwell. After 600 yards, at Da Luciano restaurant, turn left into Silverwells Crescent. Follow along Clyde Terrace, turn left onto Blantyre Mill Road and Bothwellbank is straight ahead.

From Edinburgh and the M8
Stay on the M8 past the Dakota Hotel on the left, then bear left at the next junction to join the A725 Bellshill Bypass. Just over two miles on, at the intersection with junction 5 of the M74, at the roundabout follow along Clyde Terrace, turn left onto Blantyre Mill Road and Bothwellbank is straight ahead.

Sat Nav: G71 8DZ



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.

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

the place to be®

Why Miller Homes?

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

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

This brochure is printed on GaleriArt and contains material sourced from responsibly managed forests. It's certified by the Forest Stewardship Council, an organisation dedicated to promoting responsible forest management and manufacture of wood products. Like paper. It's a small thing, we know, but enough small things make a big difference. Please recycle this brochure and help make that difference.

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**Specification
Scotland**

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Specification

Kitchen/Laundry

- Contemporary style fitted kitchen with selection of colour choices
- Square edged worktop with upstand to wall
- Stainless steel 1½ bowl sink (where layout permits) and monobloc mixer tap
- Stainless steel chimney hood and splashback to hob
- Stainless steel 4-burner gas hob
- Stainless steel single fan oven
- Plumbing and electrics for washing machine
- Plumbing and electrics for dishwasher
- 3 spot LED track light to ceiling

Bathroom/En-Suite/WC

- Ideal Standard's contemporary style white sanitaryware
- Soft close toilet seat to bathroom
- Thermostatic shower mixer valve (where applicable)
- Low profile shower tray with chrome style framed clear glass enclosure
- Porcelanosa ceramic wall tiles to bathroom and en-suites (please refer to drawings for specific areas)

Electrical

- TV socket to lounge
- BT socket (housetypes vary - please see drawings for location)
- White sockets and switches
- PIR operated porch light
- Front doorbell and chime
- USB charging socket to kitchen
- Power and lighting to integral garages
- Photovoltaic roof panels (development specific* and position specific to plot orientation - ask for details)
- Battery operated carbon monoxide detectors (locations vary)
- Mains wired (with battery back-up) smoke detectors

Heating

- Gas central heating throughout
- Thermostatically controlled radiators to all rooms (except where room thermostats are fitted)
- Programmable control of heating zones

Exterior

- Double glazed PVCu windows
- Double glazed PVCu french casement doors to patio (where layout permits)
- PVCu fascias, soffits and rainwater goods
- Multi-point door locking system to front and rear/side doors
- Up-and-over steel garage door (where applicable)
- House numbers ready fitted

Decorative

- Moulded spindles and newels to staircase
- Moulded skirting boards and architraves
- White internal doors with chrome handles
- Smooth finish ceilings, painted in white
- Walls painted in white
- Woodwork painted in white
- Fitted wardrobe to master bedroom with hanging rail and shelf

Landscaping

- Turf to front garden
- 0.9m post and rail fence between plots
- 1.8m screen fence to rear boundary only (please refer to boundary treatment drawing)
- Rotovated topsoil to rear garden



*Photovoltaic roof panels are not fitted on all developments. Please speak to the Development Sales Manager for details.

All customer choices and optional extras can only be included at an early stage of building construction. Please check with the Development Sales Manager 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 the particular development brochure for more information.

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5 stars for customer satisfaction

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