

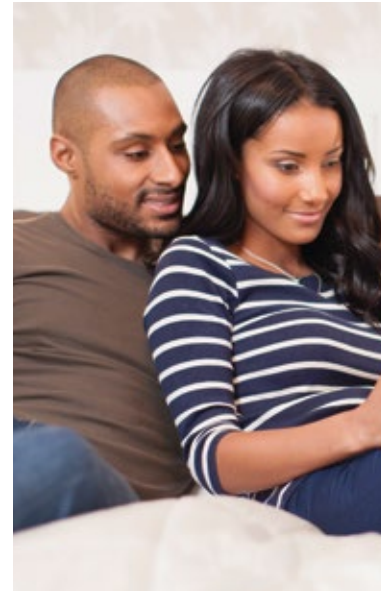


**Lady Victoria Grange
Newtongrange**

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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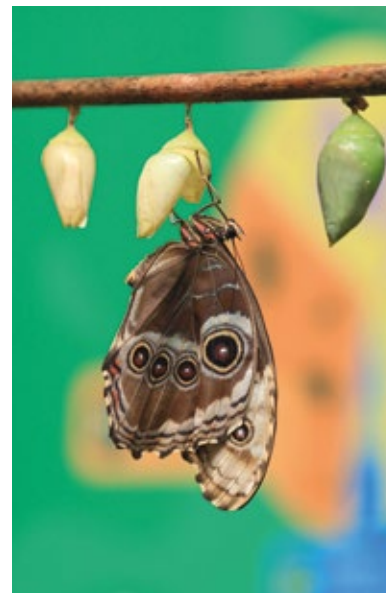
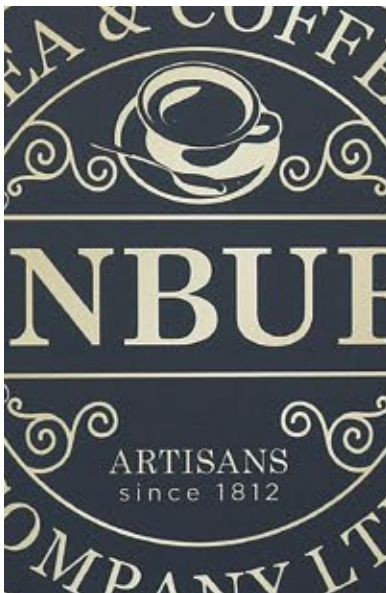
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Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that 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 Lady Victoria Grange.



Lady Victoria Grange is just half a mile from the A7 and half an hour's drive from the centre of Edinburgh. Trains from Newtongrange station, on the new Borders line, run twice an hour to Edinburgh Waverley and to Tweedbank in the south. Journey time into the capital is just over half an hour. Newtongrange is served by Lothian Buses route 29 and the express X29 into Edinburgh, and by route 39 which runs between Gorebridge and Dalkeith.

The development is around fifteen minutes walk from Dalhousie Castle hotel and spa, while the choice of bars in and around Newtongrange includes the picturesque Sun Inn and the Dean Tavern, founded in the nineteenth century on the 'Gothenburg' principle of community ownership, with profits used to benefit local activities. Today, it is the only Gothenburg pub in Scotland still operating on these original principles.



Bounded by a belt of mature trees and the River South Esk, with the old farm buildings sensitively renovated to form a striking centrepiece, this delightfully landscaped selection of energy efficient three, four and five bedroom homes adds a prestigious new neighbourhood to Newtongrange. Half a mile from the A7 and the railway station, and nine miles from the centre of Edinburgh, this is the ideal blend of natural, peaceful surroundings and outstanding convenience.

Welcome to Lady Victoria Grange...

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Munro

Overview

The lounge opens, through a separate hallway, into a beautifully designed kitchen and dining room with french doors that keep the room fresh and make outdoor dining an easy option. The principal bedroom has an en-suite shower and built-in wardrobe, and there are two useful storage cupboards on the landing.

Ground Floor

Lounge
4.027m x 3.982m
13'3" x 13'1"

Kitchen/Family/Dining
5.076m x 3.217m
16'10" x 11'0"

WC
1.918m x 1.172m
6'4" x 3'10"

First Floor

Principal Bedroom
2.760m x 3.968m
9'1" x 13'0"

En-Suite
2.328m x 1.427m
7'8" x 4'8"

Bedroom 2
2.927m x 3.023m
9'7" x 9'11"

Bedroom 3
2.267m x 2.853m
7'5" x 9'4"

Bathroom
2.100m x 1.905m
6'11" x 6'3"

Floor Space

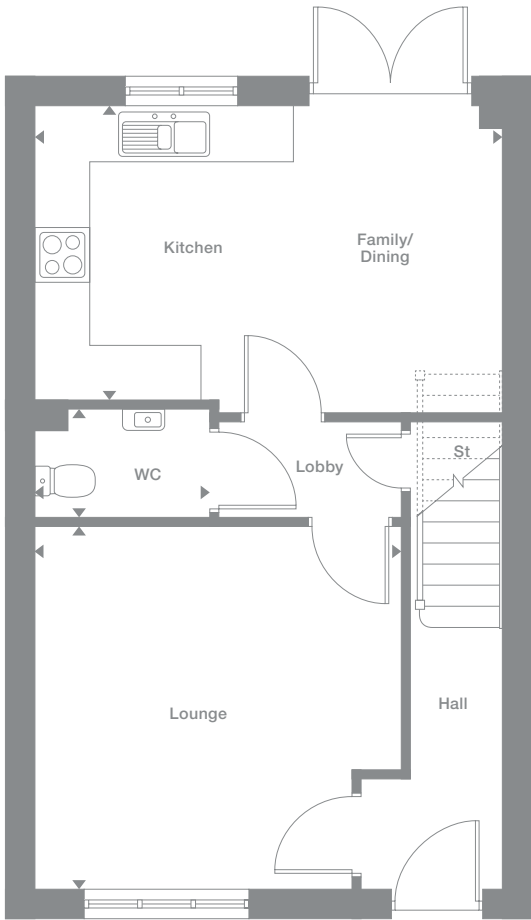
952 sq ft

† Window dependant on plot

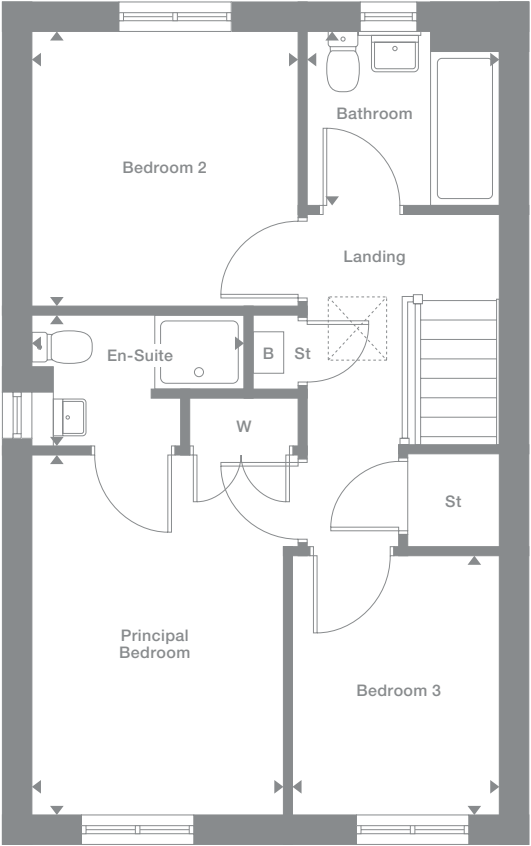
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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B = Boiler

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 principal bedroom has an en-suite shower, and the fourth bedroom could become a useful home office.

Ground Floor

Living/Dining
3.497m x 6.360m
11'6" x 20'10"

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

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

First Floor

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

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

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

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"

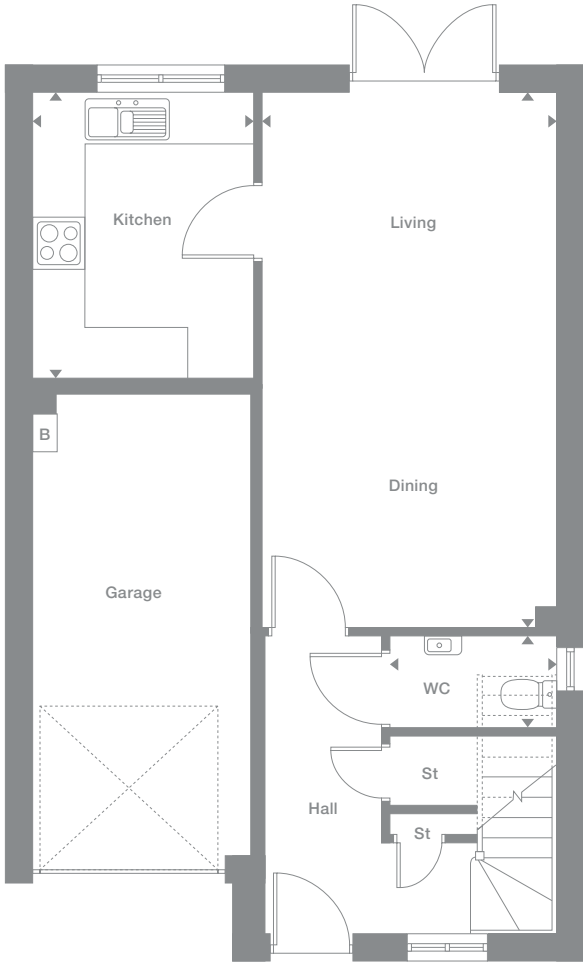
Floor Space

1,117 sq ft

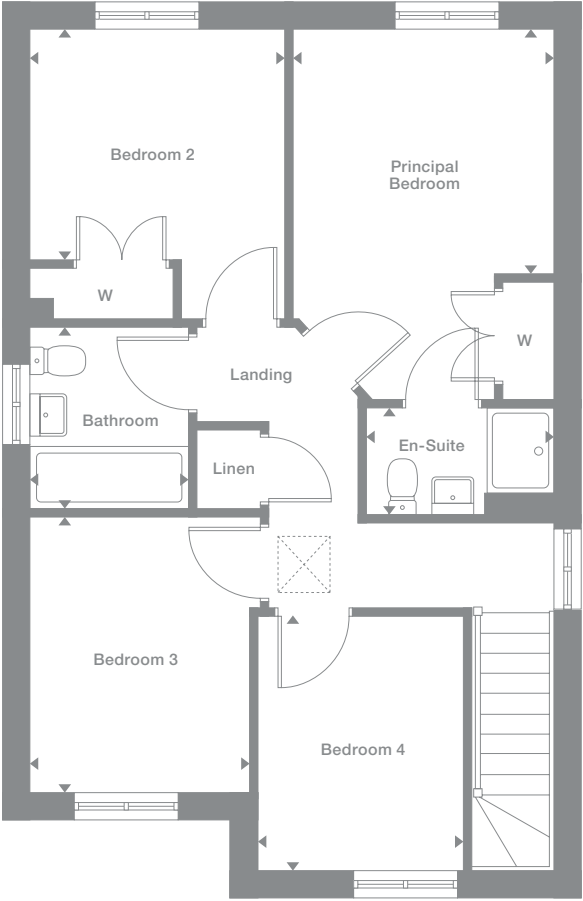
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Ground Floor



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. The Douglas also benefits from a separate laundry room and a study. The luxurious L-Shaped principal bedroom features an en-suite and walk-in wardrobe.

Ground Floor

- Lounge**
3.042m x 5.203m
10'0" x 17'1"
- Family/Dining**
3.077m x 3.017m
10'1" x 9'11"
- Kitchen**
4.898m x 3.017m
16'1" x 9'11"
- WC**
2.659m x 1.241m
8'9" x 4'1"
- Laundry**
1.649m x 1.714m
5'5" x 5'7"
- Study**
2.659m x 2.337m
8'9" x 7'8"

First Floor

- Principal Bedroom**
5.309m x 2.962m
17'5" x 9'9"
- En-Suite**
1.523m x 2.200m
5'0" x 7'3"
- Bedroom 2**
2.565m x 3.854m
8'5" x 12'8"
- Bedroom 3**
2.566m x 3.796m
8'5" x 12'5"
- Bedroom 4**
2.388m x 2.513m
7'10" x 8'3"
- Bathroom**
2.696m x 1.913m
8'10" x 6'3"

Floor Space

1,342 sq ft

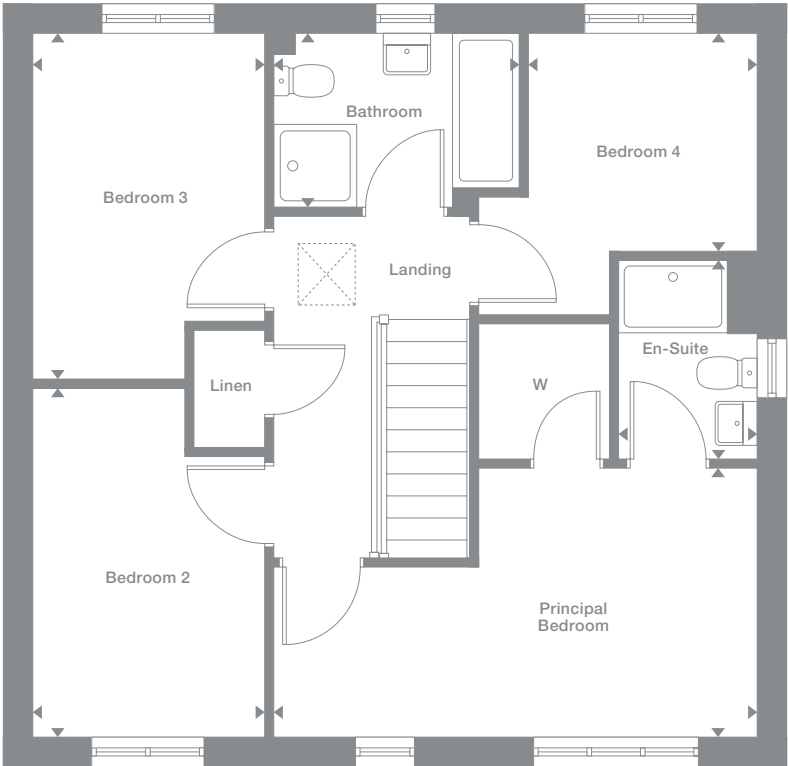
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Ground Floor



First Floor



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B = Boiler

Overview

The lounge extends from a traditional bay window through double doors into the family dining area and adjoining kitchen, a flexible space featuring french doors. The principal bedroom has built-in wardrobes, and a cleverly shared private shower room means that three of the bedrooms have en-suite facilities.

Ground Floor

Lounge
3.299m x 5.403m
10'10" x 17'9"

Family/Dining
4.743m x 3.935m
15'7" x 12'11"

Kitchen
3.460m x 2.899m
11'4" x 9'6"

WC
1.832m x 1.289m
6'0" x 4'3"

First Floor

Principal Bedroom
3.299m x 4.153m
10'10" x 13'7"

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

Bedroom 2
3.663m x 3.076m
12'0" x 10'1"

En-Suite 2
1.713m x 1.858m
5'7" x 6'1"

Bedroom 3
3.283m x 2.821m
10'9" x 9'3"

Bedroom 4
2.523m x 3.069m
8'3" x 10'1"

Bathroom
2.197m x 1.932m
7'3" x 6'4"

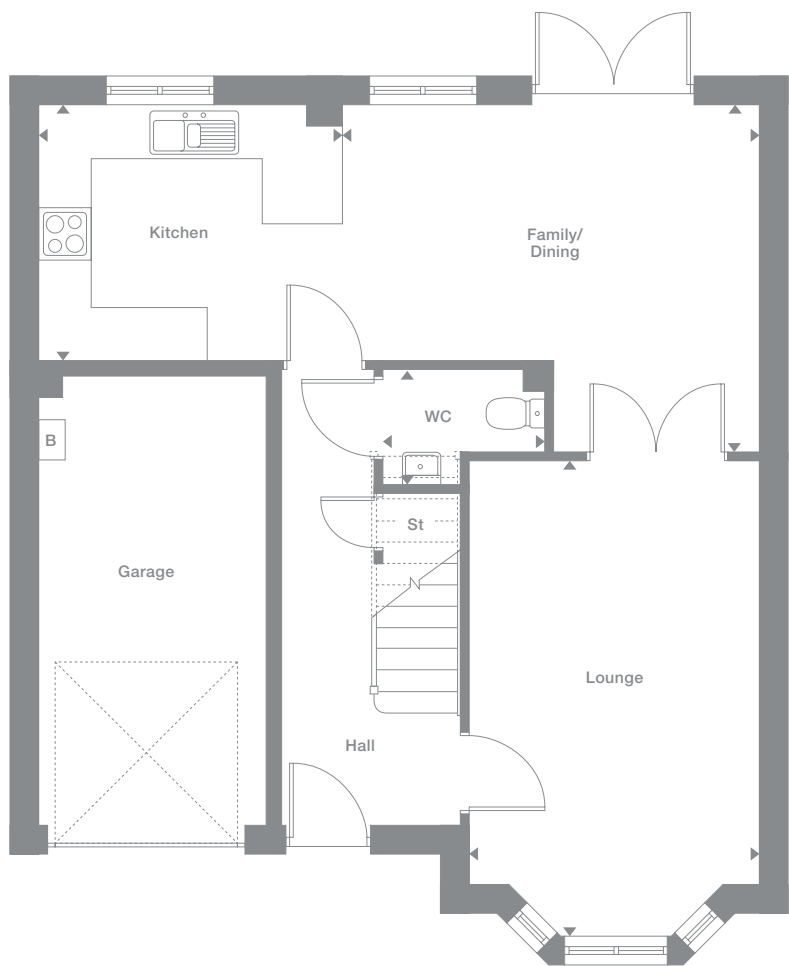
Floor Space

1,351 sq ft

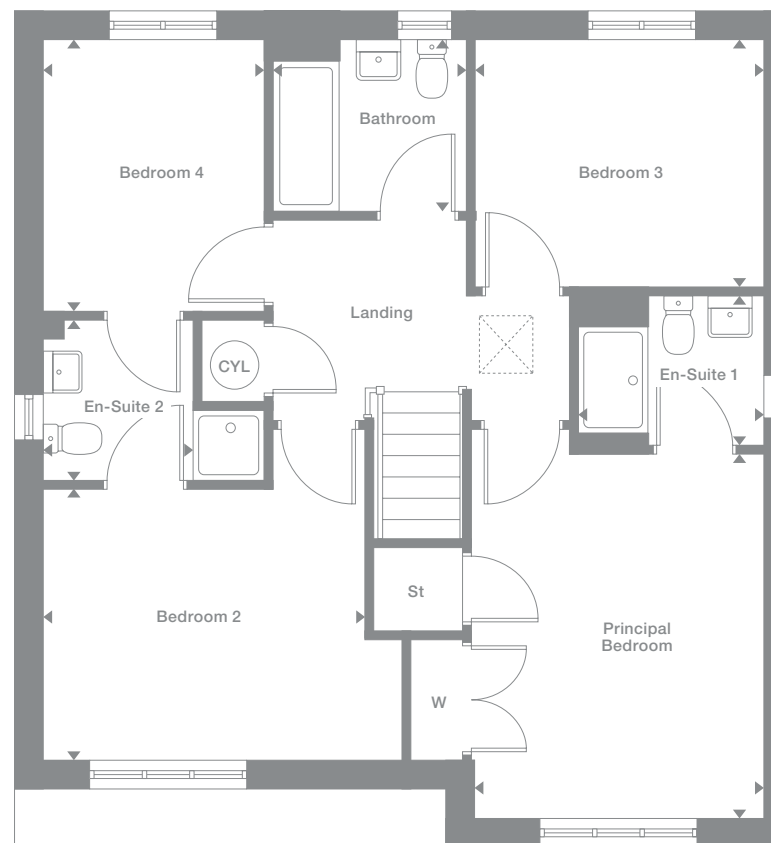
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



B = Boiler

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Overview

Behind the decorative canopied entrance, the hall opens on to a bay-windowed lounge and a beautifully planned kitchen that leads in turn to a dining room with french doors and garden access. The staircase ascends to a gallery landing and four bedrooms, two of them with en-suite showers and built-in wardrobes.

Ground Floor

- Lounge**
3.427m x 5.647m
11'3" x 18'6"
- Dining**
2.866m x 3.838m
9'5" x 12'7"
- Kitchen**
4.122m x 3.838m
13'6" x 12'7"
- WC**
1.151m x 2.139m
3'9" x 7'0"
- Laundry**
1.718m x 2.246m
5'8" x 7'4"

First Floor

- Principal Bedroom**
3.454m x 3.861m
11'4" x 12'8"
- En-Suite 1**
1.210m x 2.711m
4'0" x 8'11"
- Bedroom 2**
2.732m x 4.129m
9'0" x 13'7"
- En-Suite 2**
1.210m x 2.711m
4'0" x 8'11"
- Bedroom 3**
3.427m x 2.682m
11'3" x 8'10"
- Bedroom 4**
2.465m x 2.707m
8'1" x 8'11"
- Bathroom**
3.427m x 2.004m
11'3" x 6'7"

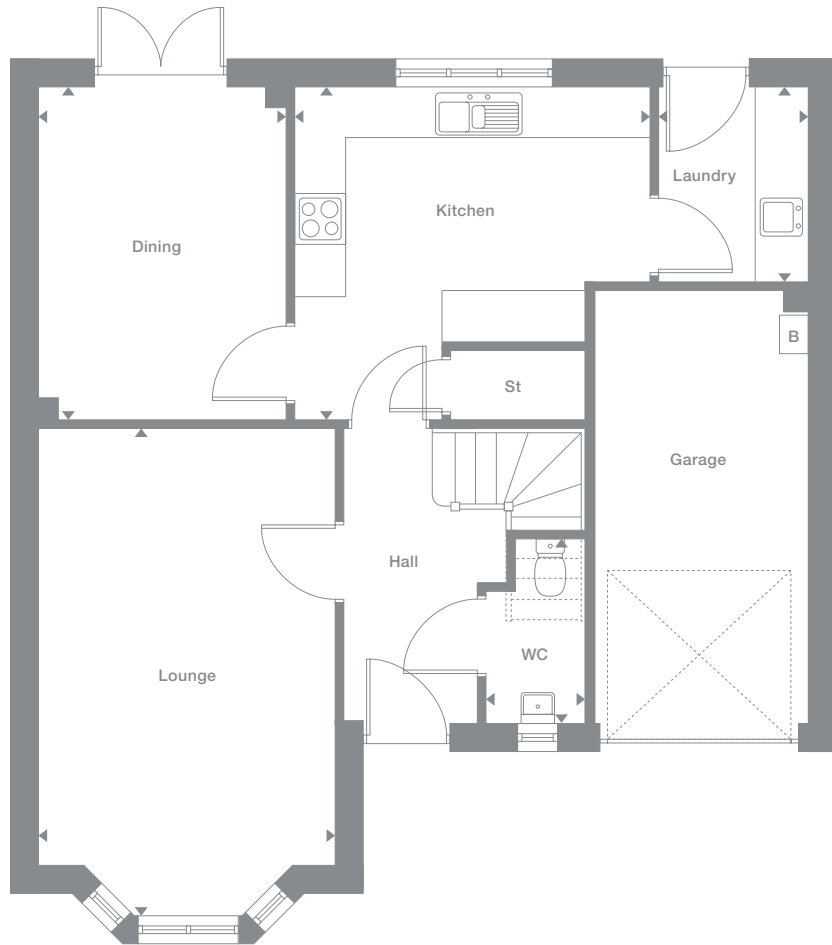
Floor Space

1,404 sq ft

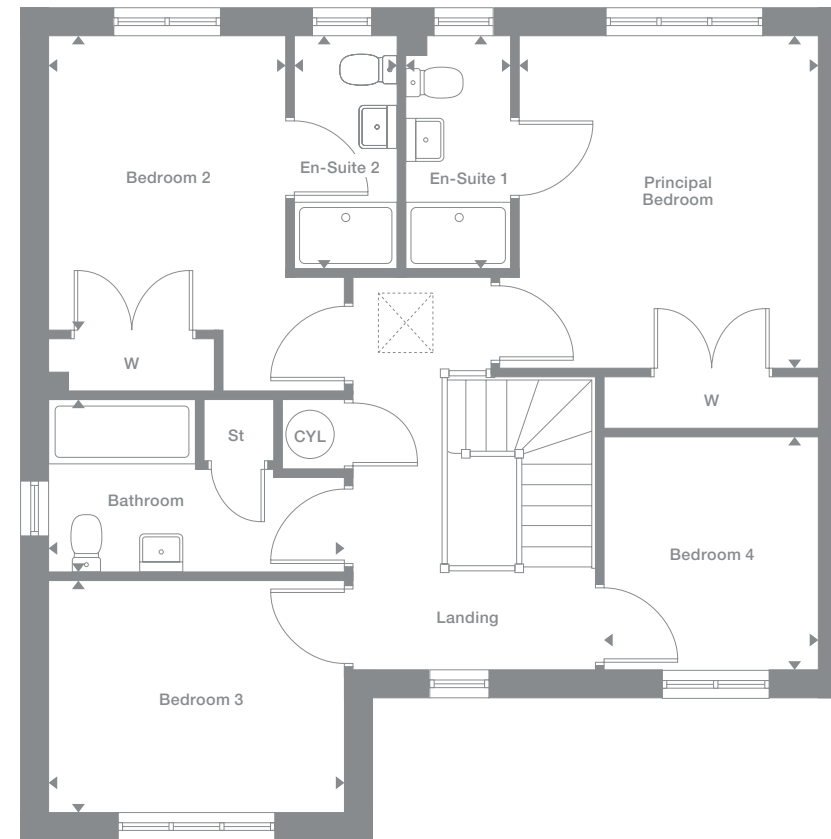
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Ground Floor



First Floor



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B = Boiler

Hughes

Overview

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

Ground Floor

- Lounge**
3.635m x 5.550m
11'11" x 18'2"
- Dining**
2.977m x 4.223m
9'9" x 13'10"
- Kitchen**
3.230m x 4.223m
10'7" x 13'10"
- WC**
1.818m x 1.386m
6'0" x 4'7"
- Laundry**
1.818m x 2.737m
6'0" x 9'0"

First Floor

- Principal Bedroom**
3.464m x 3.319m
11'4" x 10'11"
- En-Suite 1**
1.982m x 1.670m
6'6" x 5'6"
- Bedroom 2**
3.492m x 3.173m
11'5" x 10'5"
- En-Suite 2**
1.910m x 2.337m
6'3" x 7'8"
- Bedroom 3**
2.475m x 3.173m
8'1" x 10'5"
- Bedroom 4**
2.480m x 2.985m
8'2" x 9'10"
- Bathroom**
1.958m x 3.173m
6'5" x 10'5"

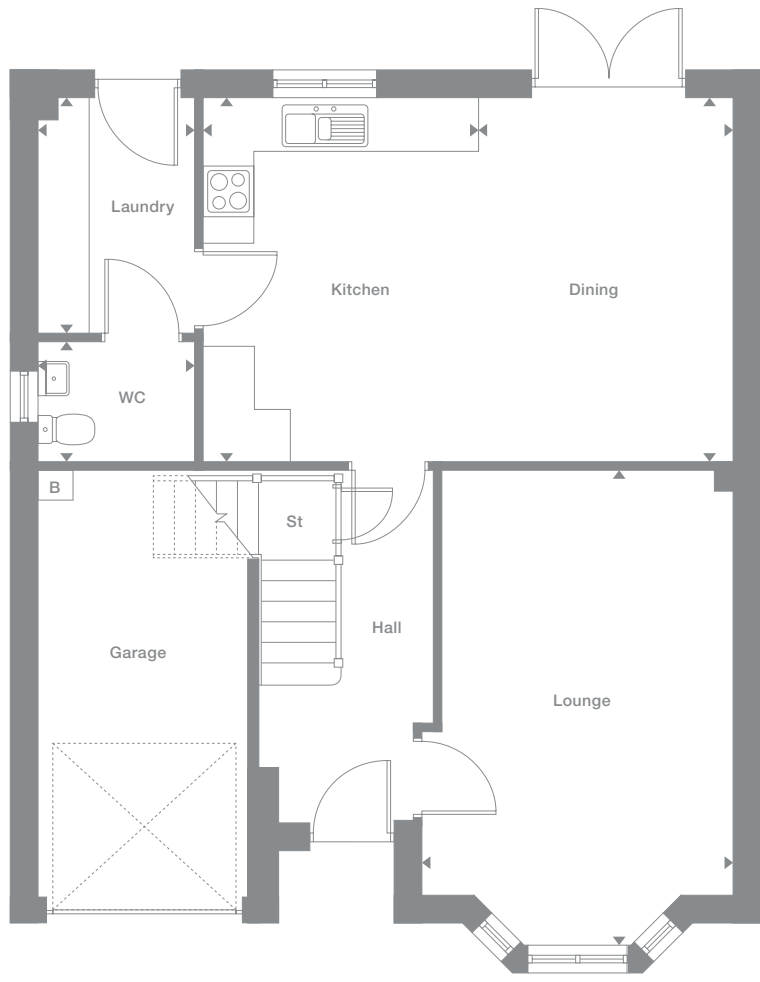
Floor Space

1,438 sq ft

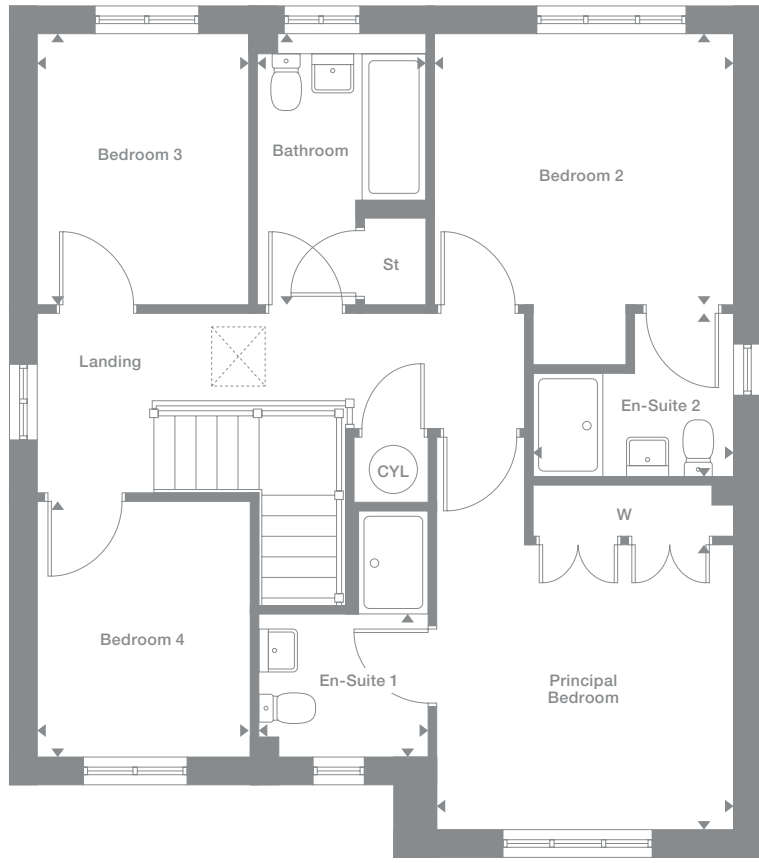
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Ground Floor



First Floor



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B = Boiler

Overview

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

Ground Floor

- Lounge**
3.656m x 4.965m
12'0" x 16'3"
- Family/Dining**
5.125m x 3.444m
16'10" x 11'4"
- Kitchen**
3.776m x 4.143m
12'5" x 13'7"
- WC**
1.805m x 1.263m
5'11" x 4'2"
- Laundry**
1.634m x 1.961m
5'4" x 6'5"

First Floor

- Principal Bedroom**
3.656m x 4.155m
12'0" x 13'8"
- En-Suite 1**
1.642m x 2.196m
5'5" x 7'2"
- Bedroom 2**
3.749m x 3.450m
12'4" x 11'4"
- Bedroom 3**
2.935m x 3.381m
9'8" x 11'1"
- Bedroom 4**
2.237m x 3.488m
7'4" x 11'5"
- En-Suite 2**
2.935m x 1.503m
9'8" x 4'11"
- Bathroom**
2.715m x 1.974m
8'11" x 6'6"

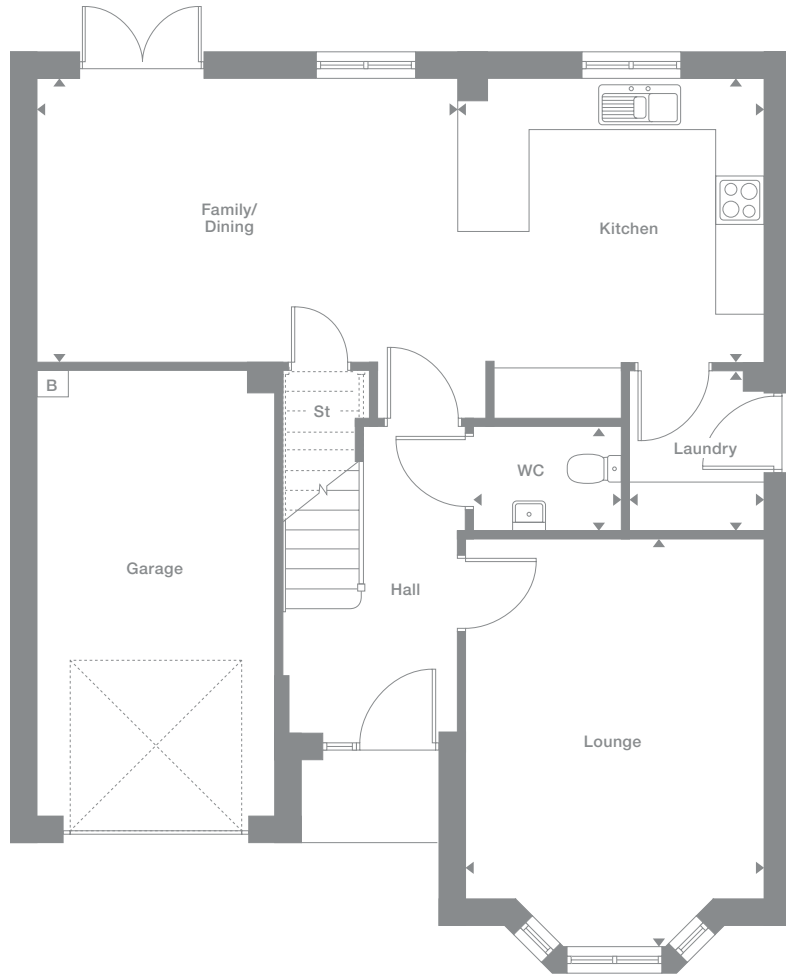
Floor Space

1,552 sq ft

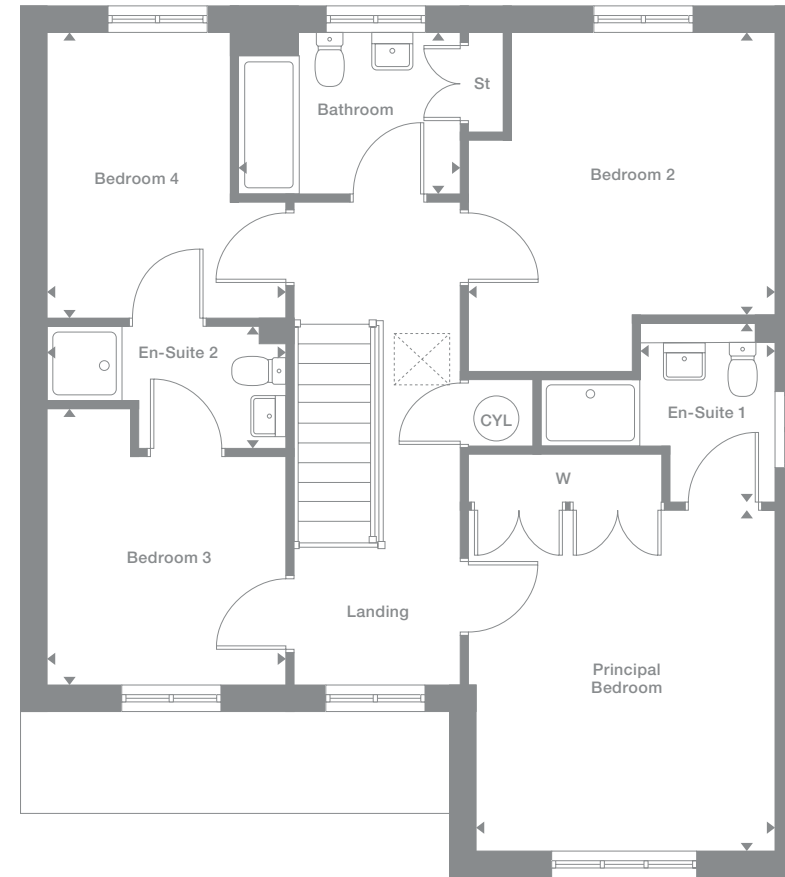
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Ground Floor



First Floor



B = Boiler

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Overview

The lounge and the dining room incorporate bay windows, while the family, kitchen and breakfast area and the study both feature french doors. The laundry room provides a third access point to the garden and two of the five bedrooms are en-suite.

Ground Floor

Lounge
3.443m x 4.774m
11'4" x 15'8"

Dining
3.443m x 2.990m
11'4" x 9'10"

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

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

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

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

First Floor

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

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

Bedroom 2
3.443m x 2.795m
11'4" x 9'2"

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

Bedroom 3
3.443m x 3.820m
11'4" x 12'6"

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

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

Bathroom
2.138m x 1.955m
7'0" x 6'5"

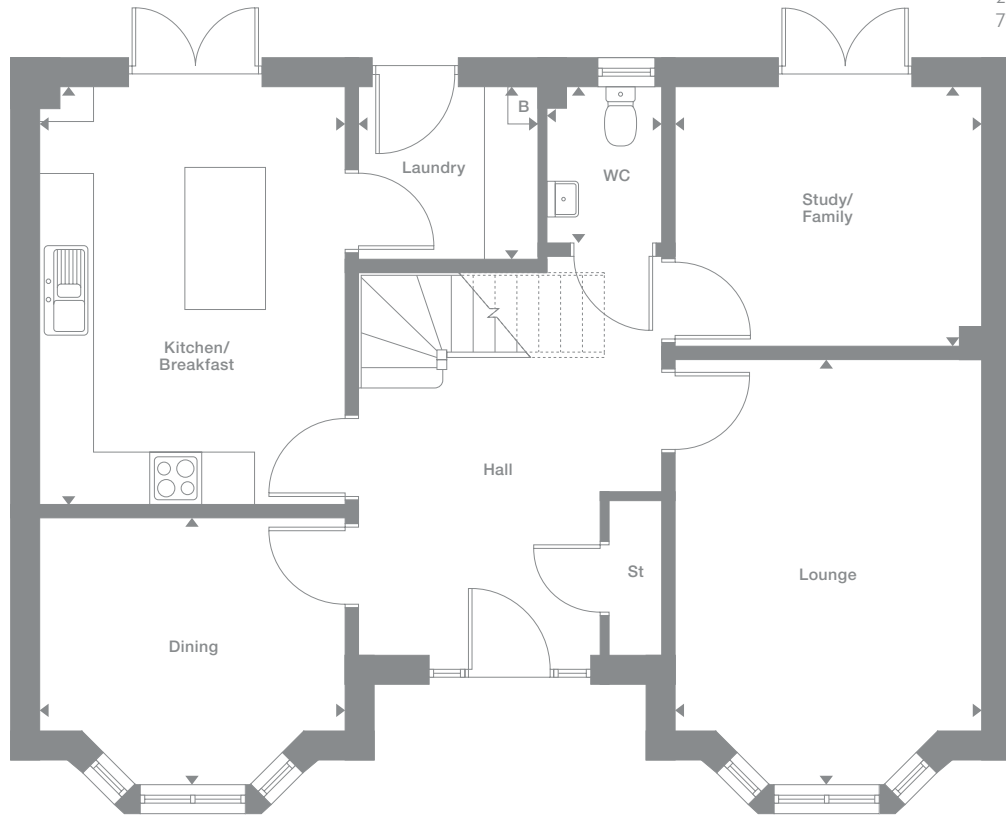
Floor Space

1,597 sq ft

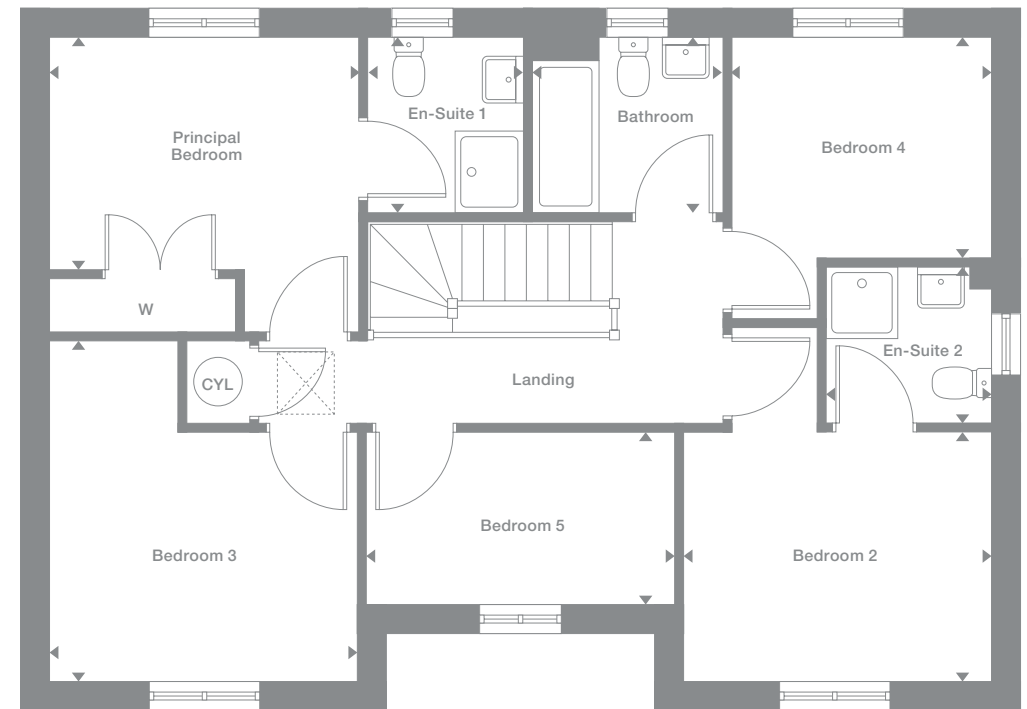
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Ground Floor



First Floor



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B = Boiler

Overview

The bay-windowed lounge opens via double doors into a formal dining room, complementing the family breakfast area, enhanced by french doors, that adjoins the kitchen. A feature gallery landing leads to five bedrooms, two of them with en-suite shower rooms, and a beautifully designed bathroom with separate shower cubicle.

Ground Floor

- Lounge**
3.621m x 5.254m
11'11" x 17'3"
- Dining**
3.682m x 2.942m
12'1" x 9'8"
- Kitchen**
3.960m x 2.942m
13'0" x 9'8"
- Family**
2.657m x 2.942m
8'9" x 9'8"
- WC**
1.753m x 1.881m
5'9" x 6'2"
- Laundry**
1.556m x 1.830m
5'1" x 6'0"

First Floor

- Principal Bedroom**
5.021m x 3.857m
16'6" x 12'8"
- En-Suite 1**
2.012m x 1.821m
6'7" x 6'0"
- Bedroom 2**
3.079m x 3.685m
10'1" x 12'1"
- En-Suite 2**
1.583m x 2.198m
5'2" x 7'3"
- Bedroom 3**
3.389m x 2.528m
11'1" x 8'4"
- Bedroom 4**
3.731m x 2.965m
12'3" x 9'9"
- Bedroom 5**
3.695m x 2.591m
12'1" x 8'6"
- Bathroom**
2.560m x 1.970m
8'5" x 6'6"

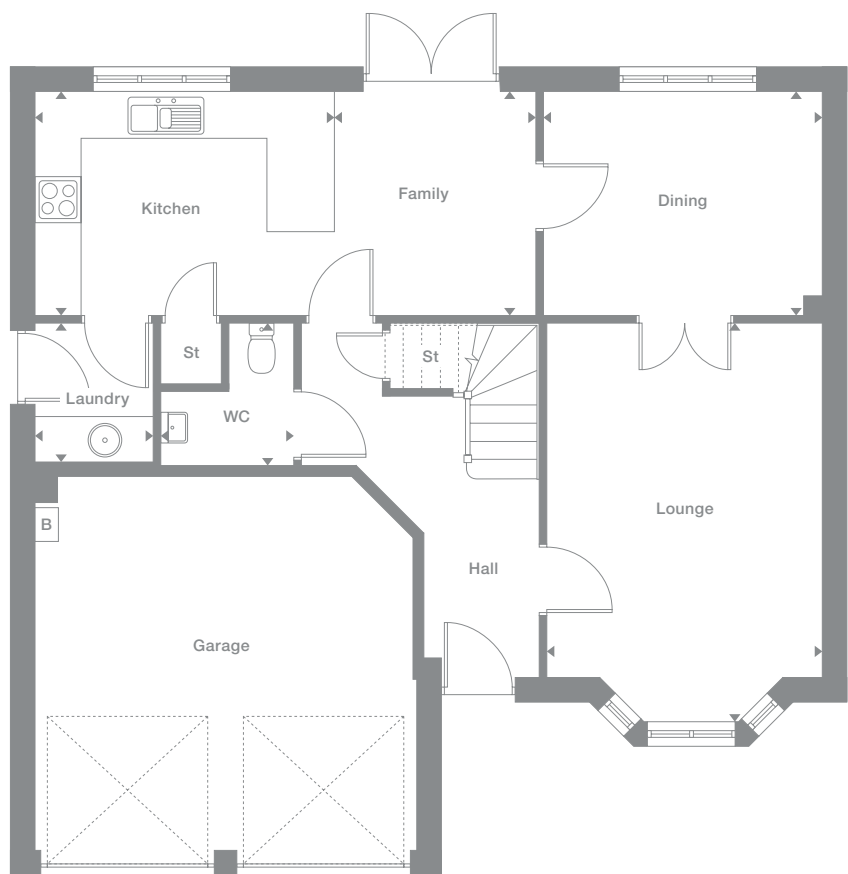
Floor Space

1,716 sq ft

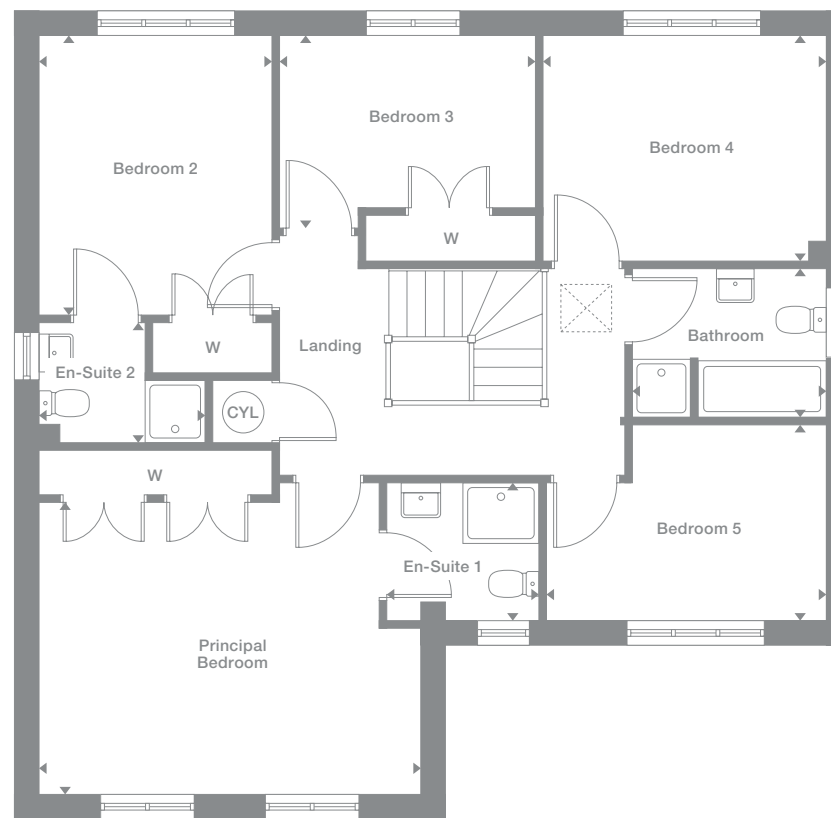
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Ground Floor



First Floor



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B = Boiler

Colville

Overview

Twin french doors give the kitchen dining and family room a light atmosphere while a bay window and double doors add a luxurious note to the lounge. Two of the five bedrooms include en-suite shower rooms, and the generous storage space includes a built-in wardrobe in the principal bedroom.

Ground Floor

- Lounge**
3.683m x 6.048m
12'1" x 19'10"
- Family/Dining**
7.127m x 3.472m
23'5" x 11'5"
- Kitchen**
4.060m x 3.103m
13'4" x 10'2"
- WC**
1.505m x 1.785m
4'11" x 5'10"
- Laundry**
3.257m x 1.672m
10'8" x 5'6"

First Floor

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

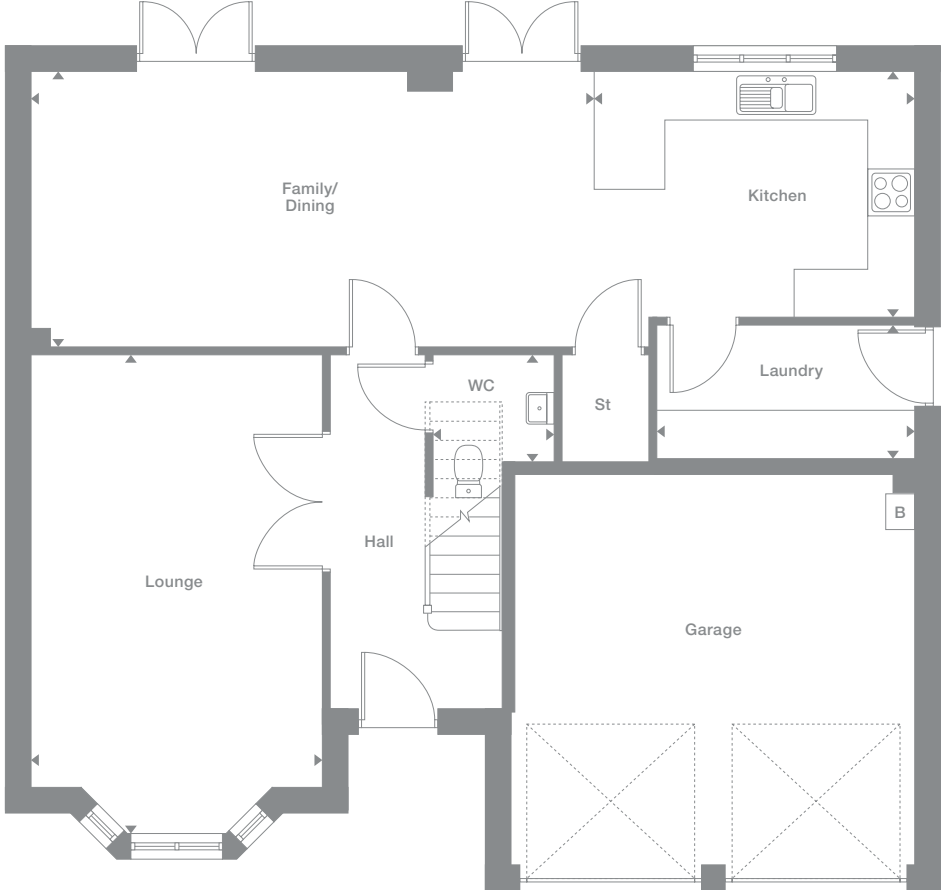
Floor Space

1,771 sq ft

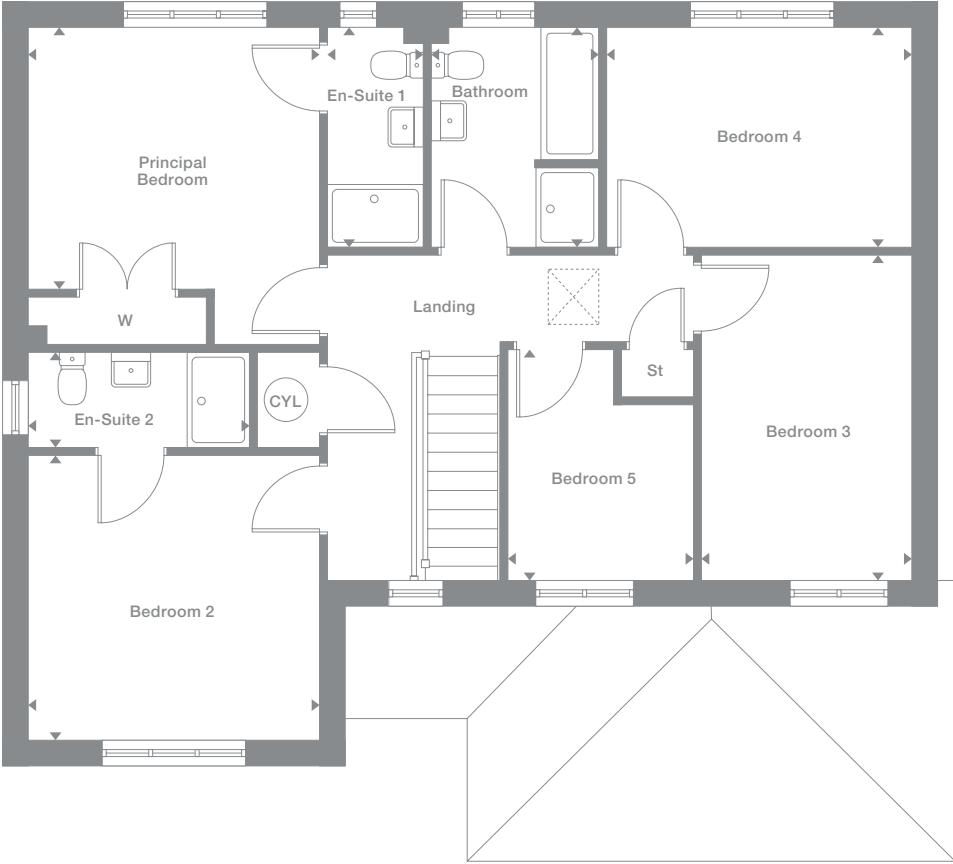
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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B = Boiler

Chichester

Overview

From the bay windows that distinguish the lounge and study to the dual french doors in the dining and family rooms, from the feature staircase and landing to the five bedrooms, two of them en-suite and one incorporating a luxurious dressing area, this is a home that can provide comfort and privacy to the largest families and their guests.

Ground Floor

- Lounge**
3.586m x 5.808m
11'9" x 19'1"
- Dining**
3.586m x 2.792m
11'7" x 9'2"
- Kitchen**
3.966m x 3.504m
13'0" x 11'6"
- Breakfast/Family**
2.755m x 5.717m
9'0" x 18'9"
- WC**
1.115m x 2.128m
3'8" x 7'0"
- Laundry**
2.291m x 2.128m
7'6" x 7'0"
- Study**
3.506m x 2.846m
11'6" x 9'4"

First Floor

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

Floor Space

1,928 sq ft

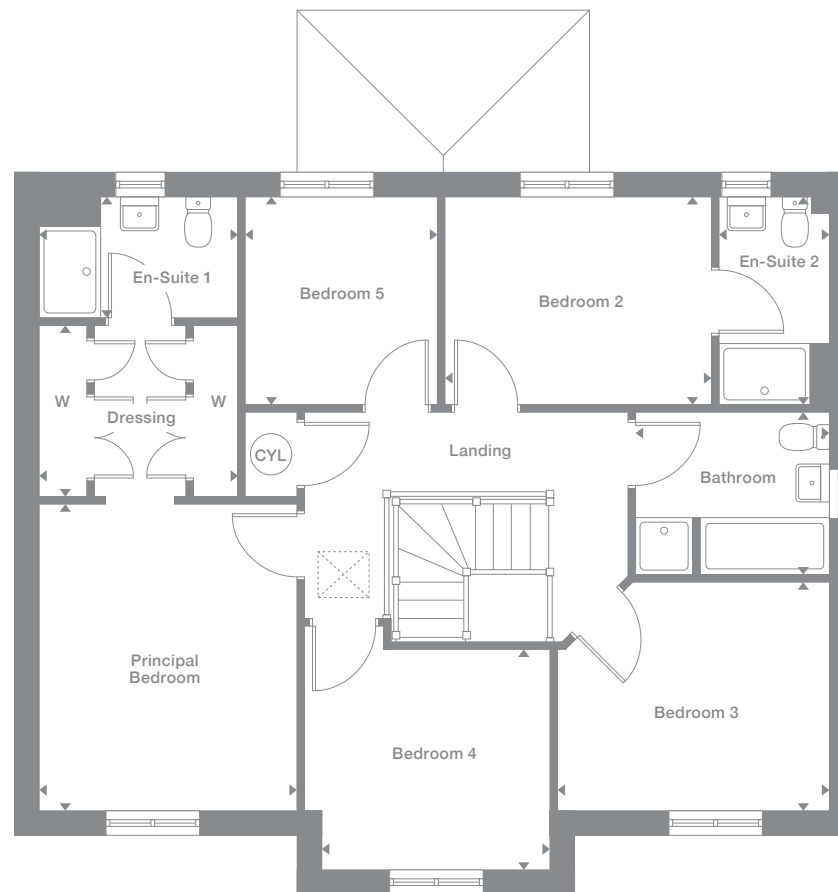
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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B = Boiler

Overview

The elegance of the lounge's double doors and bay window, and the bright, welcoming family kitchen and dining space featuring french doors, reflect the flexibility of this outstanding home. Two of the five bedrooms entered from the gallery landing are en-suite, and the principal bedroom includes a special french window and balcony.

Ground Floor

- Lounge**
3.911m x 5.132m
12'10" x 16'10"
- Family/Dining**
6.957m x 4.213m
22'10" x 13'10"
- Kitchen**
3.704m x 3.695m
12'2" x 12'1"
- WC**
1.791m x 1.170m
5'11" x 3'10"
- Laundry**
1.674m x 2.264m
5'6" x 7'5"

First Floor

- Principal Bedroom**
4.489m x 4.101m
14'9" x 13'5"
- En-Suite 1**
2.623m x 1.781m
8'7" x 5'10"
- Bedroom 2**
3.868m x 3.425m
12'8" x 11'3"
- En-Suite 2**
1.466m x 2.935m
4'10" x 9'8"
- Bedroom 3**
2.990m x 3.900m
9'10" x 12'10"
- Bedroom 4**
2.621m x 4.539m
8'7" x 14'11"
- Bedroom 5**
2.650m x 3.338m
8'8" x 10'11"
- Bathroom**
2.037m x 3.900m
6'8" x 12'10"

Floor Space

2,033 sq ft

Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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B = Boiler

Overview

The kitchen and dining room, with french doors into the garden, presents a flexible hub for family life, complementing the more formal lounge. Upstairs, in addition to the large bathroom, the five bedrooms include two with en-suite showers. The principal bedroom also features a separate dressing room and a charming Juliette balcony.

Ground Floor

- Lounge**
4.539m x 4.998m
14'11" x 16'5"
- Family/Dining**
5.652m x 3.538m
18'7" x 11'7"
- Kitchen**
3.887m x 3.730m
12'9" x 12'3"
- WC**
2.131m x 1.815m
7'0" x 5'11"
- Laundry**
2.131m x 1.815m
7'0" x 5'11"

First Floor

- Principal Bedroom**
3.837m x 4.658m
12'7" x 12'7"
- En-Suite 1**
1.967m x 2.471m
6'5" x 8'1"
- Dressing**
2.557m x 1.967m
8'5" x 6'5"
- Bedroom 2**
3.764m x 3.896m
12'4" x 12'9"
- En-Suite 2**
2.373m x 2.235m
7'9" x 7'4"
- Bedroom 3**
3.212m x 4.037m
10'6" x 13'3"
- Bedroom 4**
3.059m x 3.561m
10'0" x 11'8"
- Bedroom 5**
2.806m x 3.342m
9'2" x 11'0"
- Bathroom**
2.727m x 3.561m
8'11" x 11'8"

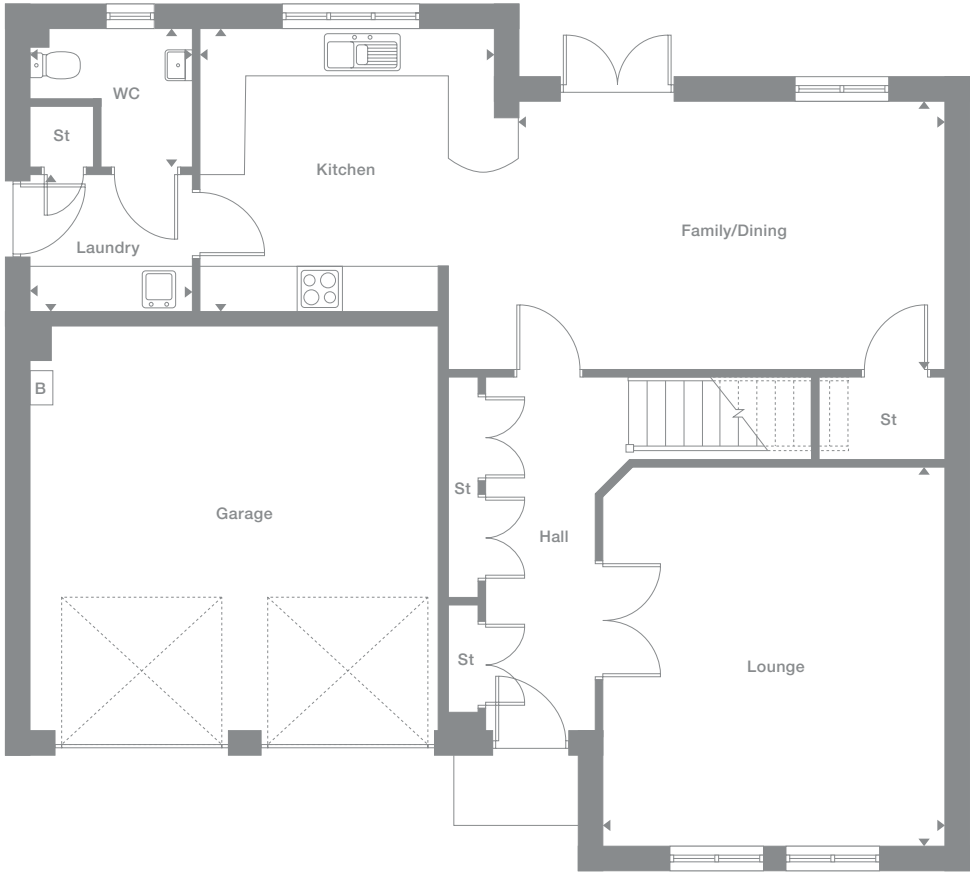
Floor Space

2,114 sq ft

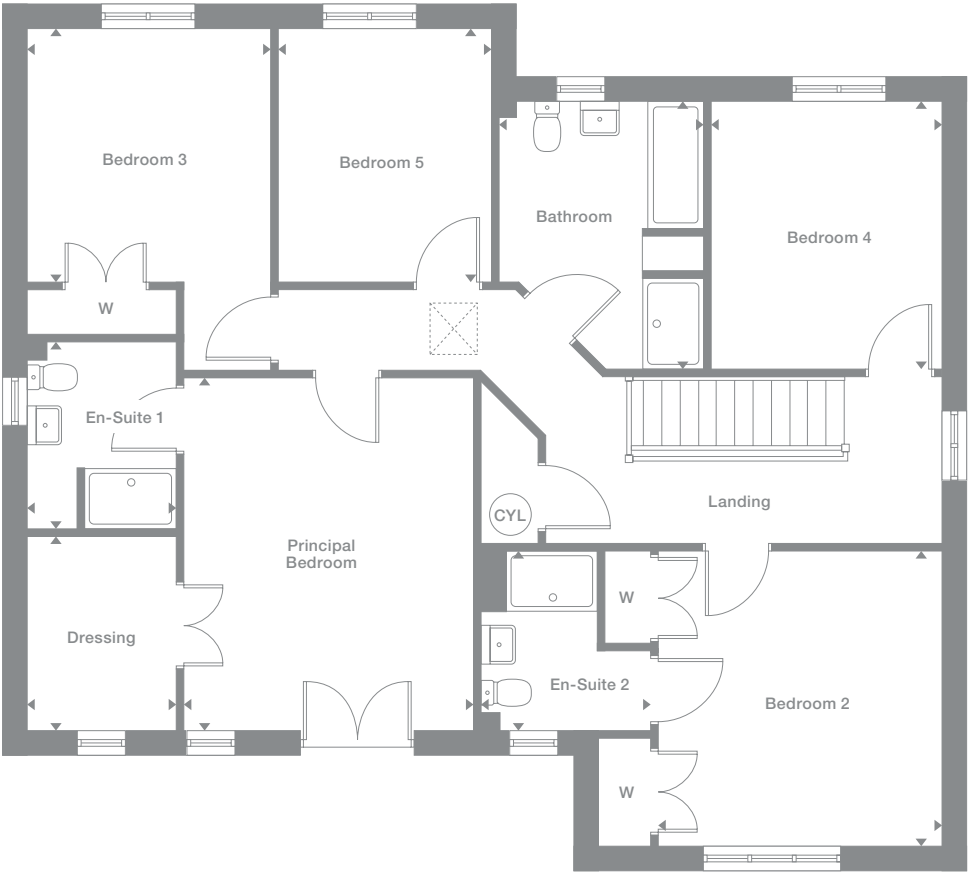
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Ground Floor



First Floor



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B = Boiler

Overview

Beyond the courtyard entrance lies a succession of impressive interiors including a dramatic lounge with bay window and french doors, an island kitchen and adjoining conservatory-style family space, and a study. Two of the five bedrooms share a second en-suite shower room, and the principal bedroom suite incorporates a feature dormer window.

Ground Floor

- Lounge**
3.750m x 7.255m
12'4" x 23'10"
- Dining**
3.108m x 3.745m
10'2" x 12'3"
- Family**
2.626m x 3.579m
8'7" x 11'9"
- Kitchen**
3.924m x 5.659m
12'10" x 18'7"
- WC**
1.167m x 1.929m
3'10" x 6'4"
- Laundry**
1.615m x 2.947m
5'4" x 9'8"
- Study**
2.941m x 2.947m
9'8" x 9'8"

First Floor

- Principal Bedroom**
4.291m x 6.568m
14'1" x 21'7"
- En-Suite 1**
1.758m x 2.652m
5'9" x 8'8"
- Bedroom 2**
2.813m x 3.617m
9'3" x 11'10"
- En-Suite 2**
2.433m x 2.259m
8'0" x 7'5"
- Bedroom 3**
3.808m x 3.759m
12'6" x 12'4"
- Bedroom 4**
3.257m x 4.098m
10'8" x 13'5"
- Bedroom 5**
3.780m x 2.464m
12'5" x 8'1"
- Bathroom**
2.798m x 1.943m
9'2" x 6'4"

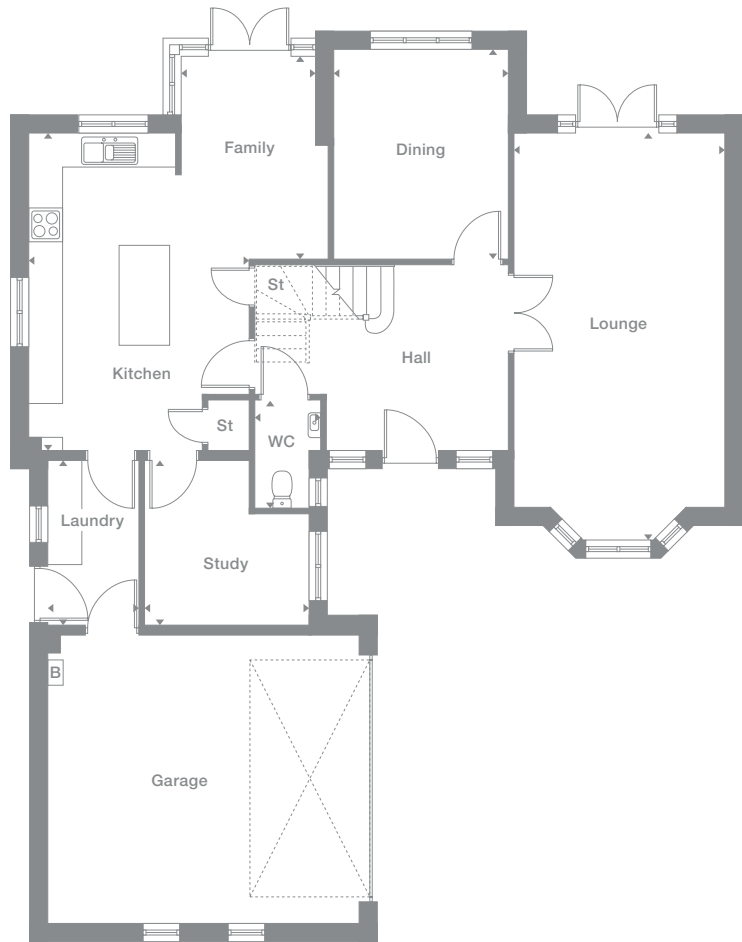
Floor Space

2,220 sq ft

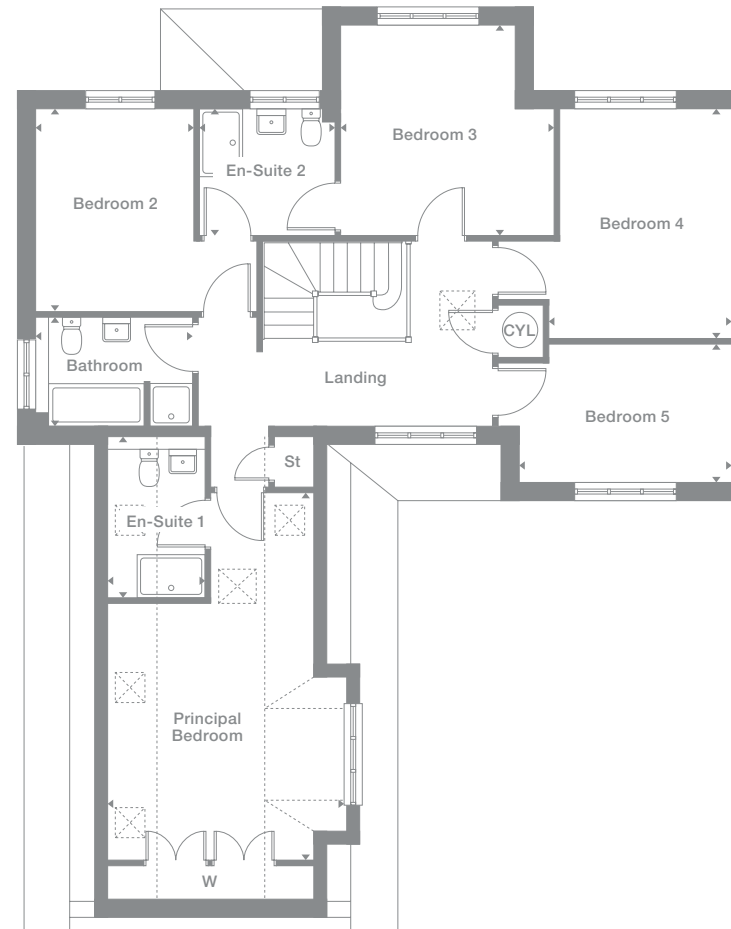
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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B = Boiler

Overview

From the welcoming porch to the en-suite facilities in two of the five bedrooms, this is an outstandingly prestigious home. The many superb features include a lounge opening on to a delightful pergola, and the triple-aspect kitchen adjoining a magnificent sun lounge.

Ground Floor

- Lounge**
3.971m x 6.982m
13'0" x 22'11"
- Dining**
3.956m x 4.631m
13'0" x 15'2"
- Kitchen/Family**
8.066m x 3.806m
26'6" x 12'6"
- Sun Lounge**
2.998m x 2.452m
9'10" x 8'1"
- WC**
1.583m x 1.882m
5'2" x 6'2"
- Laundry**
2.594m x 2.453m
8'6" x 8'1"

First Floor

- Principal Bedroom**
3.985m x 3.598m
13'1" x 11'10"
- En-Suite 1**
2.141m x 3.015m
7'0" x 9'11"
- Bedroom 2**
4.552m x 3.297m
14'11" x 10'10"
- En-Suite 2**
1.892m x 1.854m
6'2" x 6'1"
- Bedroom 3**
3.055m x 4.042m
10'0" x 13'3"
- Bedroom 4**
3.985m x 2.569m
13'1" x 8'5"
- Bedroom 5**
3.925m x 2.865m
12'11" x 9'5"
- Bathroom**
1.892m x 2.043m
6'2" x 6'8"

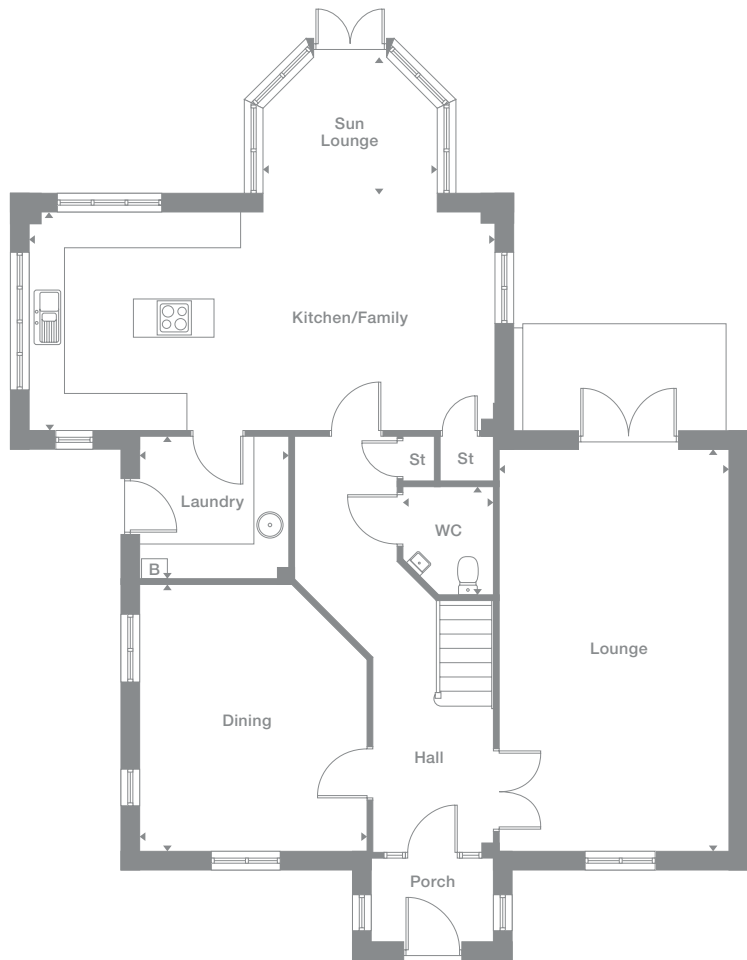
Floor Space

2,350 sq ft

Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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B = Boiler

The Miller Difference

your home your way...

The Miller Difference
Every home we build is the start of an adventure. For more than 85 years we've watched people stamp their individual personalities on the homes we build. What we create is your starting point. Our job is to make sure it's the best one possible.

Shaped around you
For more than three generations, we've been listening to our customers. We know what you expect: the highest quality materials, the most skilled workmanship, ready to be shaped around your lifestyle.

Built on trust
Figures and statistics matter. We have, for example, a five star rating for Customer Satisfaction, the best possible, from the Home Builders Federation.

Even more important, though, is the feedback we get from our customers. After we've been with them on the journey from their first enquiry to settling into their new home, well over 90% say they would recommend us. That's the real measure of the trust they place in us.

Helping where we can
You might already have a clear picture of life in your new home. Or it might be a blank canvas. Either way, getting there is an exciting journey of discovery. And we're here to help.

From the first time you contact us, whether by phone, video call or a tour of a show home, we'll be listening carefully. Only you know what you want, but we'll be working with you to achieve it.

And we'll still be on hand, ready to help, long after you move in, quietly sharing your pride and satisfaction.

Pushing up standards
From beautiful locations and superb architectural design to meticulous construction work and exceptional finishes, our expertise is widely acknowledged. Our award-winning developments embrace state-of-the-art technologies and green thinking, but we never lose sight of the importance of craftsmanship. Every step is subject to rigorous Quality Assurance checks, and we reward our highly trained teams for safe and careful practice.

A smooth customer journey
Our award-winning service reflects the same high standards. As we guide you through your choices, decades of experience inform every step. So you can relax and enjoy the journey, knowing you have all the information you need.

With you every step of the way
After meeting your Development Sales Manager, who will help you choose and buy your new home, you'll be introduced to your Site Manager, who will be responsible for every aspect of the building work. They'll both be happy to answer any questions you have.

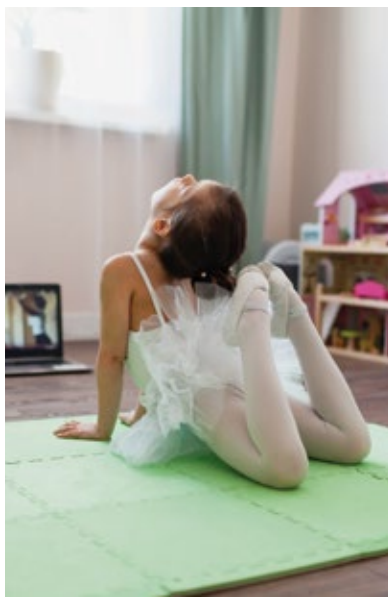
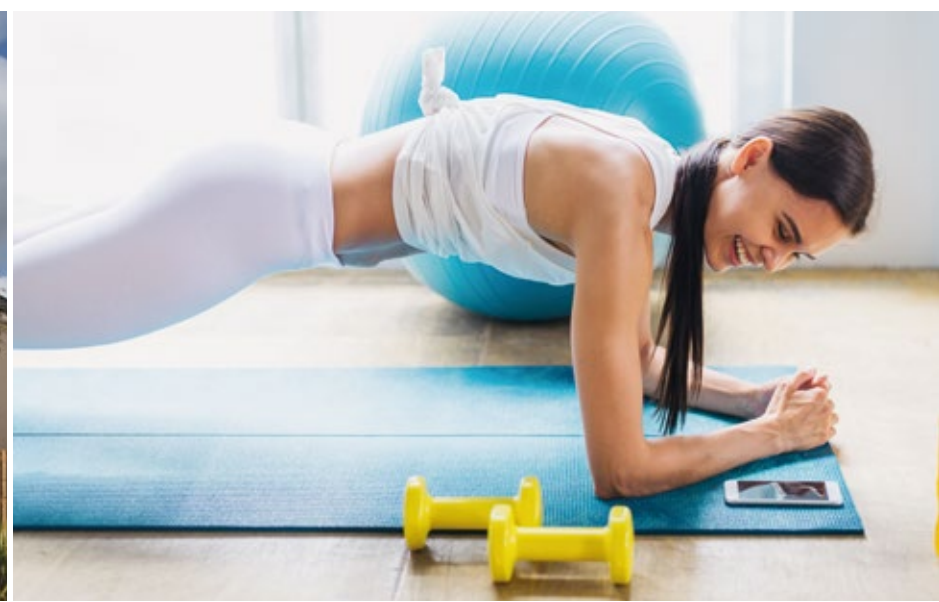
Fully involved
Your new home will quickly be moulded to your personal choices. So will our service. Once you tell us how you want to keep in touch, whether by phone, text, email, our custom designed app or via our website, that's how we'll keep you regularly updated and informed. You'll be able to access all the records of meetings, and see what happens next.

Make it your own
Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already, it's becoming your own, personal, space.

At a safe time during building, we'll invite you to visit your new home for a Progress Meeting where you can see the craftsmanship and attention to detail for yourself before it's covered up by fittings and finishes.

A place to grow
For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.



Welfare Park, in the village centre, is a popular leisure space with football and five-a-side pitches, a skatepark and a well-equipped play area. A few yards from the park, Newtongrange Leisure Centre incorporates fitness studio and gym facilities, and Newbattle Swimming Pool has a 25m main pool with a separate toddler pool. Newtongrange is home to the superb National Mining Museum, and other attractions in the area include Butterfly and Insect World at Dobbie's Garden Centre, the Midlothian Snowsports Centre on the edge of the Pentland Hills, and the walks, play areas and miniature railway at Vogrie Country Park. The vast diversity of Edinburgh's museums, galleries and live entertainments are also in easy reach for days and evenings out.

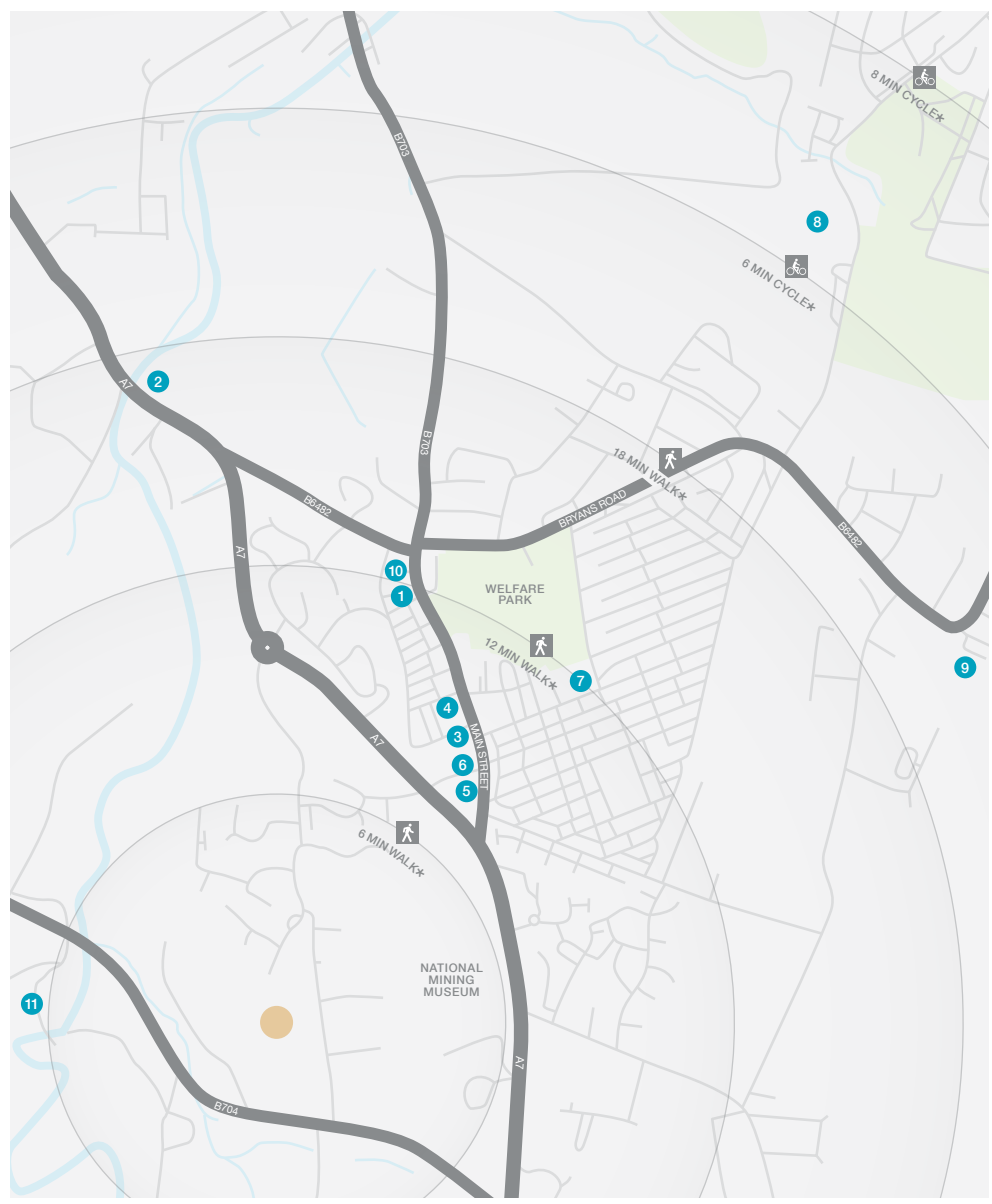
There is a small shopping area in the village that includes convenience stores, hardware and gift shops, a pharmacy, a local bakery, cafés, hairdressers and fast food takeaways as well as a Co-op supermarket with recycling bins for most household packaging and glass. There is also a large Tesco supermarket at Eskbank, two miles away.



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.

Newtongrange Primary School is around 20 minutes walk from Lady Victoria Grange, with nursery classes on the same site, and there is an RC Primary School, St Andrews, around a mile and a half away in Gorebridge. For secondary education the village is served

by Newbattle Community High School, a modern comprehensive less than two miles away with a self-contained sport and leisure complex. Newbattle Medical Centre, on the edge of the village, houses a large GP practice, and there is a dental surgery in nearby Station Road.



- 1 The Dean Tavern
80 Main Street
0131 663 2419
- 2 The Sun Inn
Lothianbridge
Dalkeith
0131 663 2456
- 3 Newtongrange
Leisure Centre,
Main Street
0131 561 5325
- 4 Newbattle
Swimming Pool,
113 Main Street
0131 651 5340
- 5 Newtongrange
Post Office,
133 Main Street
0131 663 2292
- 6 Lloyds Pharmacy
125 Main Street
0131 663 2251
- 7 Newtongrange
Primary School,
Sixth Street
0131 271 4645
- 8 Newbattle
Community
High School,
64 Easthouses,
Dalkeith
0131 663 4191
- 9 Newbattle
Medical Practice,
Blackcot
0131 663 1051
- 10 Peutherer A S R
Dental Clinic,
5 Station Road
0131 654 2377
- 11 Dalhousie
Castle Hotel,
Bonnyrigg
01875 820153

* 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

Please see website:
www.millerhomes.co.uk
 for development
 opening times
 03331 228 094

From Central Edinburgh
 Leave Edinburgh via Dalkeith Road, following signs for Galashiels. At the Sheriffhall Junction, take the fourth exit to stay on the A7. Two and a quarter miles after the Bypass, by the arches of a railway viaduct, take the right hand lane to stay on the A7 for another quarter mile. At the Victoria Park roundabout, take the third exit, signposted for Orchard Grange. The entrance to Lady Victoria Grange is half a mile on.

From Glasgow and the West
 Follow signs for the City of Edinburgh Bypass. Leave the Bypass at Gilmerton Junction, and follow signs for Galashiels via the A7. At the Gilmerton Road Roundabout take the third exit to join the A7. After two miles, at the arches of the railway viaduct follow the directions above.

Sat Nav: EH22 4EA



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 Development Sales Manager 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 Development Sales Manager 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.

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