

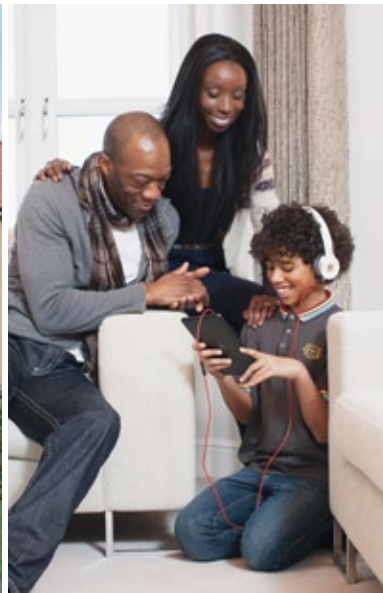


**Miller Homes at Shawfair
Shawfair**

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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Plot Information

- Munro
- Blair
- Shaw
- Douglas
- Mitford
- Dale
- Yeats
- Buttermere
- Kennaway
- Jura
- Affordable Housing



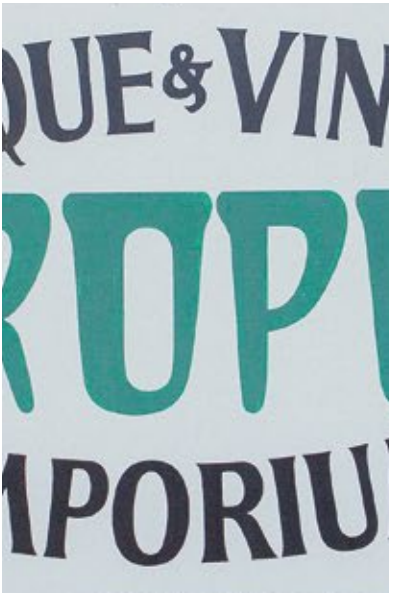
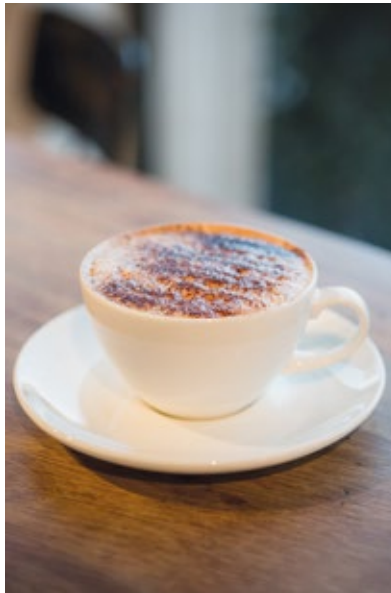
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Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that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

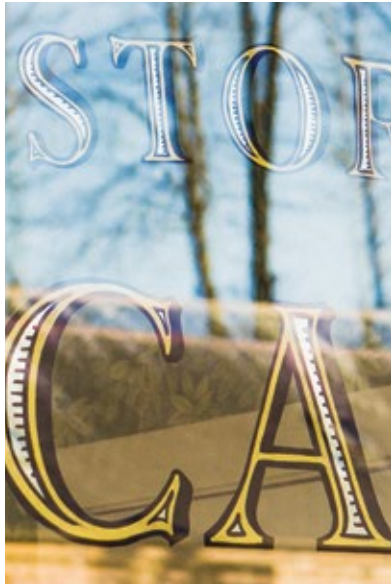
Miller Homes at Shawfair is part of a major initiative designed to allow an entirely new community to grow and flourish. Modern, high quality homes will be supported by new schools, leisure facilities, shops, offices and extensive landscaped green spaces, ready to mature into a thriving place where people can live, learn, work and play. Its semi-rural setting brings an air of country living to the edge of the capital, and its excellent transport links include a railway station and a network of foot and cycle paths. Adhering to the highest principles of sustainability as well as relaxed, safe family living one of the Project Partners is the Edinburgh Centre for Carbon Innovation. Shawfair is not only the largest urban expansion programme to date in Edinburgh and Midlothian, it sets the benchmark for premium quality residential planning.

Miller Homes at Shawfair is within walking distance of a pharmacy, news-agents, convenience store, post office and co-op food store. Recycling bins for glass, cans and textiles can be found in the Co-op car park. Bars and family friendly restaurants in the local area include the Old Colliery, the buffet-style Beijing Banquet and the Cockatoo Bar and Restaurant, with its conservatory dining room.



Strategically located just over a mile from the City of Edinburgh Bypass and less than five miles from Princes Street, Danderhall has excellent bus and rail connections. Shawfair Station, a pleasant ten-minute walk from the development, is on the new Borders Railway line between Edinburgh Waverley and Tweedbank, with services roughly every half hour and a journey time of fifteen minutes into the city centre. Sheriffhall Park and Ride, around fifteen minutes walk away, is served by Lothian Buses 33 and 49. Both of these services, as well as others linking Edinburgh with towns in the Borders, stop less than half a mile from the development. Edinburgh Airport, the Forth road bridges, the M8 and the A1 can all be quickly reached via the City of Edinburgh Bypass.

There is also a choice of bigger retail parks in easy reach. Dobbies shopping village includes the largest garden centre in Scotland, and the huge selection of high street names at Fort Kinnaird is accompanied by a choice of restaurants and a seven-screen Odeon cinema. Straiton Retail Park, quickly accessed via the City of Edinburgh Bypass, sits alongside Sainsbury, Asda and Ikea stores, and there is another wide selection of shops at Cameron Toll.



In easy reach of Edinburgh city centre by rail, bus or car, and just a few minutes drive from the City Bypass, this prestigious new neighbourhood of three, four and five bedroom homes combines its outstandingly strategic location with excellent local shops and amenities. Attractively landscaped with a fringe of shrubs and hedgerows, and bounded by pleasant footpaths, it offers an opportunity to enjoy modern, energy efficient housing within a mature and welcoming community. Welcome to Miller Homes at Shawfair...

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Munro

Overview

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

Ground Floor

Lounge
3.989m max X 3.982m max
13'3" x 13'1"

Kitchen/Family/Dining (End-Terrace)
5.076m max X 3.357m max
16'8" x 11'0"

Kitchen/Family/Dining (Mid Terrace)
5.039m max X 3.357m max
16'6" x 11'0"

WC
1.880m max X 1.172m max
6'2" x 3'10"

First Floor

Master Bedroom
2.722m x 3.968m
8'11" x 13'0"

En-Suite
2.328m max x 1.427m max
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"

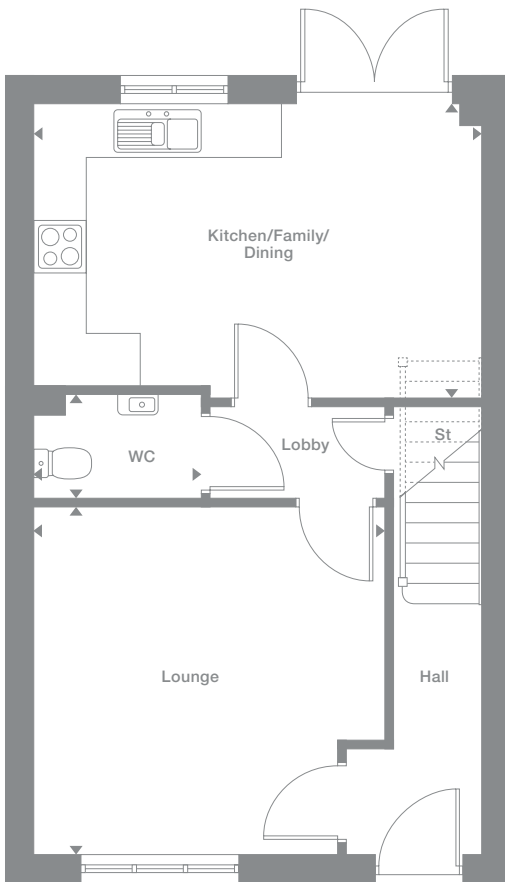
Bathroom
2.100m max x 1.905m max
6'11" x 6'3"

Floor Space

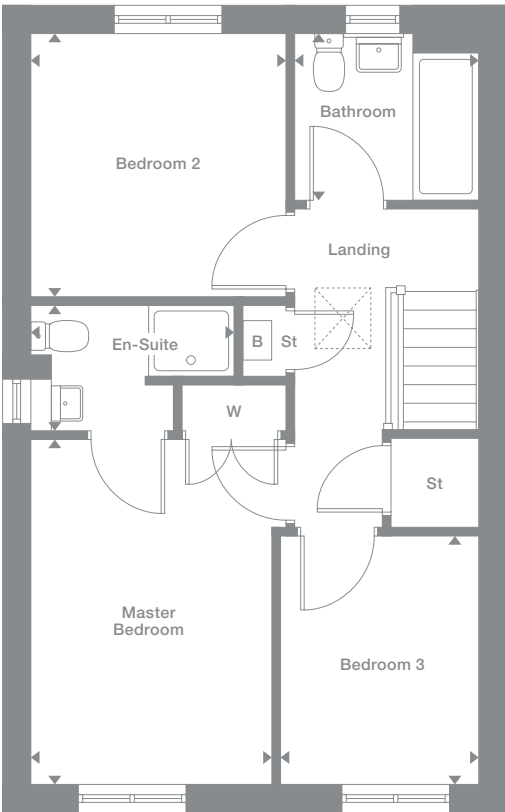
952 sq ft



Ground Floor



First Floor



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

B = Boiler

Blair

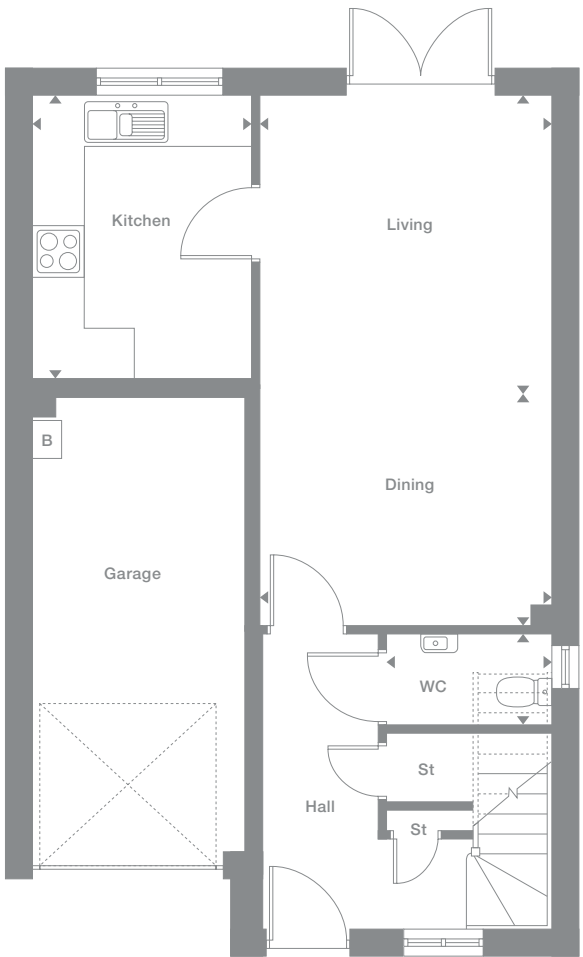
Overview
 French doors add a focal point to the living and dining room, while the arrangement of the adjoining kitchen keeps cooking and household management separate from the social space without any loss of convenience. The master bedroom has an en-suite shower, and the fourth bedroom could become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

- Ground Floor**
 Living
 3.497m x 3.513m
 11'6" x 11'6"
- Kitchen
 2.605m x 3.395m
 8'7" x 11'2"
- Dining
 3.497m max x 2.847m max
 11'6" x 9'4"
- WC
 1.980m x 1.100m
 6'6" x 3'7"
- First Floor**
 Master Bedroom
 3.101m max x 4.413m max
 10'2" x 14'6"
- En-Suite
 2.221m max x 1.255m max
 7'3" x 4'1"
- Bedroom 2
 3.015m max x 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"

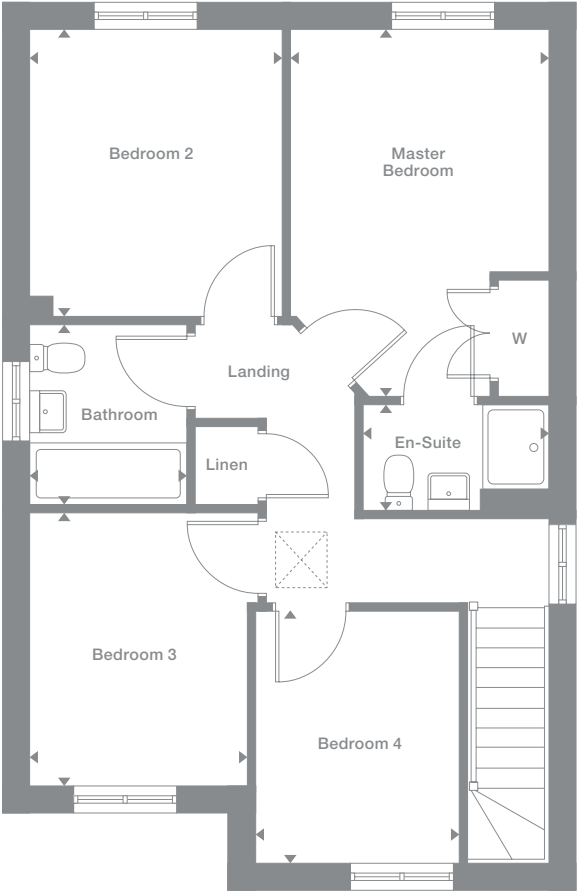
Floor Space
 1,117 sq ft



Ground Floor



First Floor



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B = Boiler

Overview

Behind the canopied entrance, the hall opens on to a family-sized lounge and a bright, flexible family kitchen and dining room with french doors while the bathroom's separate shower cubicle demonstrates the attention paid to every detail. The master bedroom also has a built-in wardrobe and an en-suite shower room.

Ground Floor

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

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

Family/Dining
4.789m x 3.241m max
15'9" x 10'8"

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

First Floor

Master Bedroom
3.258m x 3.305m
10'8" x 10'10"

En-Suite
1.211m max x 2.855m max
4'0" x 9'4"

Bedroom 2
2.510m max x 3.932m
8'3" x 12'11"

Bedroom 3
3.142m x 2.855m
10'4" x 9'4"

Bedroom 4
2.932m max x 2.913m max
9'7" x 9'7"

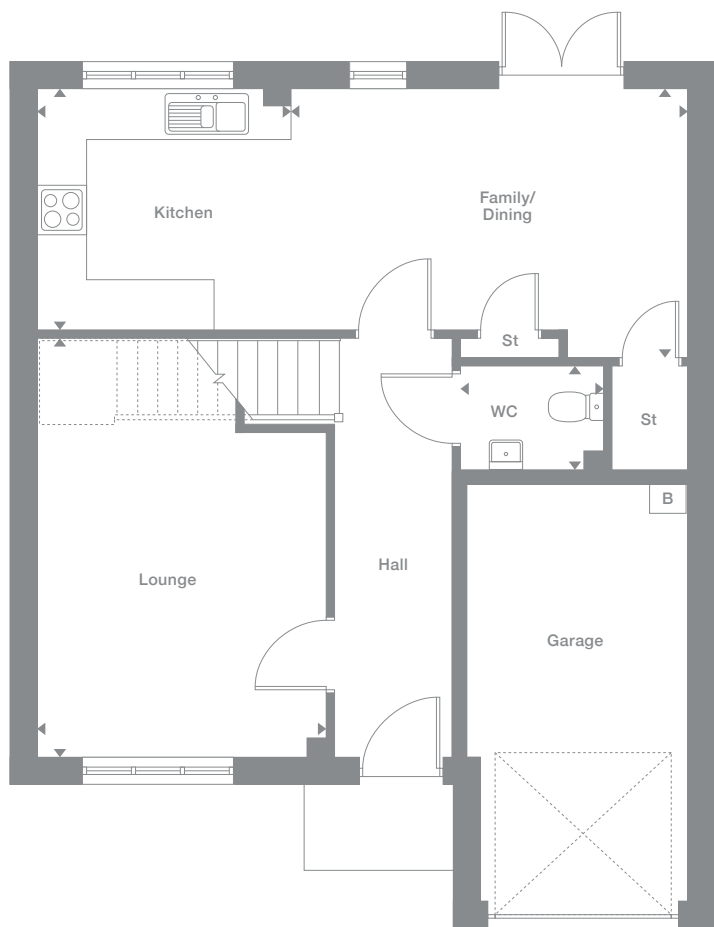
Bathroom
2.990m max x 1.700m max
9'10" x 5'7"

Floor Space

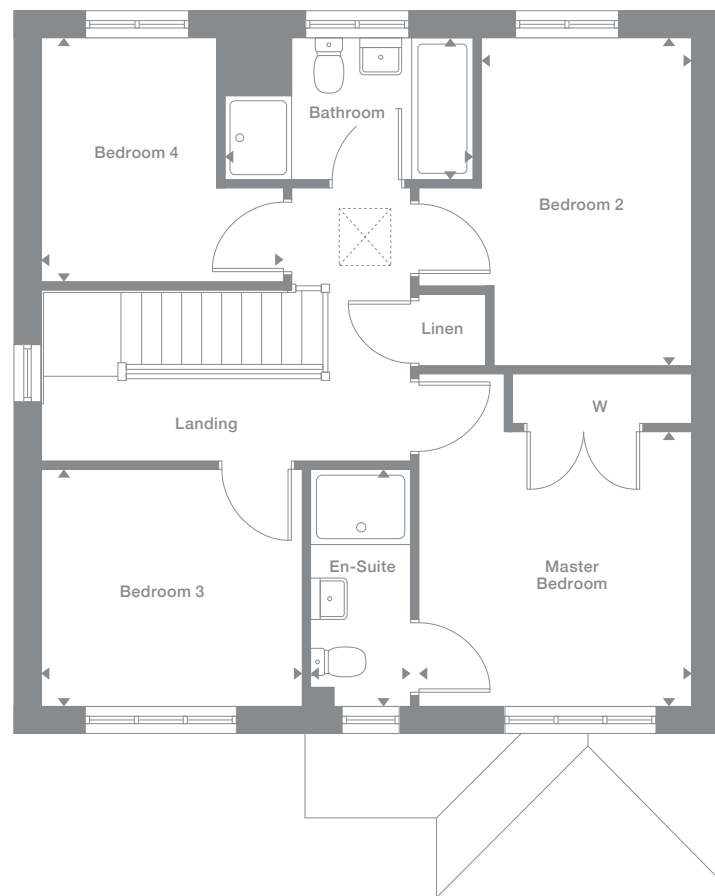
1,246 sq ft



Ground Floor



First Floor



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B = Boiler

Douglas

Overview

A bay window and double doors give the lounge a classic elegance that counterpoints the bright, relaxed family kitchen and dining room with its feature french doors. There is a separate laundry room, a study, and four bedrooms. The master bedroom has a walk-in wardrobe area as well as an en-suite shower room.

Ground Floor

- Lounge**
3.042m max x 4.610m min
10'0" x 15'1"
- Kitchen**
4.898m max x 3.017m max
16'1" x 9'11"
- Dining/Family**
3.077m max x 3.017m max
10'1" x 9'11"
- Laundry**
1.649m max x 1.714m max
5'5" x 5'7"
- Study**
2.659m x 2.337m
8'9" x 7'8"
- WC**
2.659m max x 1.241m max
8'9" x 4'1"

First Floor

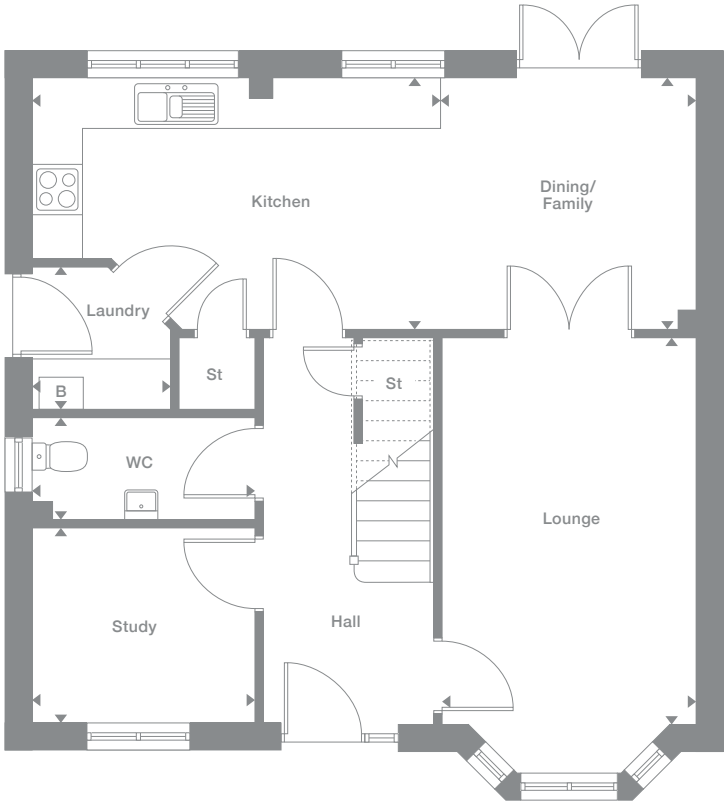
- Master Bedroom**
5.309m max x 2.962m max
17'5" x 9'9"
- En-Suite**
1.523m max x 2.200m max
5'0" x 7'3"
- Bedroom 2**
2.565m max x 3.854m
8'5" x 12'8"
- Bedroom 3**
2.566m max x 3.796m max
8'5" x 12'5"
- Bedroom 4**
2.513m x 2.388m
8'3" x 7'10"
- Bathroom**
2.696m max x 1.913m max
8'10" x 6'3"

Floor Space

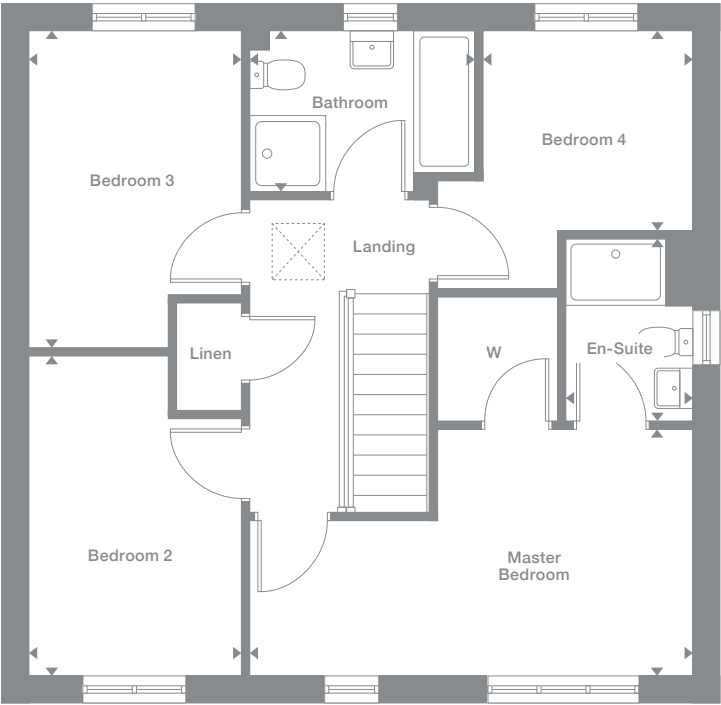
1,342 sq ft



Ground Floor



First Floor



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B = Boiler

Mitford

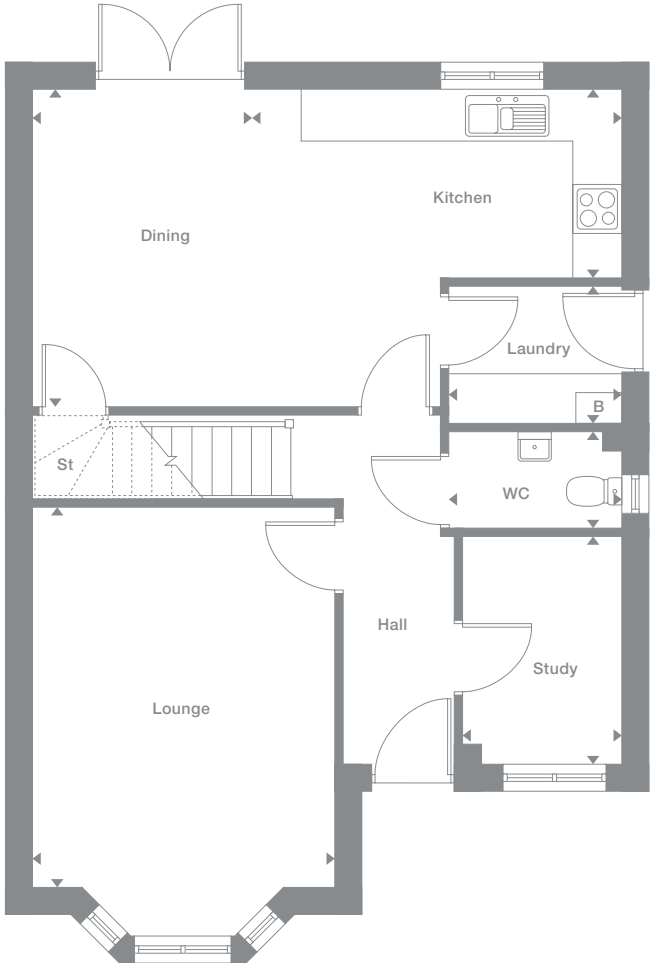
Overview
 With a bay window in the lounge and french doors adding a light, open atmosphere to the kitchen and dining room, this attractive home blends practical amenity with stylish appeal. A separate laundry room and a study add flexibility, while the master bedroom includes a built-in wardrobe and en-suite shower room.

Ground Floor	First Floor
Lounge 3.691m x 4.596m min 12'1" x 15'1"	Master Bedroom 3.691m max x 3.905m 12'1" x 12'10"
Kitchen 3.930m x 2.260m 12'11" x 7'5"	En-Suite 1.800m max x 1.975m max 5'11" x 6'6"
Dining 3.256m x 3.824m 10'8" x 12'7"	Bedroom 2 3.809m x 2.763m max 12'6" x 9'1"
Laundry 2.107m x 1.655m 6'11" x 5'5"	Bedroom 3 3.277m x 2.763m 10'9" x 9'1"
Study 1.950m max x 2.770m max 6'5" x 9'1"	Bedroom 4 2.610m max x 3.138m max 8'7" x 10'4"
WC 2.107m max x 1.163m max 6'11" x 3'10"	Bathroom 2.610m max x 2.070m max 8'7" x 6'9"

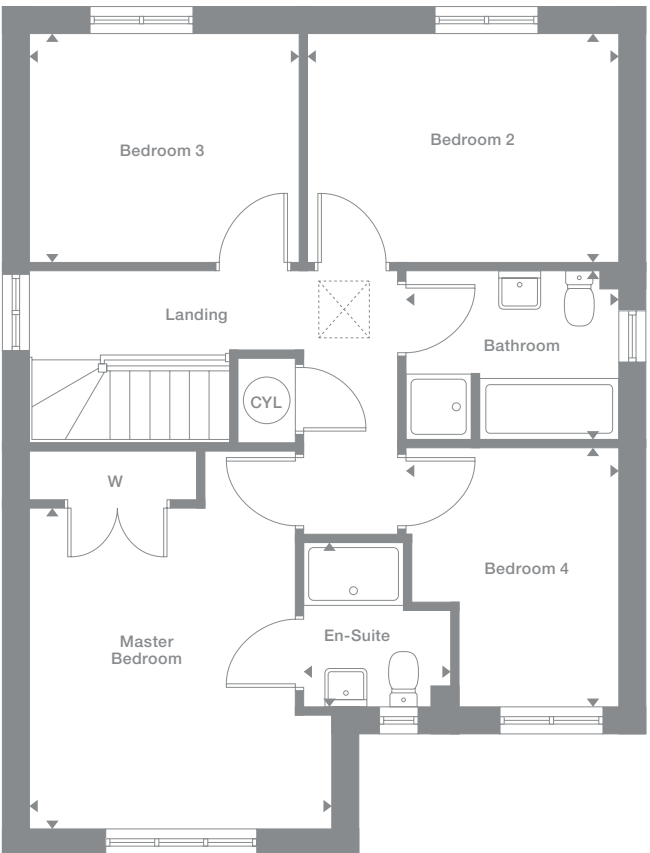
Floor Space
 1,395 sq ft



Ground Floor



First Floor



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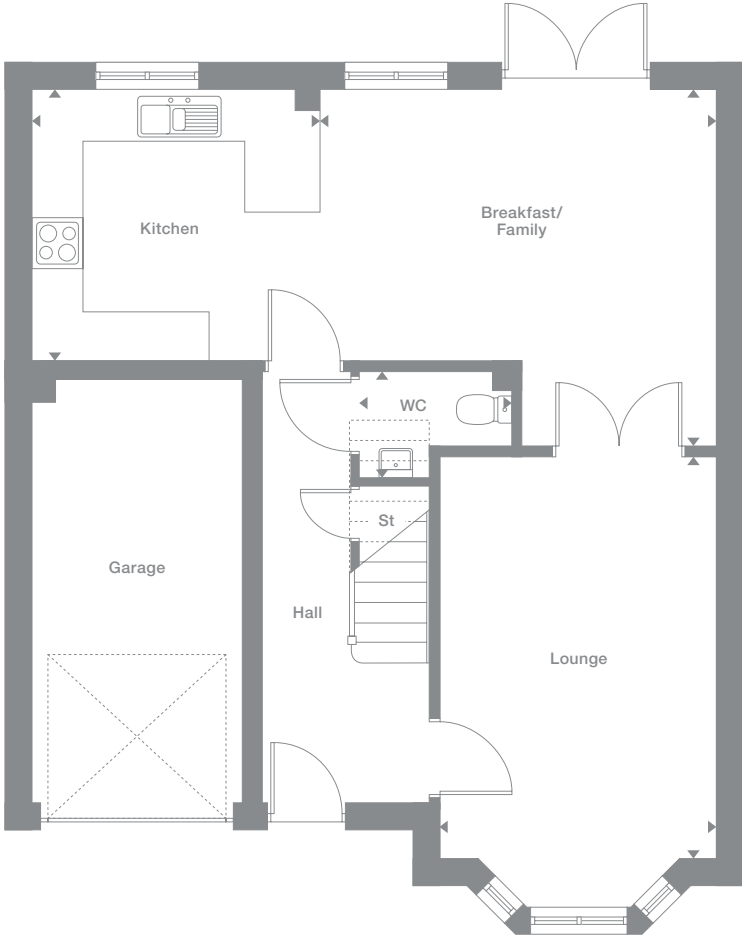
Overview
Behind the attractive bay window and canopied entrance, this comfortable, exciting home features a lounge with an adjoining family dining space that extends into a practical, expertly planned kitchen, and french doors keep the whole space light and fresh. Upstairs, a cleverly shared shower room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

- Ground Floor**
 - Lounge 3.299m max x 4.810m min 10'10" x 15'9"
 - 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 max x 4.153m max 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"
 - Bedroom 3 3.283m x 3.176m 10'9" x 10'5"
 - En-Suite 2 1.713m max x 1.858m max 5'7" x 6'1"
 - Bedroom 4 2.523m x 3.424m 8'3" x 11'3"
 - Bathroom 2.197m max x 2.287m max 7'3" x 7'6"

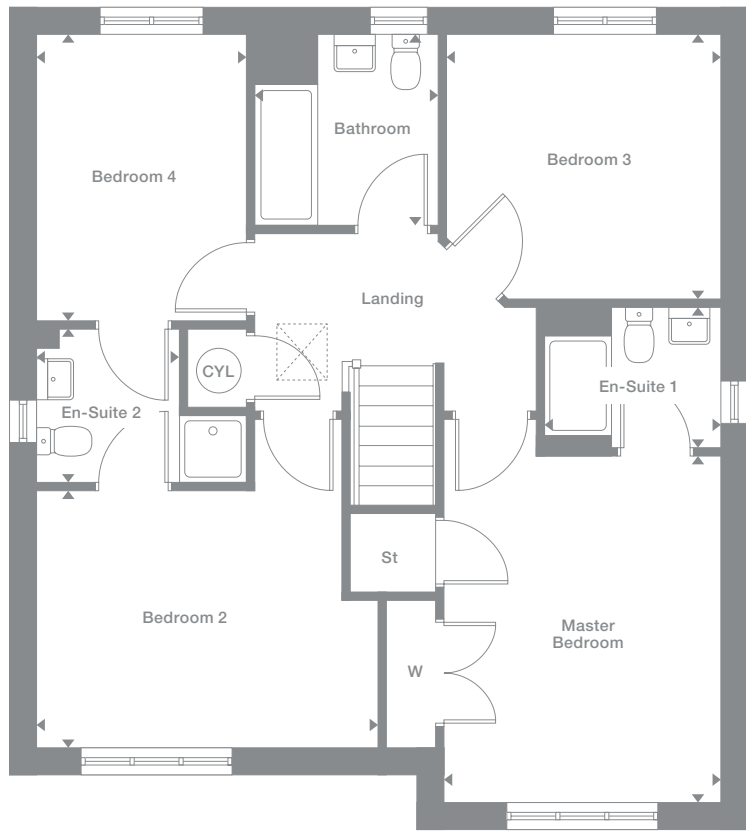
Floor Space
1,413 sq ft



Ground Floor



First Floor



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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 private shower room shared by two bedrooms means that three of the four bedrooms have en-suite facilities, with built-in wardrobes in the master bedroom

Ground Floor

Lounge
3.656m x 4.372m min
12'0" x 14'4"

Kitchen
3.761m max x 3.444m max
12'4" x 11'4"

Family/Dining
5.140m x 3.444m
16'10" 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
12'10" x 13'8"

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

Bedroom 2
3.749m max x 4.145m max
12'4" x 13'7"

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

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

Bedroom 4
2.935m x 3.488m max
7'4" x 11'5"

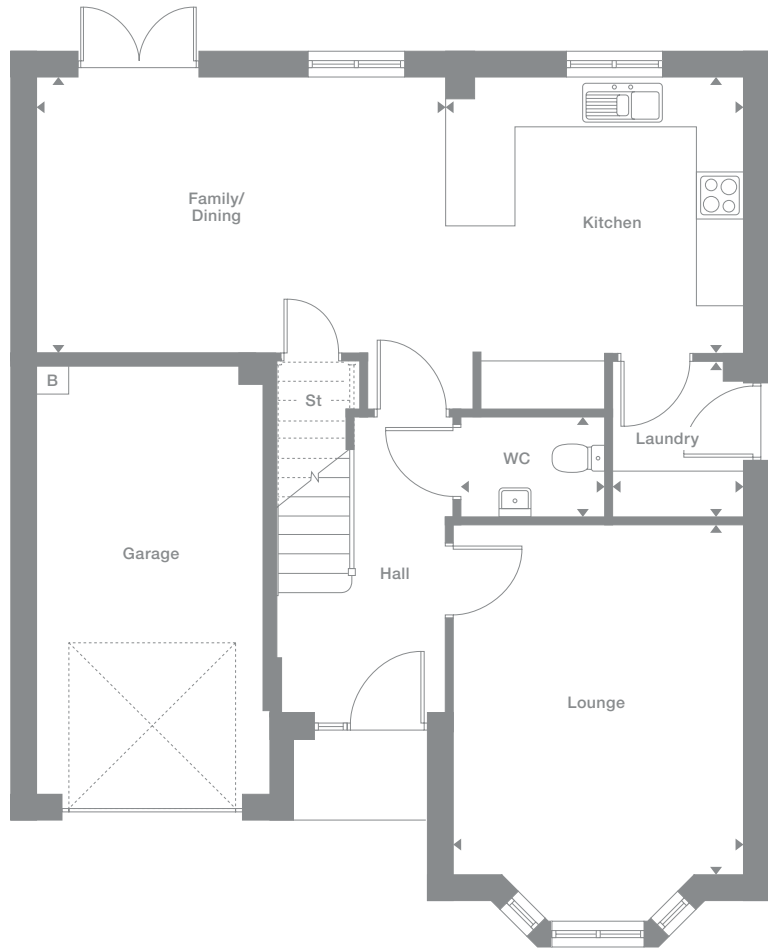
Bathroom
2.715m max x 1.974m max
8'11" x 6'6"

Floor Space

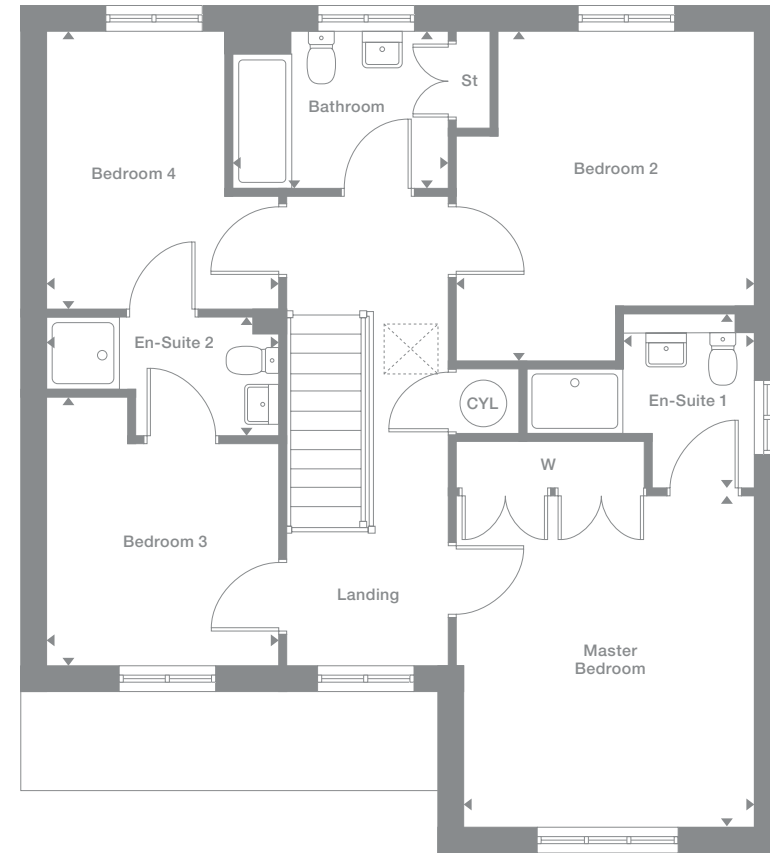
1,552 sq ft



Ground Floor



First Floor



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B = Boiler

Buttermere

Overview
 Double doors open to combine the lounge, dining room and kitchen into a single space from bay window to french doors, ideal for social gatherings. Two of the five bedrooms are en-suite and the master bedroom features a dressing room.

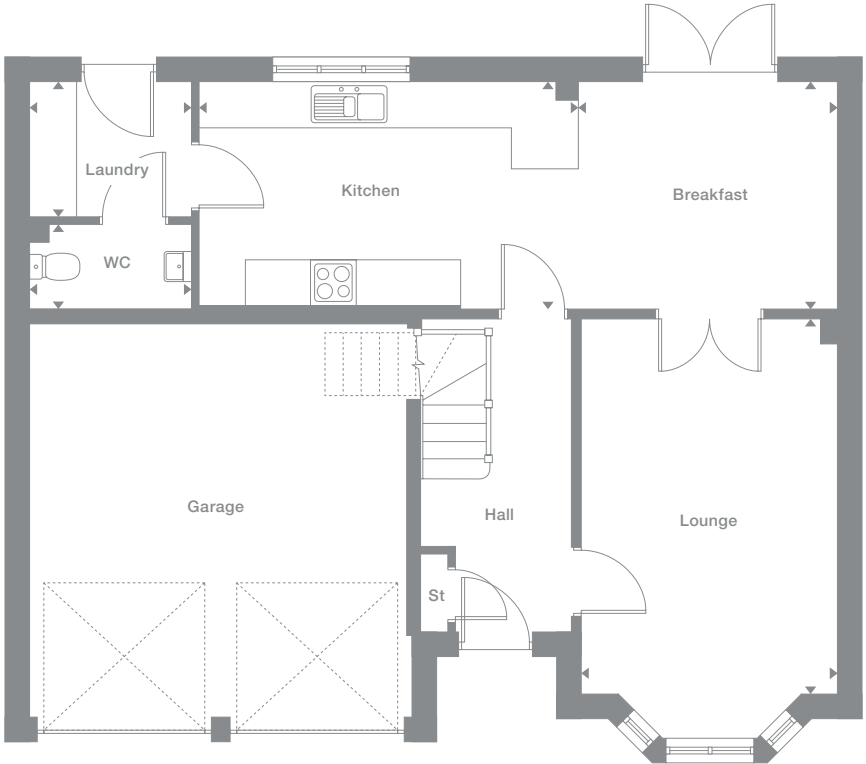
- Ground Floor**
Lounge
 3.381m max x 4.960m min
 11'1" x 16'3"
- Kitchen**
 5.033m max x 2.948m max
 11'4" x 9'8"
- Breakfast**
 3.412m max x 2.999m
 11'2" x 9'10"
- Laundry**
 2.125m x 1.780m
 7'0" x 5'10"
- WC**
 2.125m max x 1.119m max
 7'0" x 3'8"

- First Floor**
Master Bedroom
 3.381m x 3.544m
 11'1" x 11'8"
- En-Suite 1**
 2.326m max x 1.210m max
 7'8" x 4'0"
- Dressing**
 1.646m x 2.013m
 5'5" x 6'7"
- 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"

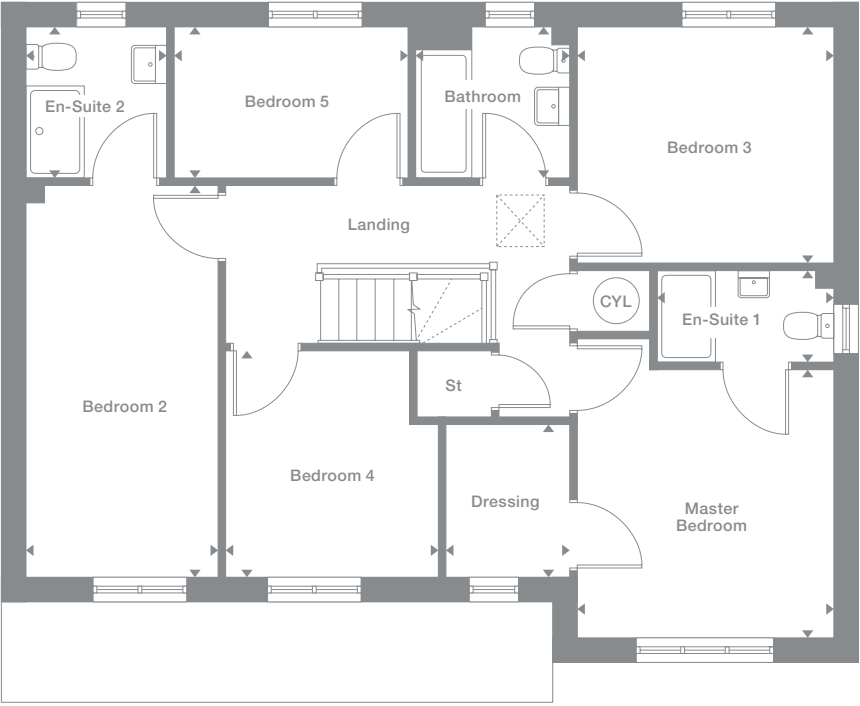
Floor Space
 1,501 sq ft



Ground Floor



First Floor



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B = Boiler

Kennaway

Overview

This flexible family home includes a formal bay-windowed lounge linked by double doors to a light, airy kitchen, dining and family room with french doors and a separate laundry room. With a separate study and four bedrooms, two of them with en-suite showers, there is always ample space for peace and privacy.

Ground Floor

Lounge
3.611m x 5.428m min
11'10" x 17'10"

Kitchen
3.766m max x 2.928m max
12'4" x 9'7"

Breakfast
2.553m x 2.928m
8'5" x 9'7"

Family
3.142m x 2.928m
10'4" x 9'7"

Laundry
1.859m x 1.978m
6'1" x 6'6"

Study
3.151m x 2.420m
10'4" x 7'11"

WC
1.193m max x 1.978m max
3'11" x 6'6"

First Floor

Master Bedroom
3.611m max x 4.459m
11'10" x 14'8"

En-Suite 1
1.966m max x 1.732m max
6'5" x 5'8"

Bedroom 2
3.684m x 2.996m
12'1" x 9'10"

En-Suite 2
2.554m max x 1.010m max
8'5" x 3'4"

Bedroom 3
3.408m max x 3.344m max
11'2" x 11'0"

Bedroom 4
3.270m max x 3.225m max
10'9" x 10'7"

Bathroom
2.583m max x 1.815m max
8'6" x 5'11"

Floor Space

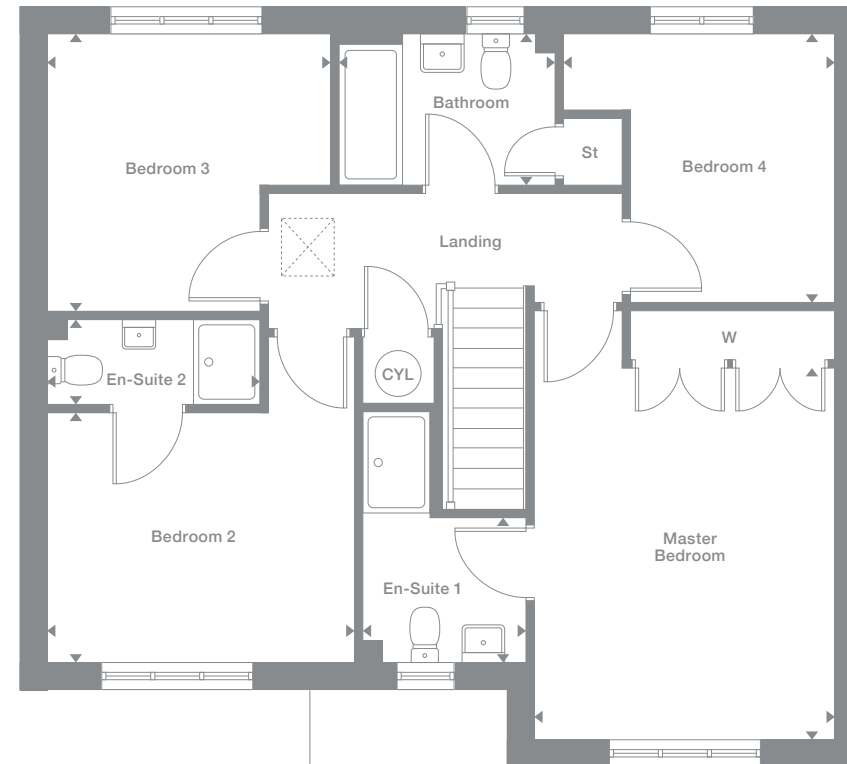
1,622 sq ft



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 to the garden area. A 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 4.661m min
11'11" x 15'4"
- Kitchen**
3.960m max x 2.942m max
13'0" x 9'8"
- Breakfast**
2.657m x 2.942m
8'9" x 9'8"
- Dining**
3.682m max x 2.942m max
12'1" x 9'8"
- Laundry**
1.556m x 1.830m
5'1" x 6'0"
- WC**
1.753m max x 1.881m max
5'9" x 6'2"

First Floor

- Master Bedroom**
5.021m max x 3.857m max
16'6" x 12'8"
- En-Suite 1**
2.012m max x 1.821m max
6'7" x 6'0"
- Bedroom 2**
3.079m max x 3.685m max
10'1" x 12'1"
- En-Suite 2**
1.388m max x 1.583m max
4'7" x 5'2"
- Bedroom 3**
3.389m max x 2.965m max
11'1" x 9'9"
- Bedroom 4**
3.731m max x 2.965m max
12'3" x 9'9"
- Bedroom 5**
3.695m max x 2.591m max
12'1" x 8'6"
- Bathroom**
2.560m x 1.970m
8'5" x 6'6"

Floor Space

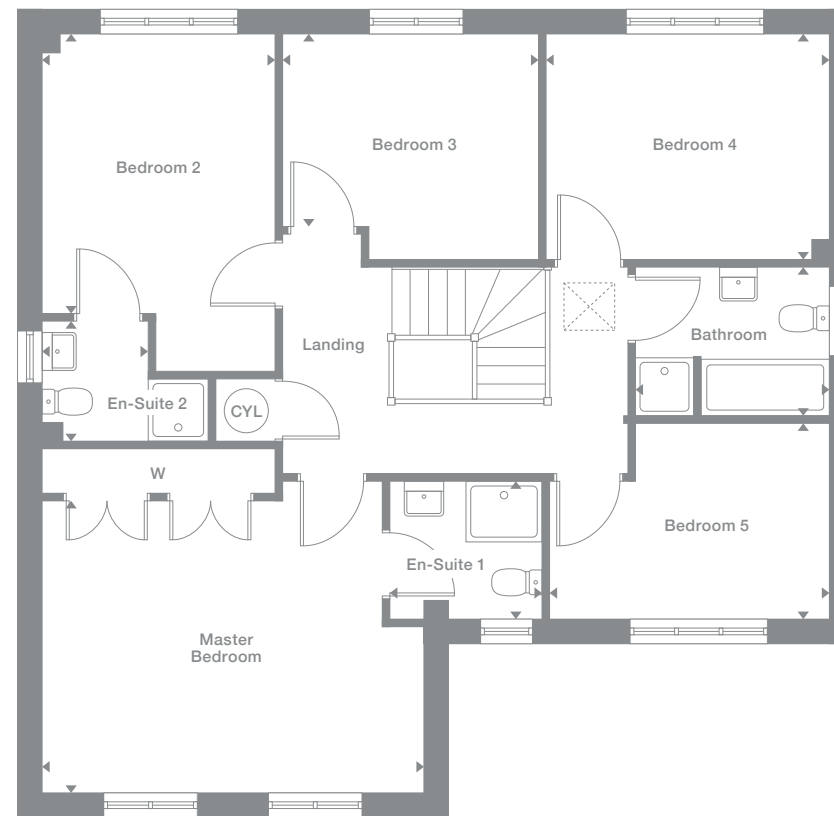
1,716 sq ft



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. 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 Notices' section at the back of this brochure for more information.

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

B = Boiler

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.

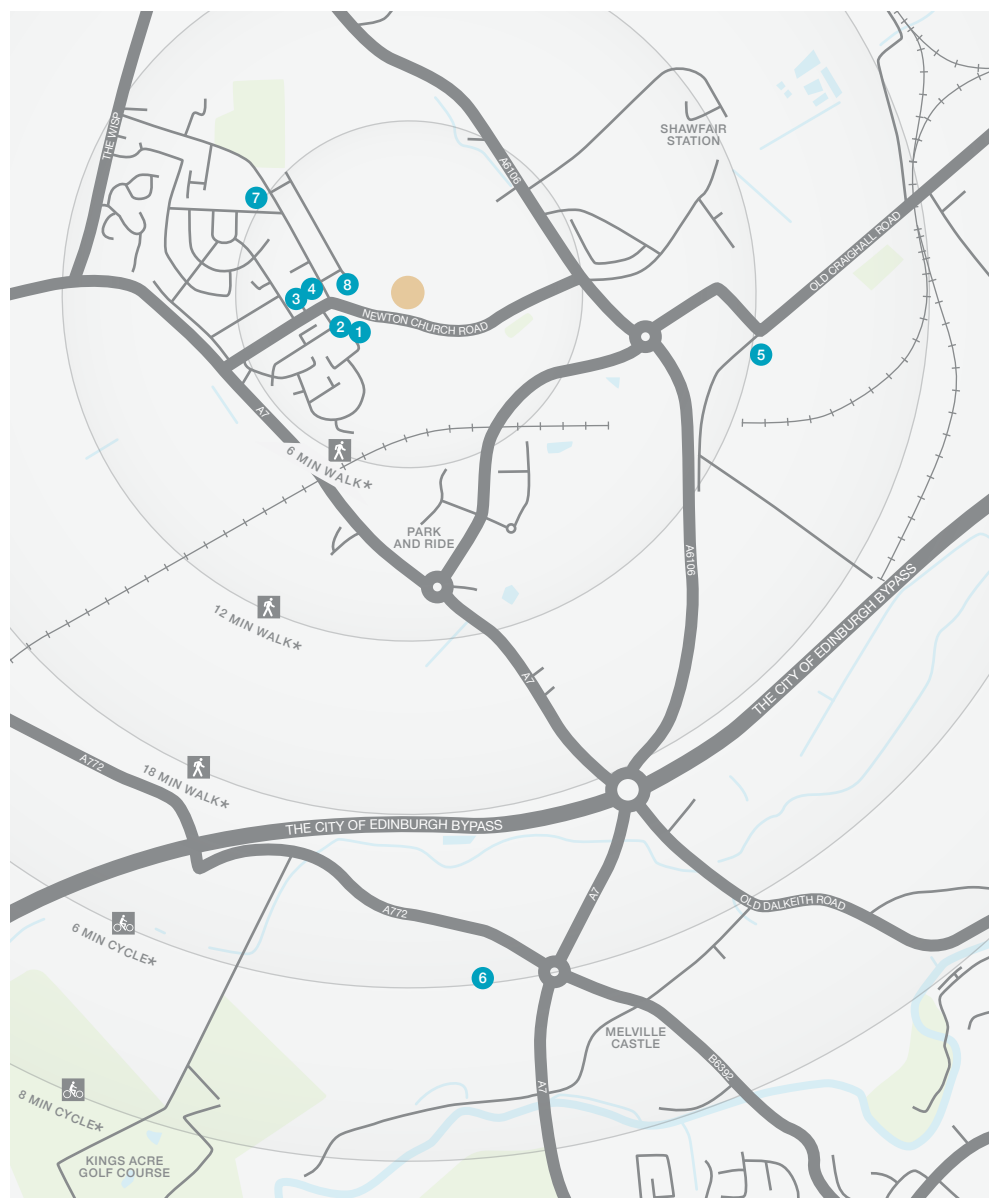


Danderhall Leisure Centre, close to the development, incorporates a gym and sports hall, and hosts a range of adult and children's activities. Next to the Leisure Centre, Danderhall library provides computer access and local information services. For outdoor recreation, the open green spaces around the area include the magnificent Dalkeith Country Park, with its rivers, woodlands and Fort Douglas adventure playground. Liberton Golf Club, one of a number of convenient courses, is around two miles away.

Miller Homes at Shawfair is within the catchment areas for Danderhall School, a small non-denominational primary within ten minutes' walk, and for Dalkeith High School. Danderhall Medical Practice is just a few yards away, and Edinburgh Royal Infirmary at Little France, less than two miles away, has full A&E facilities.



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



- 1 Danderhall Leisure Centre,
Newton Church Road
0131 663 9280
 - 2 Danderhall Library
1 Campview
0131 663 9239
 - 3 Danderhall Sub Post Office,
61 Newton Church Road,
0131 663 2005
 - 4 Danderhall Pharmacy
71 Newton Church Road,
0131 663 3031
 - 5 The Cockatoo
Old Craighall Road
0131 660 1211
 - 6 Dobbies Garden Centre,
Melville Nursery
0131 663 1941
 - 7 Danderhall Primary School,
59 Edmonstone Road
0131 663 2400
 - 8 Danderhall Medical Practice,
85 Newton Church Road,
0131 645 1079
- Liberton Golf Club
Kingston Grange
0131 664 3009
- Dalkeith High School
2 Cousland Road
0131 645 4701

* 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 opening times
0333 122 4851

From Edinburgh City Centre
Leave the centre by South Bridge and Clerk Street. Turn left at the junction just after the Queens Hall, then right at the T-junction into St Leonard's Street. Carry on to the Cameron Toll roundabout, and take the second exit to join the A7. Just over two and a quarter miles on, immediately after passing a 'school-children' sign, turn left, signposted for 'Medical Practice'. Carry on to the mini-roundabout and take the second exit. The entrance to the development is on the left, around 100 yards on.

From the A720 Edinburgh City Bypass
Leave the Bypass at the Sheriffhall roundabout to join the A7 for Edinburgh. Stay on the A7 for one mile, then turn right into Newton Church Road, signposted for Danderhall. Carry on to the mini-roundabout and take the second exit. The entrance to the development is on the left, around 100 yards on.

Sat Nav: EH22 1QD



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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