



**Hawkhead  
Paisley**

*the place to be®*

**millerhomes**

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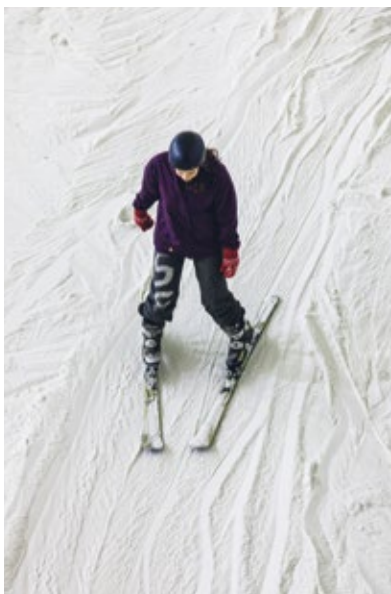
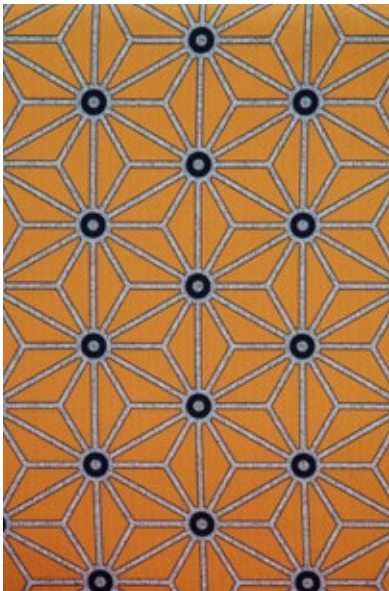
The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that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

One and a half miles from Paisley's historic town centre, Hawkhead is exceptionally well placed for travel throughout Scotland. Trains from Hawkhead Station, 500 yards from the development, make the 17 minute trip into Glasgow Central every half hour, and the line between Glasgow Central and Stranraer passes through Gilmour Street station in the town centre. Glasgow Airport, ten minutes drive away, is served by buses from the town centre, and other local buses pass adjacent to the development. The M8, around two miles away, and the M77 bring the central belt and the motorway network into easy reach.

Celebrated for its Abbey, Paisley is also renowned for a superb neo-classical museum and art gallery incorporating Scotland's oldest public observatory, its imposing Victorian town hall and its exciting Arts Centre with a lively programme of drama, dance, comedy and music.



A selection of local shops around 15 minutes' walk from Hawkhead includes a Tesco Superstore, a newsagent, a convenience store and a pharmacy. Engagingly mixing old and new, Paisley town centre inter-sperses historic buildings and parks with traditional streets offering a wide choice of local shops, supermarkets, high street names, bars, cafés, restaurants and clubs. Indoor malls include the Piazza and the Paisley Shopping Centre. Hawkhead is less than four miles from Silverburn, where there are more than 100 shops and restaurants, and Braehead where the vast choice of retailers is complemented by superb leisure amenities including a 12-screen cinema, a ski centre, bowling and the Braehead Arena. A second multi-screen cinema can be found at the Phoenix Retail Park on the western edge of the town.

Welcome  
home

Bounded to the south-west by the White Cart Water, this prestigious selection of modern, energy efficient two, three, four and five bedroom homes is less than a mile and a half from Paisley's vibrant town centre. Just a few minutes walk from Hawkhead Railway Station, it presents a peaceful retreat with outstandingly easy access to the amenities of Glasgow and excellent transport links with the whole of the central belt.

Welcome to Hawkhead...

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**Overview**  
The attractive entrance canopy introduces a practical, bright interior. On the ground floor, a lounge and dining area featuring french doors opening out to the garden is complemented by a separate kitchen and a WC, and a well-lit landing leads to two bedrooms, one of them with en-suite facilities and a built-in wardrobe.

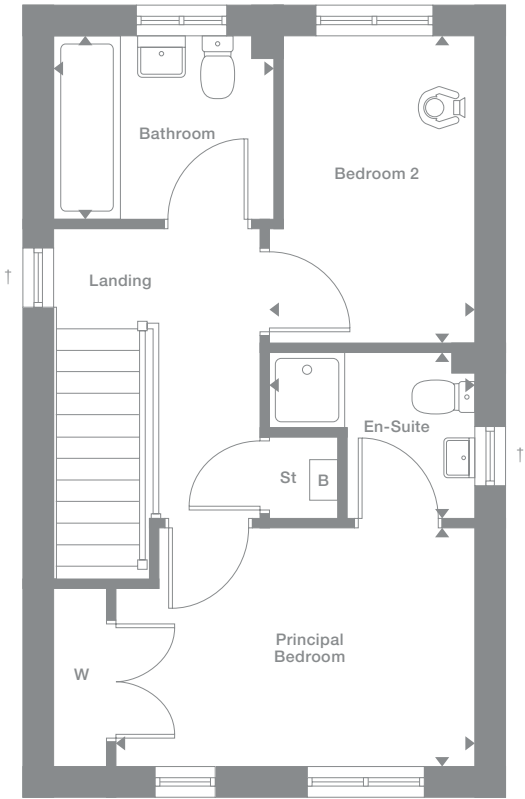
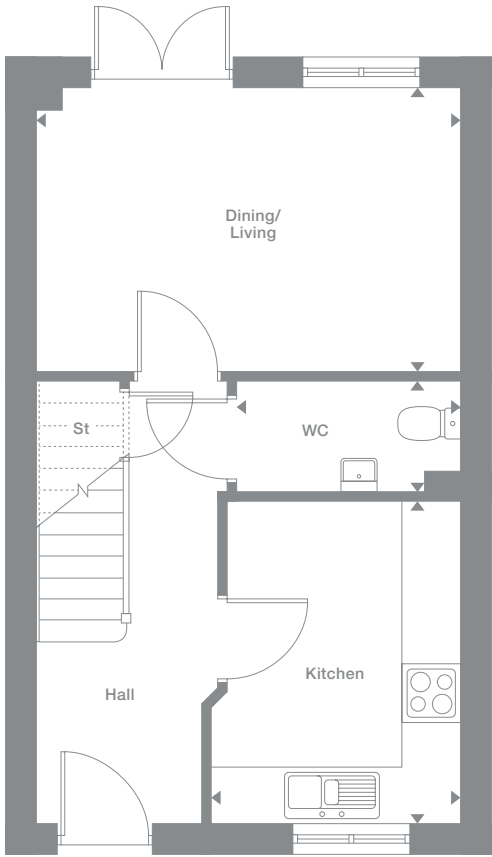
<b>Ground Floor</b>	<b>First Floor</b>
Dining/Living 4.205m x 2.875m 13'10" x 9'5"	Principal Bedroom 3.543m x 2.564m 11'7" x 8'5"
Kitchen 2.460m x 3.372m 8'1" x 11'1"	En-Suite 2.058m x 1.729m 6'9" x 5'8"
WC 2.135m x 1.130m 7'0" x 3'8"	Bedroom 2 2.058m x 3.107m 6'9" x 10'2"
	Bathroom 2.214m x 1.795m 7'3" x 5'11"

**Floor Space**  
700 sq ft

† Window not applicable to mid-terraced plots. Please see siteplan for plot location

B = Boiler

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



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# Crawford

**Overview**  
The lounge, beautifully lit by windows at either end, shares the ground floor with a dual aspect kitchen featuring french doors in the dining area, further enhancing the light, open appeal. A separate laundry room aids household management, and the en-suite principal bedroom incorporates a convenient built-in wardrobe.

<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.023m x 5.430m 9'11" x 17'10"	<b>Principal Bedroom</b> 3.045m x 2.489m 10'0" x 8'2"
<b>Kitchen/Dining</b> 2.206m x 5.430m 7'3" x 17'10"	<b>En-Suite</b> 1.968m x 1.693m 6'5" x 5'7"
<b>Laundry</b> 2.163m x 1.607m 7'1" x 5'3"	<b>Bedroom 2</b> 2.424m x 2.891m 7'11" x 9'6"
<b>WC</b> 1.108m x 2.047m 3'8" x 6'9"	<b>Bedroom 3</b> 2.424m x 2.439m 7'11" x 8'0"
	<b>Bathroom</b> 1.840m x 2.148m 6'0" x 7'1"

**Floor Space**  
897 sq ft

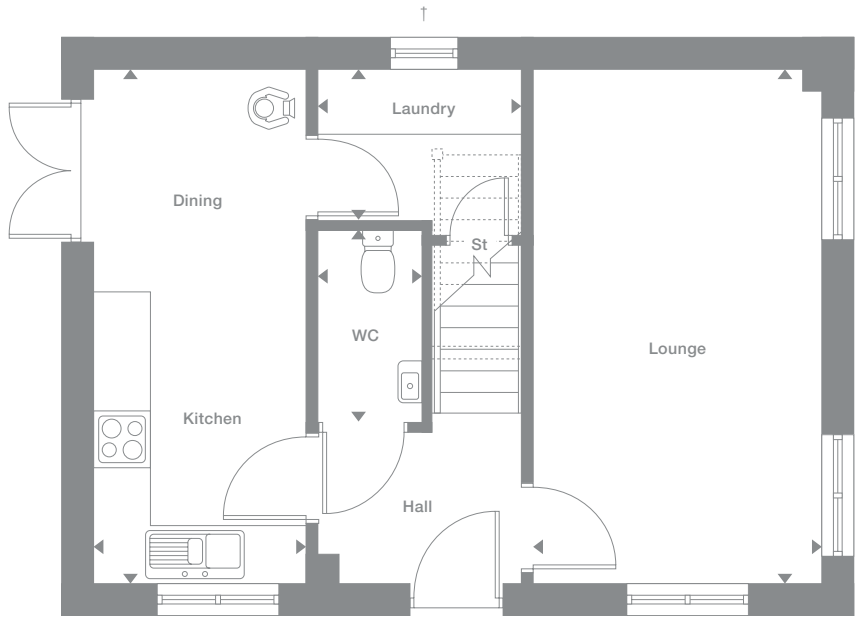
↑ Windows not applicable to terraced plots.

B = Boiler

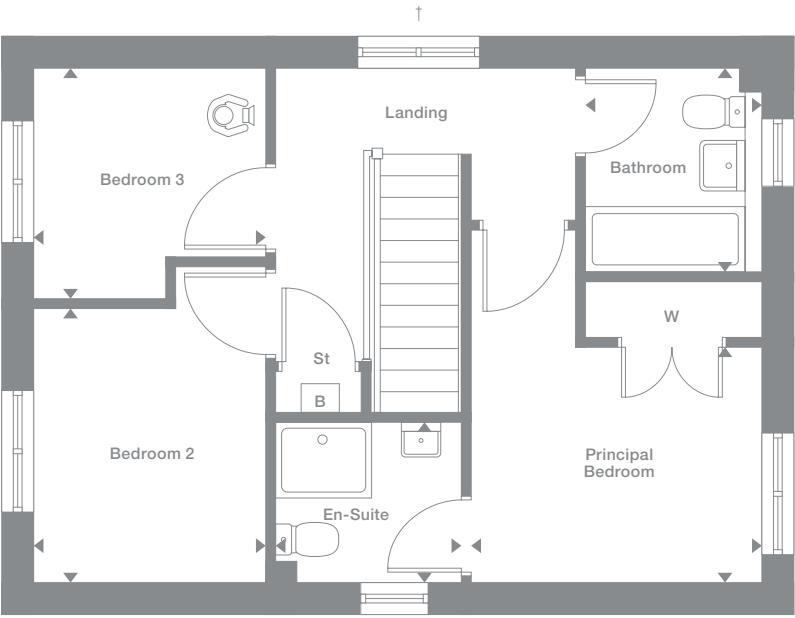
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Office space area

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# Cairns

**Overview**  
Both the lounge and the kitchen and dining room feature dual aspect outlooks and incorporate french doors, adding flexibility to the arrangements and helping to integrate the interior and the garden. The three bedrooms, reached via a bright landing, include an en-suite principal bedroom with a built-in wardrobe.

<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.070m x 5.387m 10'1" x 17'8"	<b>Principal Bedroom</b> 3.093m x 2.614m 10'2" x 8'7"
<b>Kitchen/Dining</b> 2.426m x 5.387m 8'0" x 17'8"	<b>En-Suite</b> 2.082m x 1.641m 6'10" x 5'5"
<b>WC</b> 2.032m x 1.432m 6'8" x 4'8"	<b>Bedroom 2</b> 2.390m x 2.910m 7'10" x 9'7"
	<b>Bedroom 3</b> 2.390m x 2.377m 7'10" x 7'10"
	<b>Bathroom</b> 1.965m x 1.975m 6'5" x 6'6"

**Floor Space**  
901 sq ft

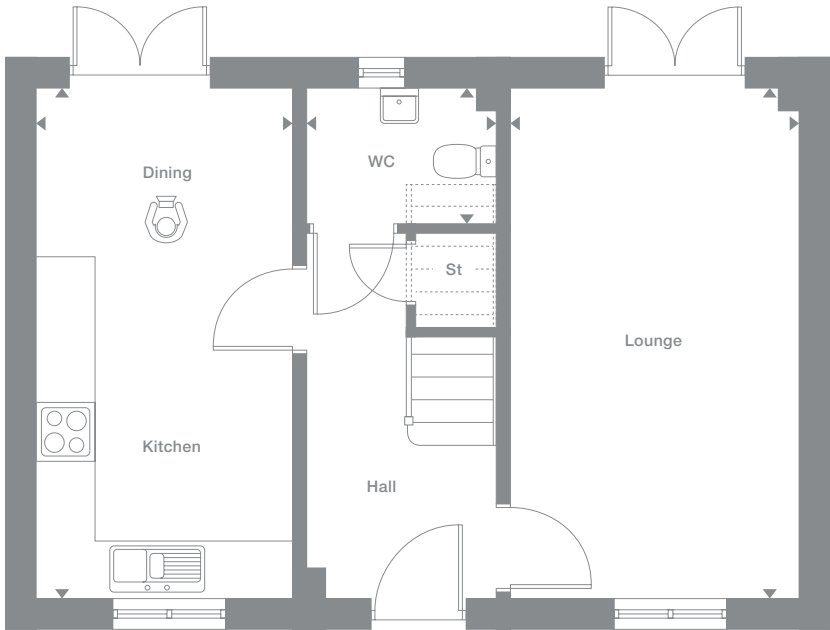
Please see Development Sales Manager for plot specific version of plans for Plot 91

B = Boiler

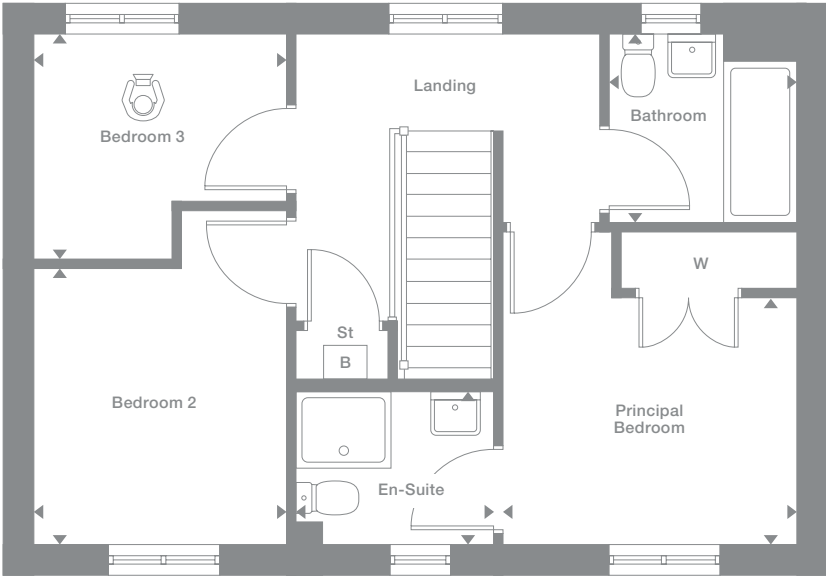
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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# Meldrum

### Overview

The lounge opens, through a separate lobby, into a beautifully designed kitchen and dining room where french doors keep the room light and airy, and make outdoor meals a tempting option. One of the three bedrooms features an en-suite shower and built-in wardrobe, and there is a useful storage cupboard on the landing.

### Ground Floor

**Lounge**  
3.989m x 3.870m  
13'1" x 12'8"

**Kitchen/Dining**  
5.051m x 2.996m  
16'7" x 9'10"

**WC**  
1.880m x 1.172m  
6'2" x 3'10"

### First Floor

**Principal Bedroom**  
2.889m x 3.597m  
9'6" x 11'10"

**En-Suite**  
2.290m x 1.427m  
7'6" x 4'8"

**Bedroom 2**  
2.927m x 2.920m  
9'7" x 9'7"

**Bedroom 3**  
2.267m x 2.432m  
7'5" x 8'0"

**Bathroom**  
2.100m x 1.700m  
6'11" x 5'7"

### Floor Space

900 sq ft

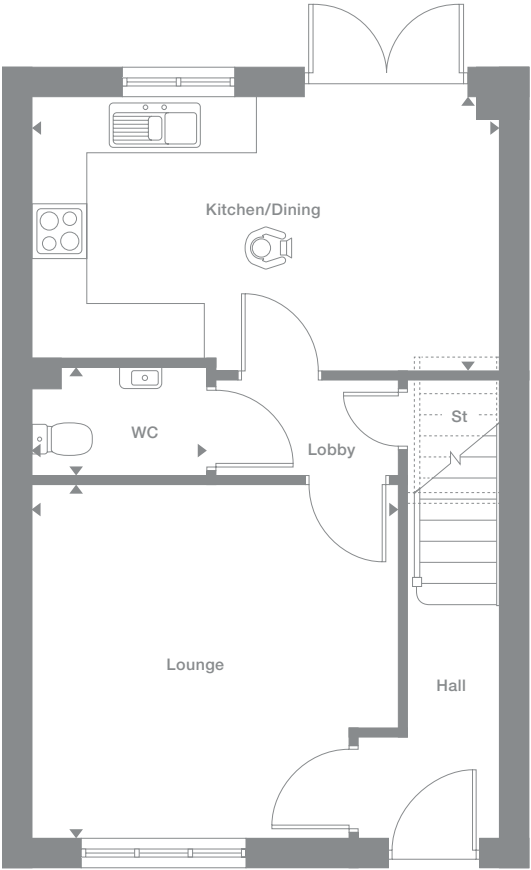
† Window not applicable to mid-terraced plots. Please see siteplan for plot location

B = Boiler

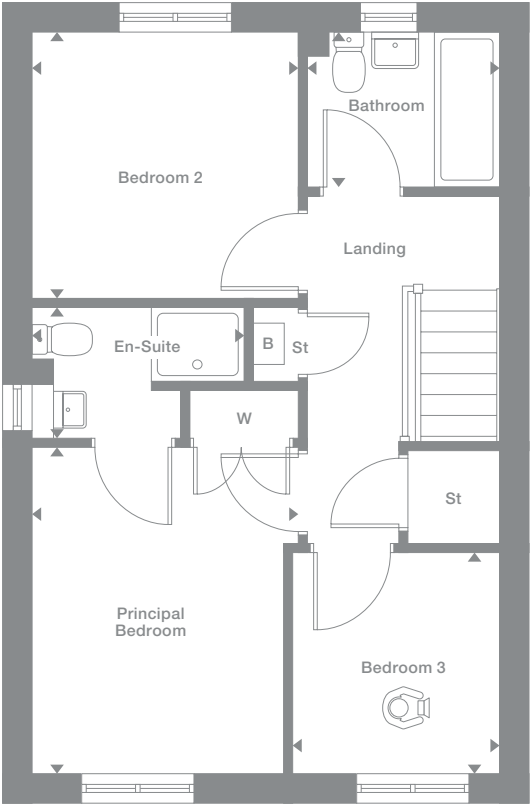
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Office space area

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# Forsyth

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

<b>Ground Floor</b>	<b>First Floor</b>
Living/Dining 3.497m x 6.360m 11'6" x 20'10"	Principal Bedroom 3.101m x 4.413m 10'2" x 14'6"
Kitchen 2.605m x 3.407m 8'7" x 11'2"	En-Suite 2.276m x 1.255m 7'6" x 4'1"
WC 1.980m x 1.127m 6'6" x 3'8"	Bedroom 2 3.015m x 3.434m 9'11" x 11'3"
	Bedroom 3 2.604m x 3.258m 8'7" x 10'8"
	Bedroom 4 2.395m x 2.988m 7'10" x 9'10"
	Bathroom 1.885m x 2.167m 6'2" x 7'1"

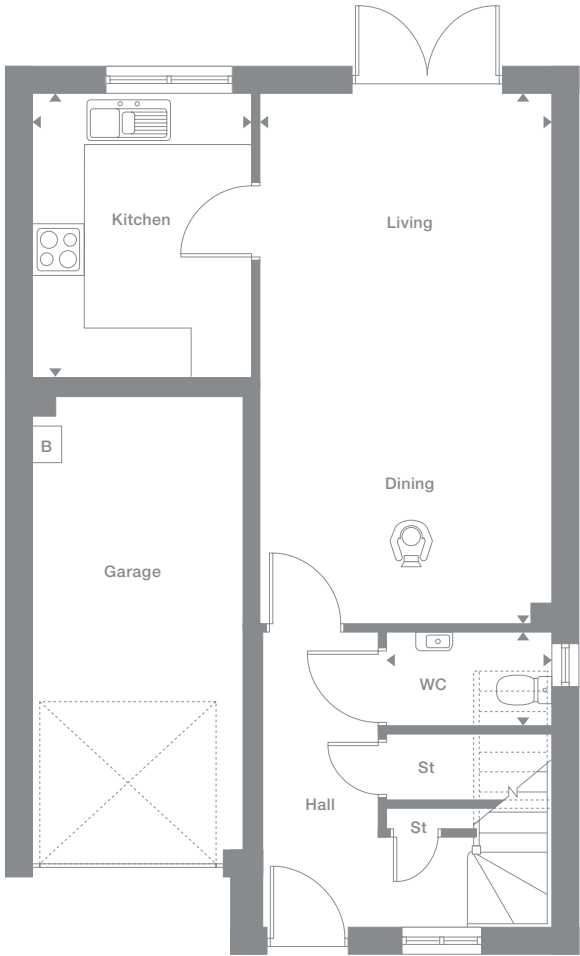
**Floor Space**  
1,119 sq ft

B = Boiler

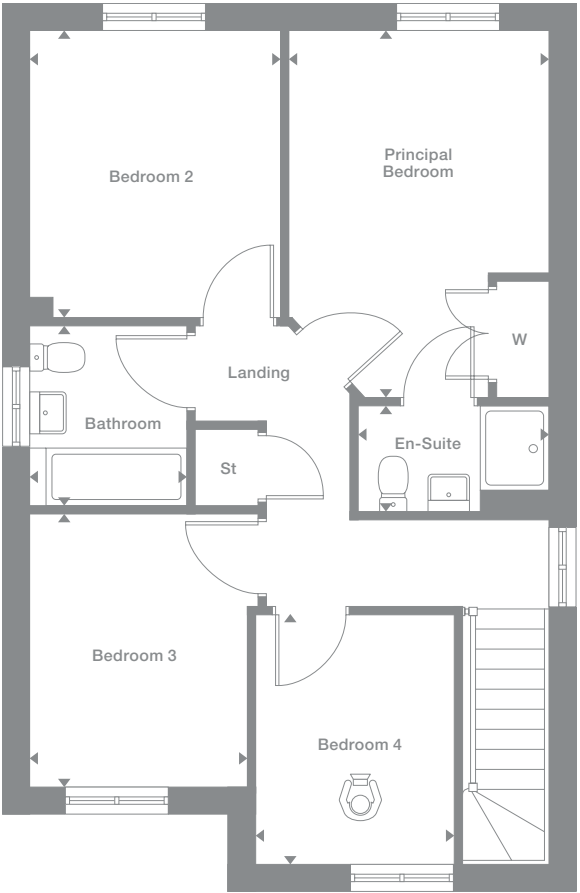
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



your home  
your way...

 Office space area

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# Hunter

### Overview

The lounge opens on to a light-filled family kitchen, a beautifully designed space with feature french doors adding extra appeal to the dining area. With a separate laundry, a useful cupboard in the fourth bedroom and a built-in wardrobe in the en-suite principal bedroom, this is a practical, attractive home.

### Ground Floor

#### Lounge

3.319m x 4.929m  
10'11" x 16'2"

#### Kitchen/Dining

5.399m x 3.189m  
17'9" x 10'6"

#### Laundry

2.067m x 1.958m  
6'9" x 6'5"

#### WC

2.067m x 1.080m  
6'9" x 3'7"

### First Floor

#### Principal Bedroom

3.685m x 2.893m  
12'1" x 9'6"

#### En-Suite

2.062m x 2.541m  
6'9" x 8'4"

#### Bedroom 2

3.736m x 2.608m  
12'3" x 8'7"

#### Bedroom 3

3.732m x 2.608m  
12'3" x 8'7"

#### Bedroom 4

3.056m x 2.648m  
10'0" x 8'8"

#### Bathroom

1.922m x 2.223m  
6'4" x 7'4"

### Floor Space

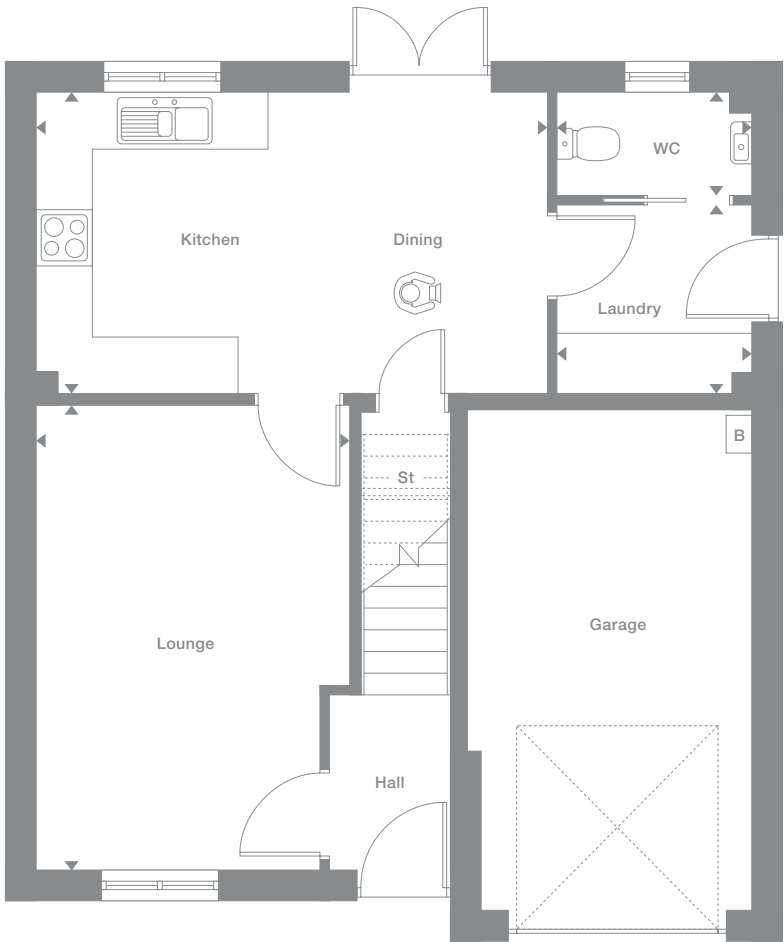
1,150 sq ft

B = Boiler

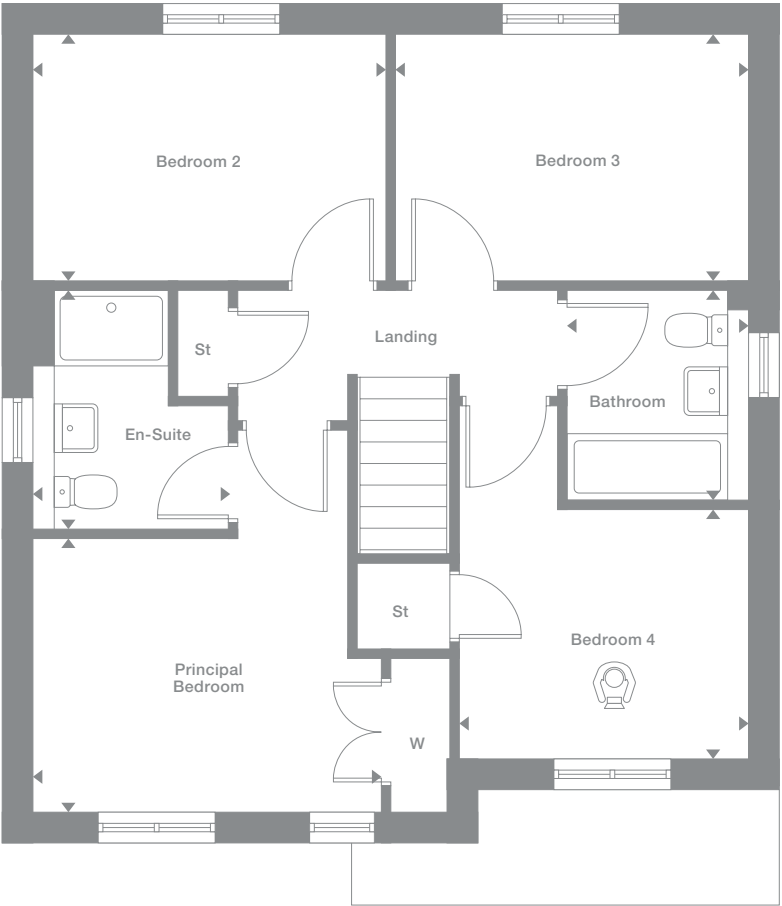
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



### Ground Floor



### First Floor



 Office space area

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**Overview**  
With twin windows flanking its feature french doors, the living and dining room has a light, natural appeal that provides a perfect setting for family life, while the separate kitchen offers convenience without encroaching on the social space. The principal bedroom includes an en-suite and built-in wardrobes.

<b>Ground Floor</b>	<b>First Floor</b>
<b>Family/Living/Dining</b> 7.740m x 3.150m 25'5" x 10'4"	<b>Principal Bedroom</b> 2.910m x 3.313m 9'7" x 10'10"
<b>Kitchen</b> 3.034m x 3.556m 9'11" x 11'8"	<b>En-Suite</b> 1.816m x 2.110m 5'11" x 6'11"
<b>WC</b> 1.818m x 1.297m 6'0" x 4'3"	<b>Bedroom 2</b> 2.815m x 4.410m 9'3" x 14'6"
	<b>Bedroom 3</b> 4.989m x 1.941m 16'4" x 6'4"
	<b>Bedroom 4</b> 2.652m x 3.091m 8'8" x 10'2"
	<b>Bathroom</b> 2.566m x 2.087m 8'5" x 6'10"

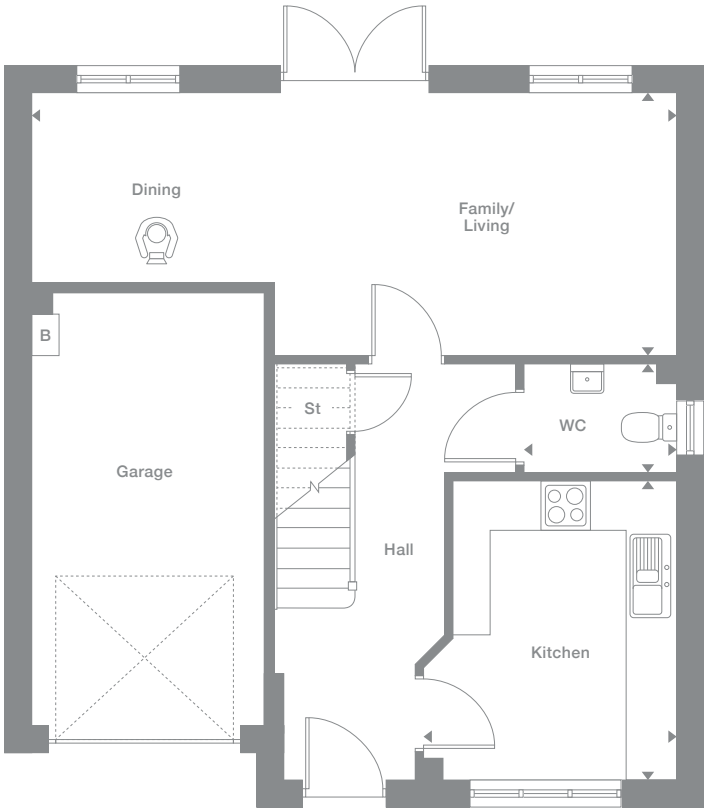
**Floor Space**  
1,164 sq ft

B = Boiler

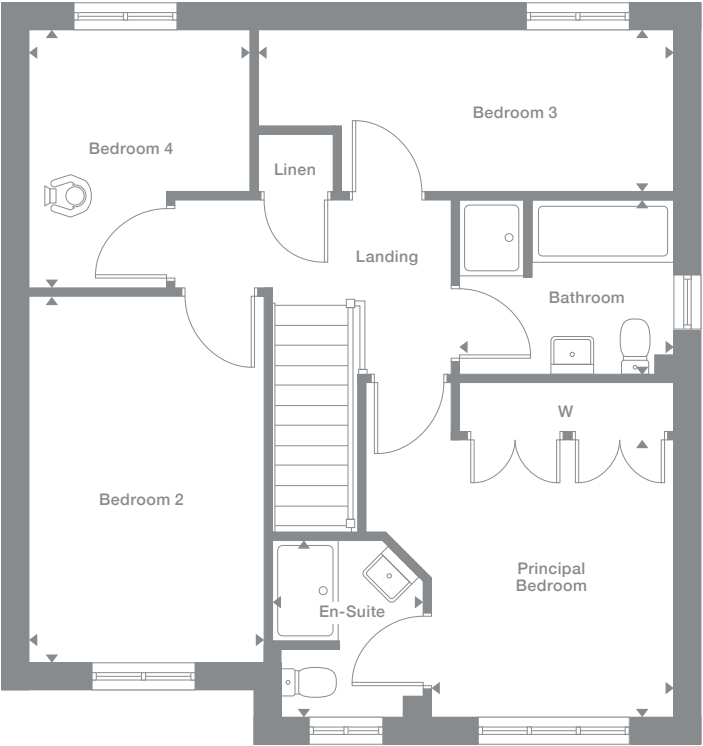
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Office space area

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

<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.469m x 5.024m 11'5" x 16'6"	<b>Principal Bedroom</b> 3.253m x 3.305m 10'8" x 10'10"
<b>Kitchen/Family/Dining</b> 7.812m x 2.890m 25'8" x 9'6"	<b>En-Suite</b> 1.210m x 2.855m 4'0" x 9'4"
<b>WC</b> 1.706m x 1.253m 5'7" x 4'1"	<b>Bedroom 2</b> 2.510m x 3.932m 8'3" x 12'11"
	<b>Bedroom 3</b> 3.142m x 2.855m 10'4" x 9'4"
	<b>Bedroom 4</b> 2.112m x 2.913m 6'11" x 9'7"
	<b>Bathroom</b> 2.180m x 1.700m 7'2" x 5'7"

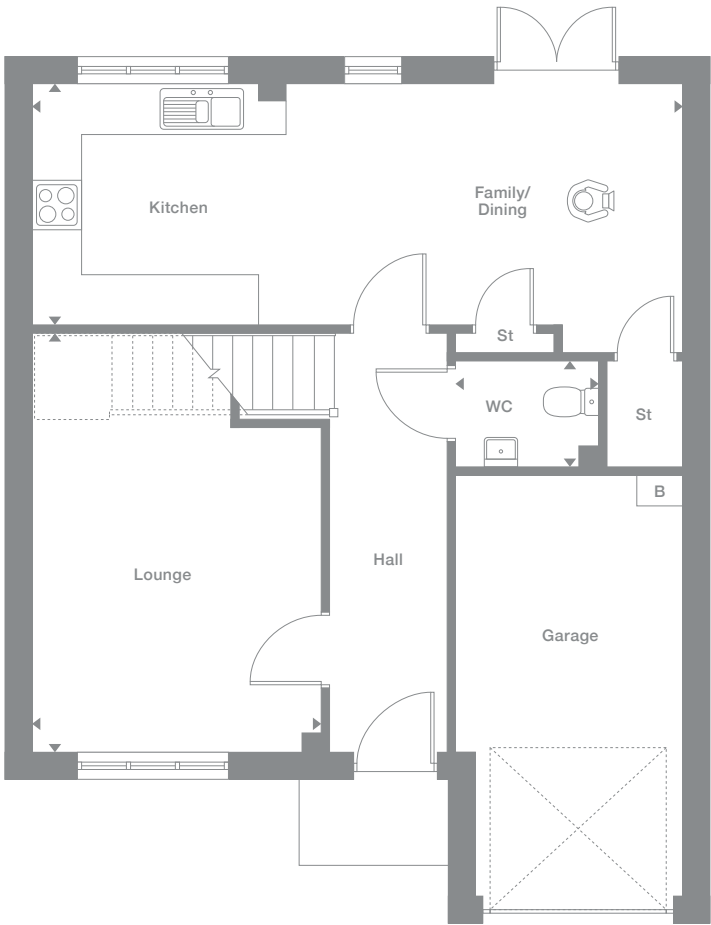
**Floor Space**  
1,246 sq ft

B = Boiler

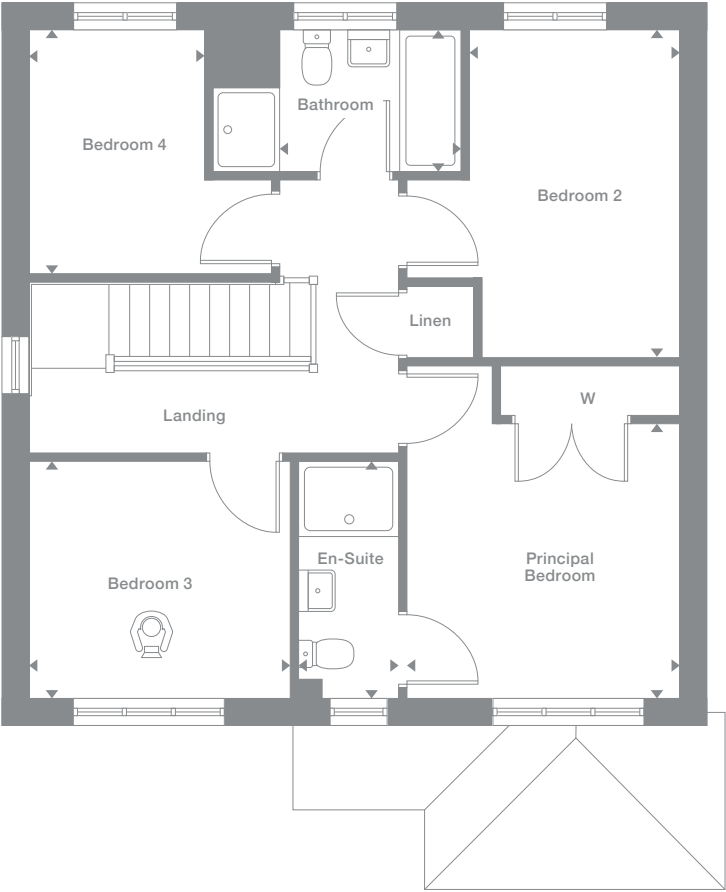
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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# Murray

**Overview**  
The beautifully proportioned bay windowed lounge, as perfect for entertaining as it is for evenings with the family, and the wonderfully practical kitchen and dining room with its french doors and separate laundry room, form the heart of this attractive and adaptable home. One of the four bedrooms is en-suite, and has built-in wardrobes.

<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.480m x 5.956m 11'5" x 19'6"	<b>Principal Bedroom</b> 3.480m x 4.082m 11'5" x 13'5"
<b>Dining/Kitchen</b> 6.210m x 3.439m 20'4" x 11'3"	<b>En-Suite</b> 2.006m x 1.422m 6'7" x 4'8"
<b>Laundry</b> 1.815m x 1.845m 5'11" x 6'1"	<b>Bedroom 2</b> 2.439m x 4.741m 8'0" x 15'7"
<b>WC</b> 1.815m x 1.494m 5'11" x 4'11"	<b>Bedroom 3</b> 2.987m x 3.736m 9'10" x 12'3"
	<b>Bedroom 4</b> 2.697m x 2.977m 8'10" x 9'9"
	<b>Bathroom</b> 2.242m x 2.605m 7'4" x 8'7"

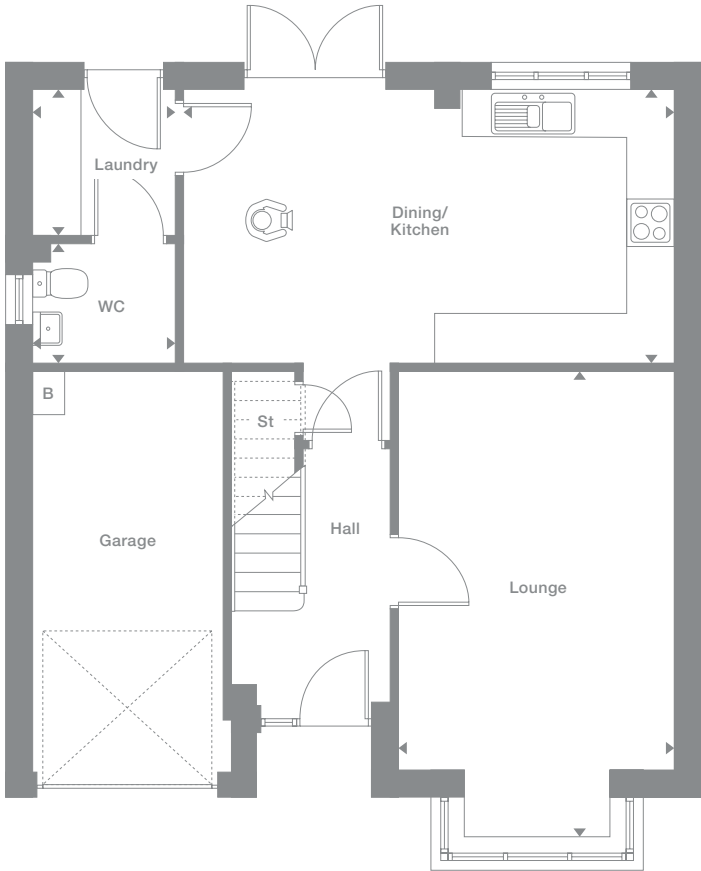
**Floor Space**  
1,326 sq ft

B = Boiler

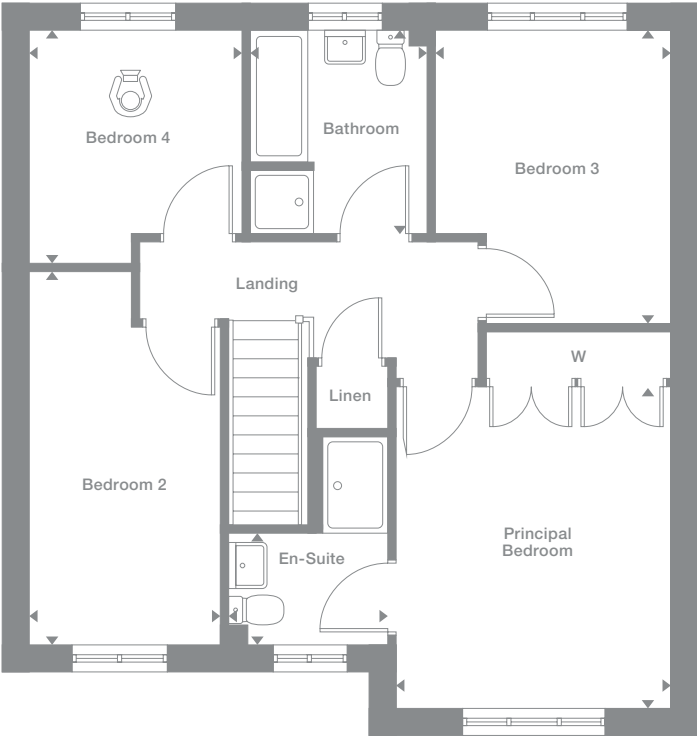
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



Office space area

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# Chattan

**Overview**  
French doors set into a panoramic window add a premium touch to the light, airy family kitchen and dining room, a superb setting for family life that shares the ground floor with a more formal bay-windowed lounge. A gallery landing leads to four bedrooms, one of them en-suite with twin wardrobes.

<b>Ground Floor</b>	<b>First Floor</b>
Lounge 3.571m x 5.245m 11'9" x 17'2"	Principal Bedroom 2.945m x 3.985m 9'8" x 13'1"
Kitchen/Dining/Family 4.970m x 5.800m 16'4" x 19'0"	En-Suite 2.517m x 1.487m 8'3" x 4'11"
Laundry 3.013m x 1.276m 9'11" x 4'2"	Bedroom 2 3.571m x 3.798m 11'9" x 12'6"
WC 2.167m x 1.129m 7'1" x 3'8"	Bedroom 3 2.565m x 4.048m 8'5" x 13'3"
	Bedroom 4 2.801m x 2.920m 9'2" x 9'7"
	Bathroom 2.565m x 2.222m 8'5" x 7'3"

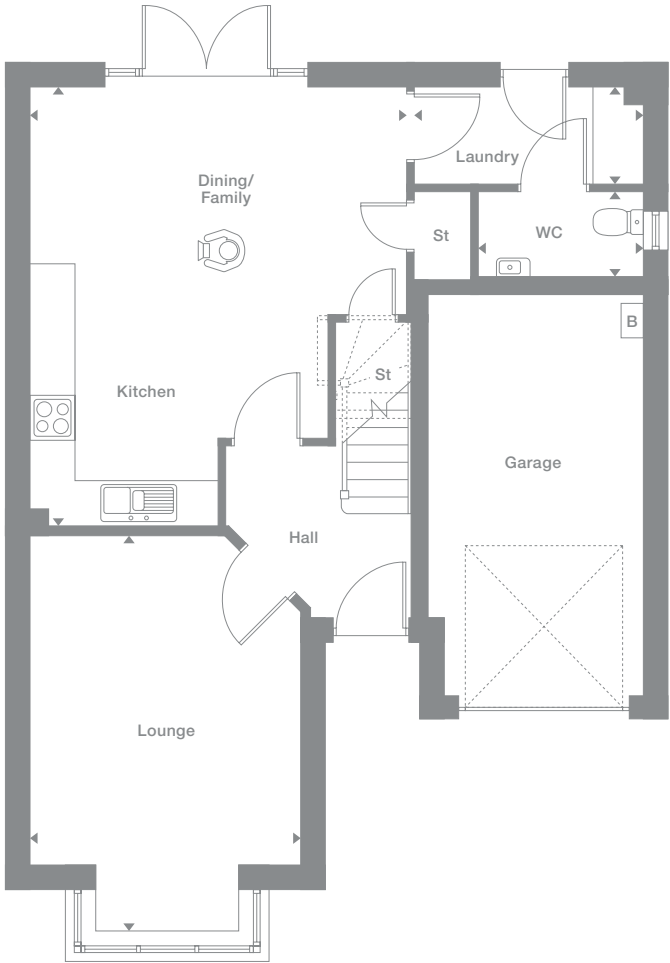
**Floor Space**  
1,342 sq ft

B = Boiler

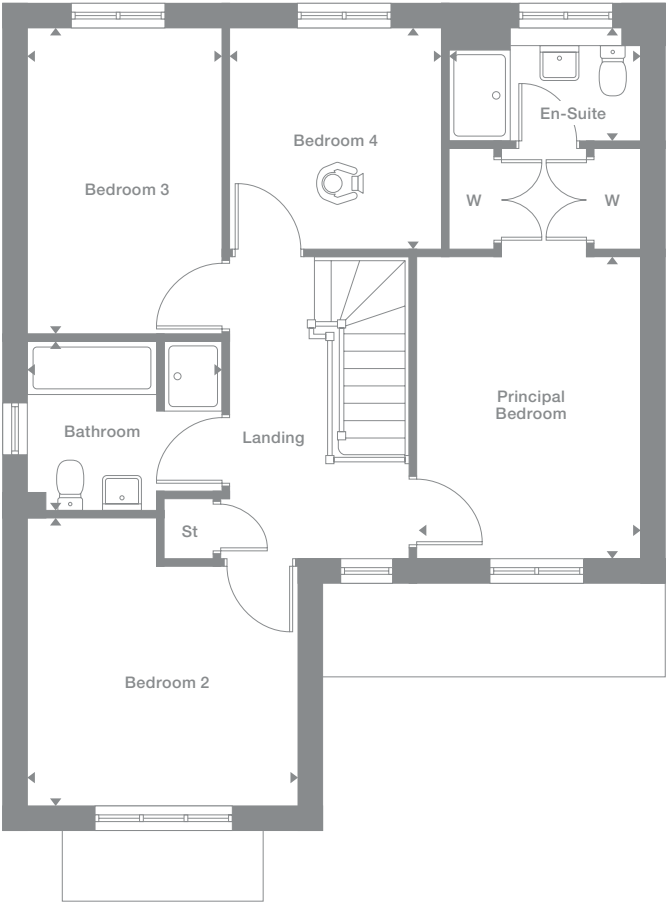
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## Ground Floor



## First Floor



Office space area

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**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 and a study, and the four bedrooms include a luxurious L-shaped en-suite principal bedroom with a walk-in wardrobe.

<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.042m x 5.510m 10'0" x 18'1"	<b>Principal Bedroom</b> 5.309m x 2.962m 17'5" x 9'9"
<b>Kitchen/Dining/Family</b> 7.975m x 3.017m 26'2" x 9'11"	<b>En-Suite</b> 1.523m x 2.200m 5'0" x 7'3"
<b>Laundry</b> 1.649m x 1.714m 5'5" x 5'7"	<b>Bedroom 2</b> 2.565m x 3.854m 8'5" x 12'8"
<b>Study</b> 2.659m x 2.337m 8'9" x 7'8"	<b>Bedroom 3</b> 2.566m x 3.796m 8'5" x 12'5"
<b>WC</b> 2.659m x 1.241m 8'9" x 4'1"	<b>Bedroom 4</b> 2.513m x 2.388m 8'3" x 7'10"
	<b>Bathroom</b> 2.696m x 1.913m 8'10" x 6'3"

**Floor Space**  
1,349 sq ft

Please see Development Sales Manager for plot 194 floorplans

B = Boiler

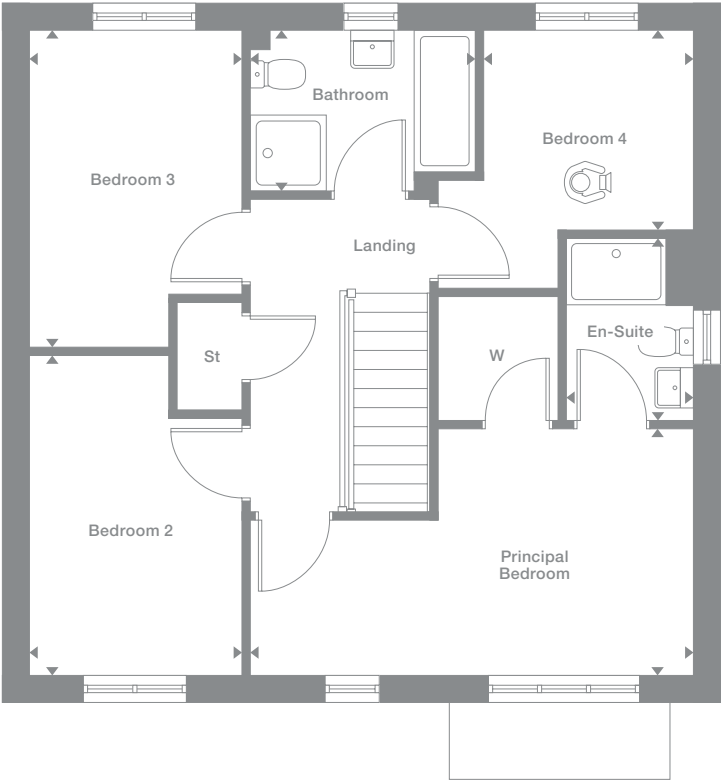
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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Maitland

**Overview**  
From the bay window in the lounge to the superb family kitchen with garden access, from the gallery landing and the twin wardrobes of the en-suite principal bedroom, this is a home filled with premium features. The study provides a peaceful retreat for working from home or creating a computer room.

<b>Ground Floor</b>	<b>First Floor</b>
Lounge 3.568m x 5.473m 11'8" x 17'11"	Principal Bedroom 2.951m x 3.053m 9'8" x 10'0"
Kitchen/Family/Dining 7.146m x 3.805m 23'5" x 12'6"	En-Suite 2.353m x 1.443m 7'9" x 4'9"
Study 2.057m x 2.361m 6'9" x 7'9"	Bedroom 2 3.790m x 2.752m 12'5" x 9'0"
Laundry 2.057m x 1.730m 6'9" x 5'8"	Bedroom 3 3.257m x 2.752m 10'8" x 9'0"
WC 2.064m x 1.125m 6'9" x 3'8"	Bedroom 4 3.395m x 3.178m 11'2" x 10'5"
	Bathroom 2.610m x 2.001m 8'7" x 6'7"

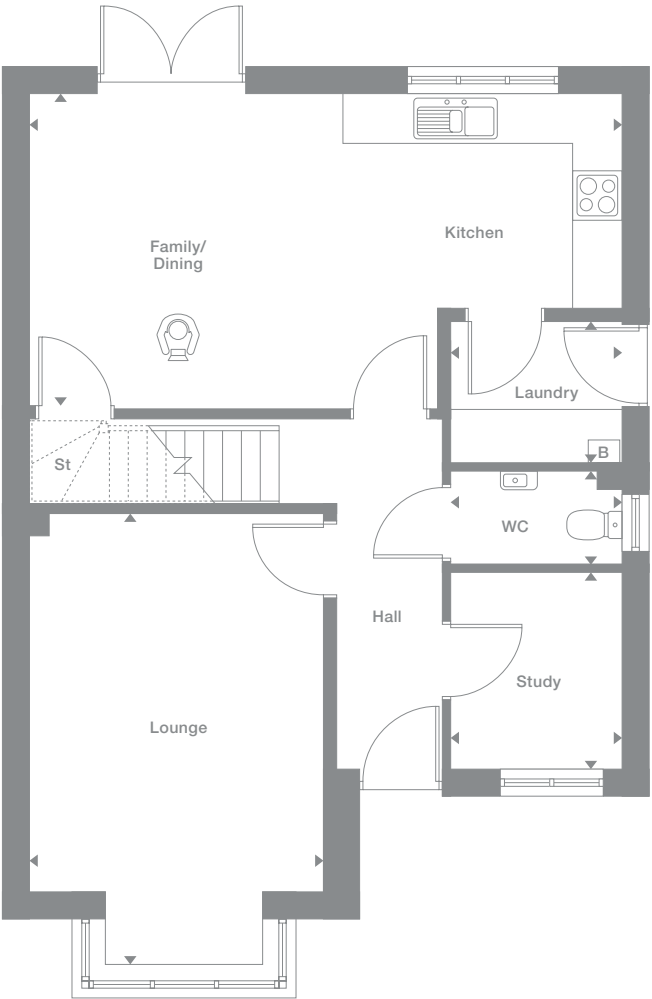
**Floor Space**  
1,388 sq ft

B = Boiler

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

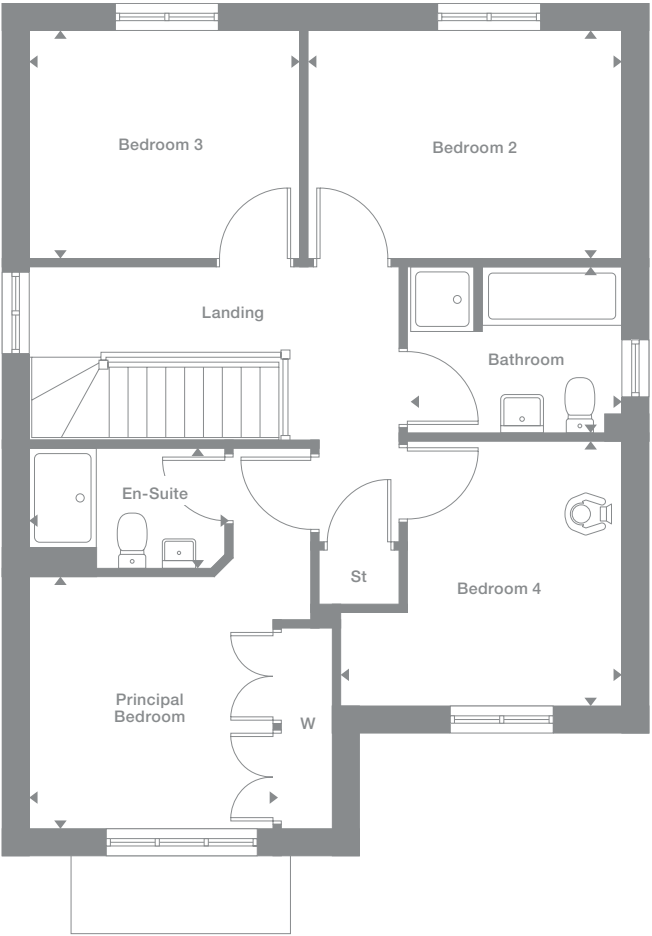


Ground Floor



 Office space area

First Floor



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**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 one of the four bedrooms includes en-suite facilities and built-in wardrobes.

<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.691m x 5.496m 12'1" x 18'0"	<b>Principal Bedroom</b> 3.691m x 3.905m 12'1" x 12'10"
<b>Kitchen/Dining</b> 7.186m x 3.824m 23'7" x 12'7"	<b>En-Suite</b> 1.800m x 1.975m 5'11" x 6'6"
<b>Study</b> 1.950m x 2.770m 6'5" x 9'1"	<b>Bedroom 2</b> 3.809m x 2.763m 12'6" x 9'1"
<b>Laundry</b> 2.107m x 1.655m 6'11" x 5'5"	<b>Bedroom 3</b> 3.277m x 2.763m 10'9" x 9'1"
<b>WC</b> 2.107m x 1.163m 6'11" x 3'10"	<b>Bedroom 4</b> 2.610m x 3.138m 8'7" x 10'4"
	<b>Bathroom</b> 2.610m x 2.070m 8'7" x 6'9"

**Floor Space**  
1,401 sq ft

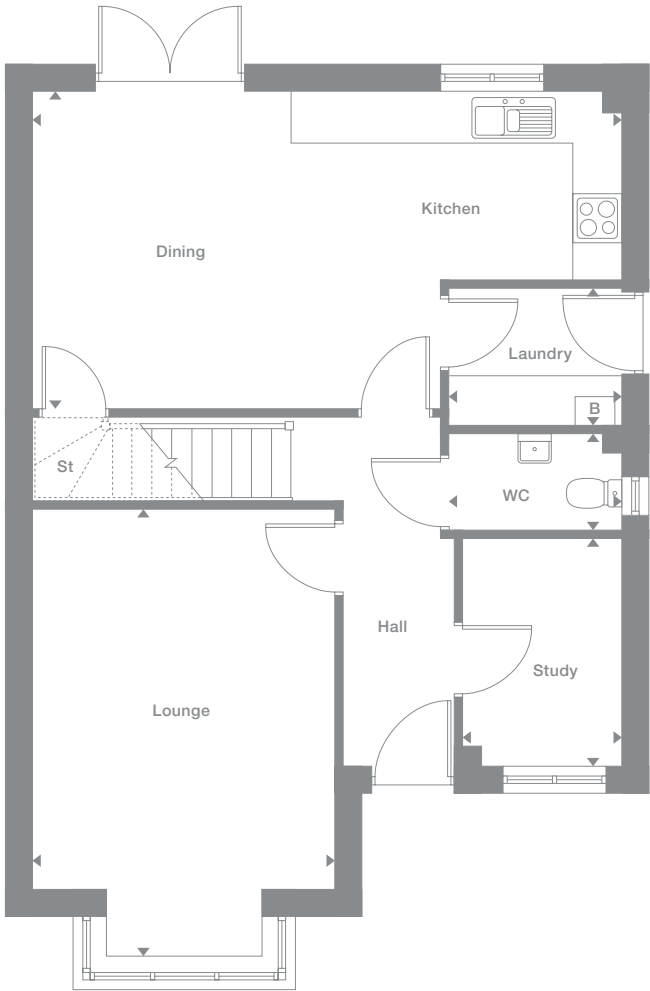
† Landing window not applicable to Plot 26

B = Boiler

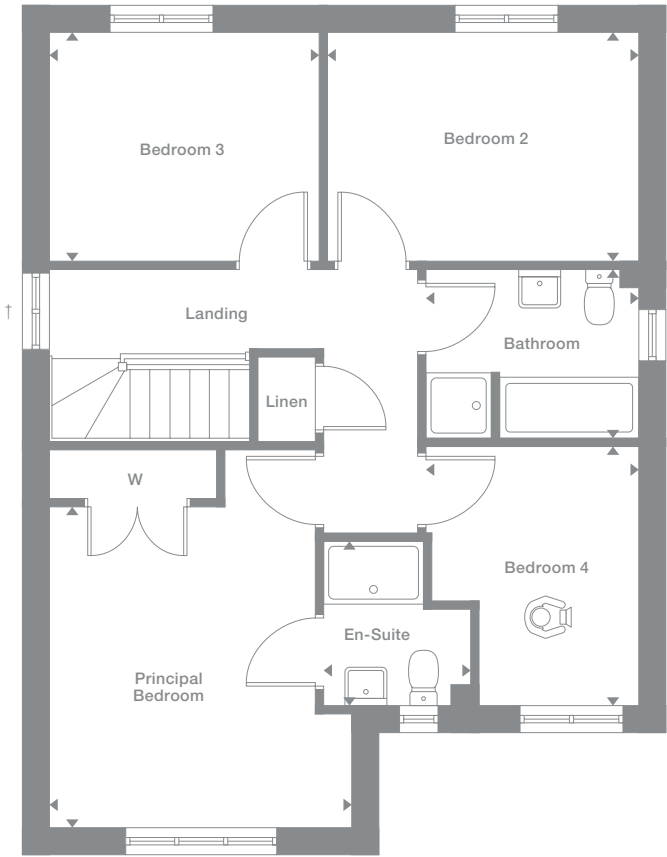
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



how will  
you use your  
new home?

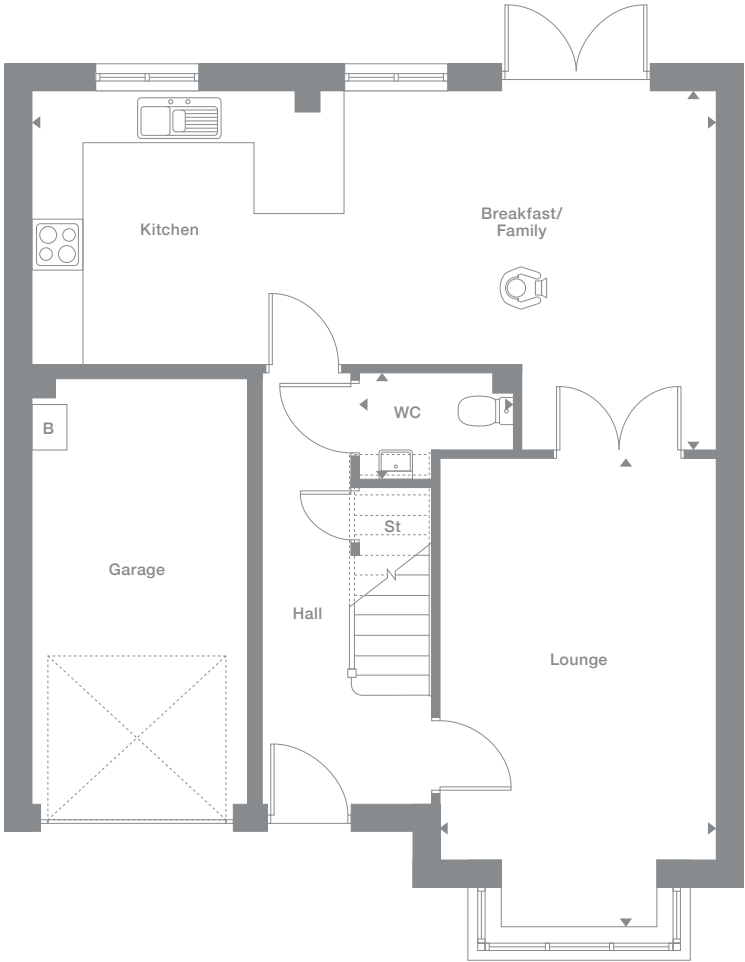


Office space area

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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



Ground Floor

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

**Kitchen/Breakfast/Family**  
8.203m x 4.290m  
26'11" x 14'1"

**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**  
4.099m x 3.076m  
13'5" x 10'1"

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

**Bedroom 3**  
3.283m x 3.176m  
10'9" x 10'5"

**Bedroom 4**  
2.523m x 3.424m  
8'3" x 11'3"

**Bathroom**  
2.197m x 2.287m  
7'3" x 7'6"

Floor Space

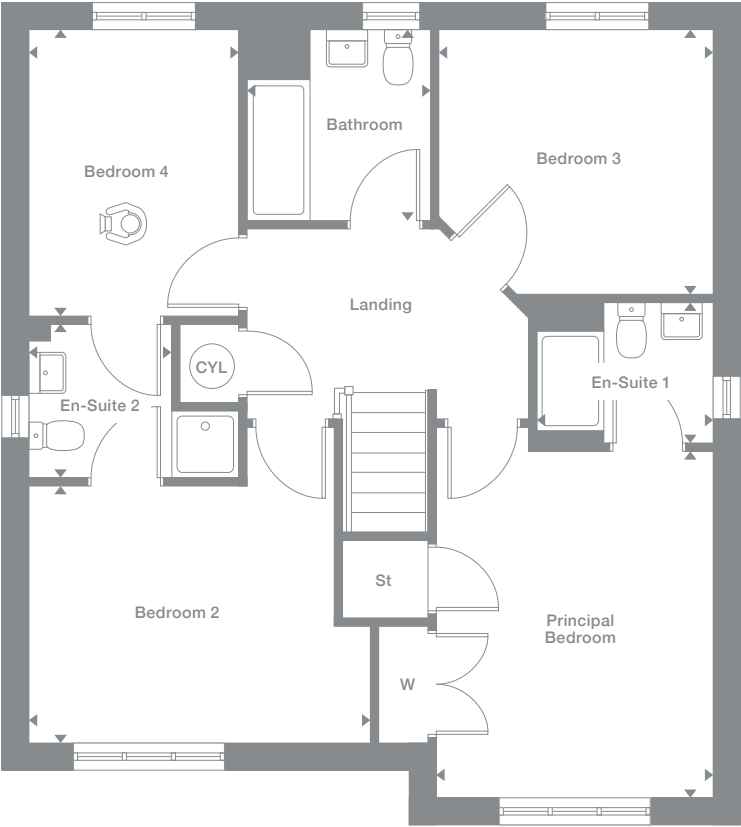
1,423 sq ft

B = Boiler

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



First Floor



 Office space area

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# Fletcher

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

<b>Ground Floor</b>	<b>First Floor</b>
Lounge 3.635m x 5.856m 11'11" x 19'3"	Principal bedroom 3.464m x 3.319m 11'4" x 10'11"
Kitchen/Dining 6.207m x 4.223m 20'4" x 13'10"	En-Suite 1 1.982m x 1.670m 6'6" x 5'6"
Laundry 1.818m x 2.737m 6'0" x 9'0"	Bedroom 2 3.492m x 3.173m 11'5" x 10'5"
WC 1.818m x 1.386m 6'0" x 4'7"	En-Suite 2 2.337m x 1.910m 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 x 3.173m 6'5" x 10'5"

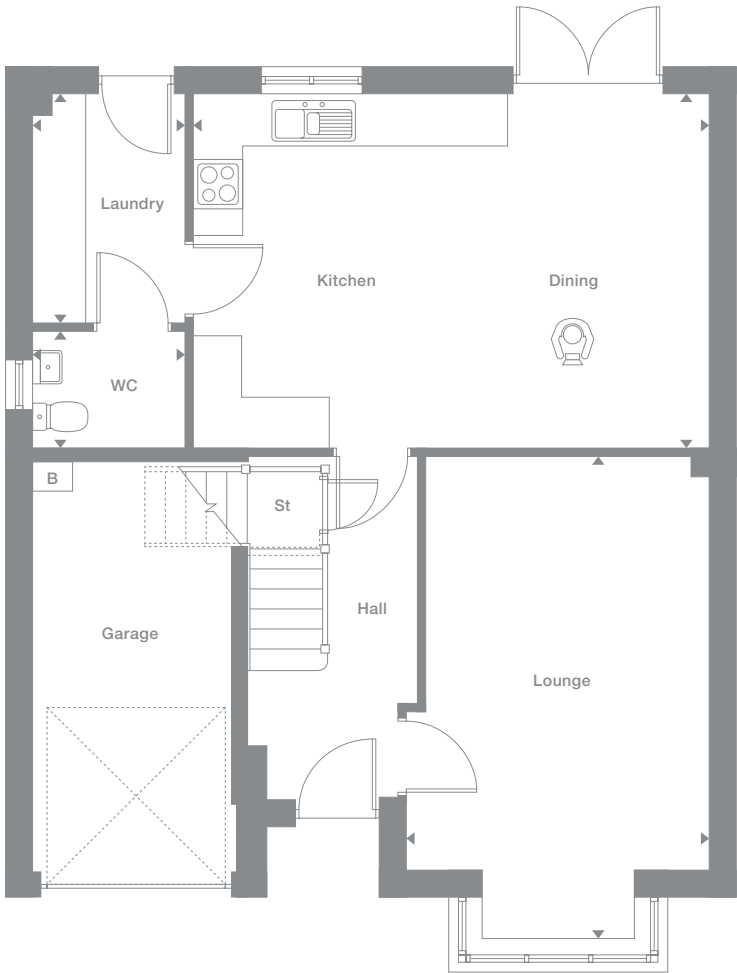
**Floor Space**  
1,446 sq ft

B = Boiler

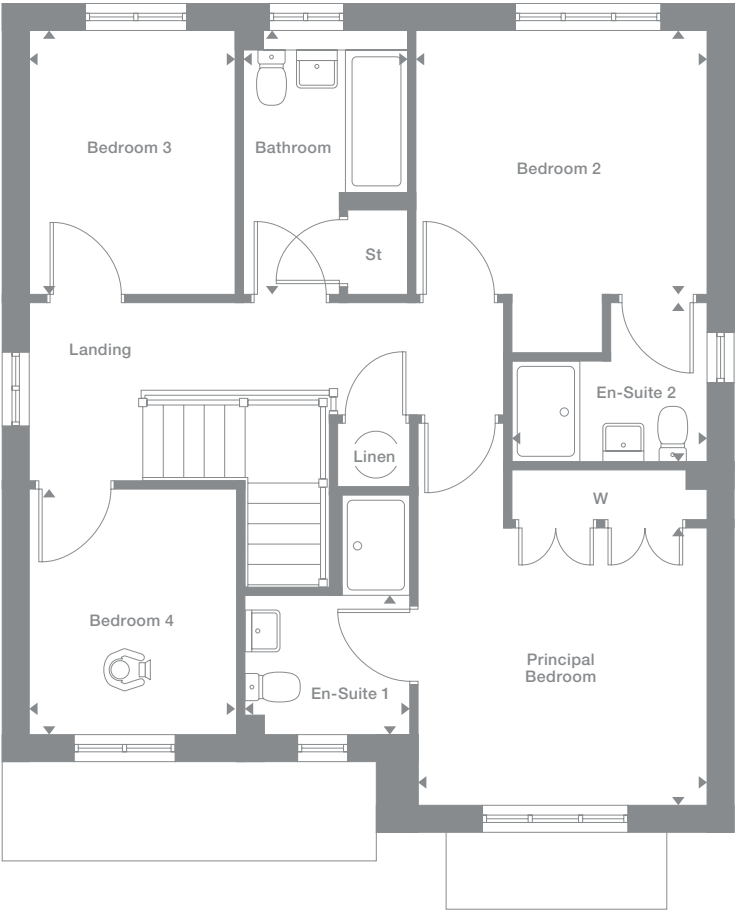
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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**Overview**  
The bay-windowed lounge is connected by double doors to a dining room with french windows, creating a suite that is perfect for entertaining, while the adjoining kitchen and breakfast area offers both convenience and a focal point for family life. Two of the four bedrooms have en-suite facilities and the principal bedroom has built-in wardrobes.

<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.681m x 5.976m 12'1" x 19'7"	<b>Principal Bedroom</b> 3.682m x 3.385m 12'1" x 11'1"
<b>Kitchen/Breakfast</b> 5.244m x 2.929m 17'2" x 9'7"	<b>En-Suite 1</b> 2.600m x 1.210m 8'6" x 4'0"
<b>Dining</b> 3.682m x 3.847m 12'1" x 12'7"	<b>Bedroom 2</b> 3.682m x 3.054m 12'1" x 10'0"
<b>Laundry</b> 2.395m x 1.840m 7'10" x 6'0"	<b>En-Suite 2</b> 2.987m x 1.100m 9'10" x 3'7"
<b>WC</b> 1.428m x 1.332m 4'8" x 4'4"	<b>Bedroom 3</b> 2.968m x 3.720m 9'9" x 12'2"
	<b>Bedroom 4</b> 2.340m x 3.200m 7'8" x 10'6"
	<b>Bathroom</b> 2.127m x 2.595m 7'0" x 8'6"

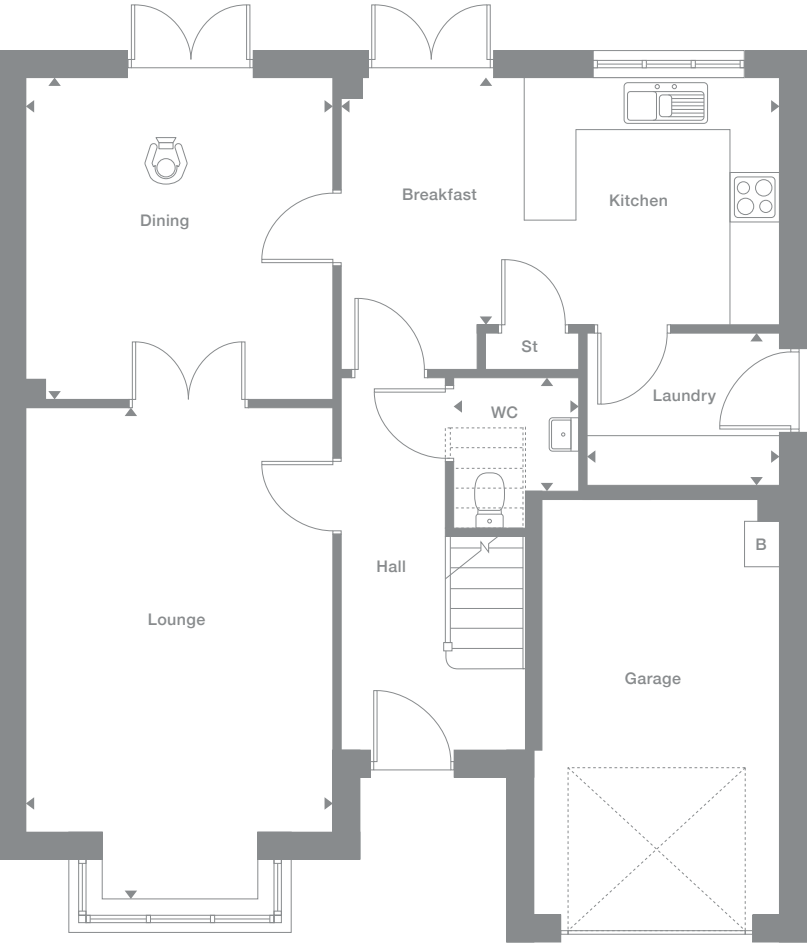
**Floor Space**  
1,503 sq ft

B = Boiler

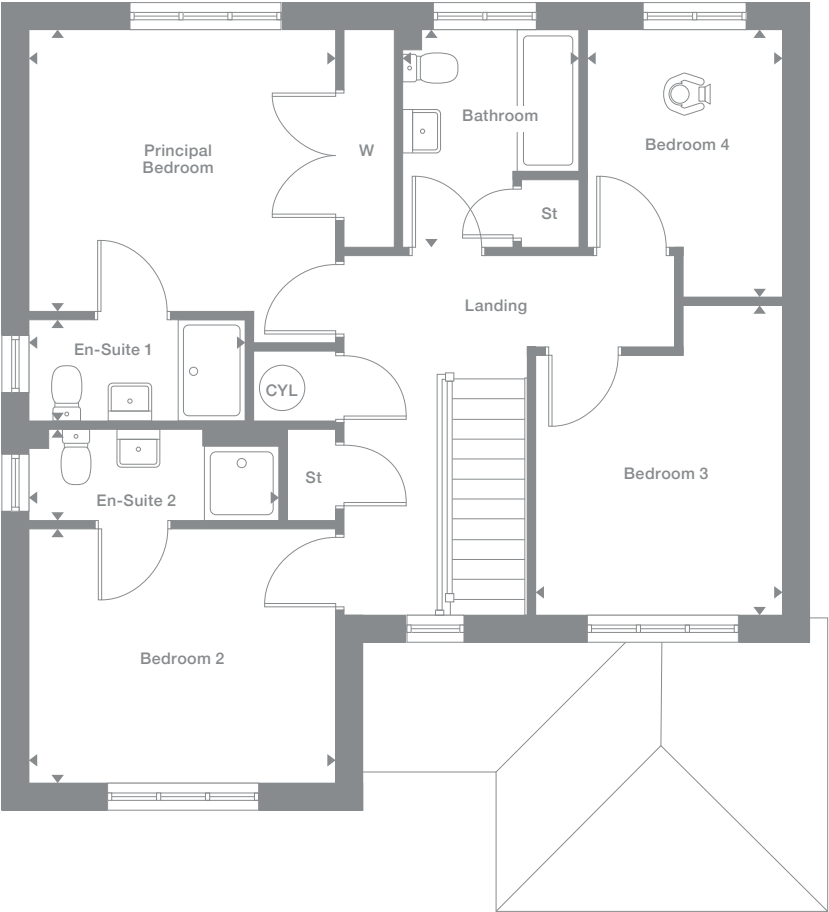
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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# Mackie

### 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. To maximise convenience, the private shower room shared by two bedrooms means that three of the four bedrooms have en-suite facilities.

### Ground Floor

- Lounge  
3.656m x 5.272m  
12'0" x 17'4"
- Kitchen  
3.761m x 3.444m  
12'4" x 11'4"
- Family/Dining  
5.140m x 3.444m  
16'10" x 11'4"
- Laundry  
1.634m x 1.961m  
5'4" x 6'5"
- WC  
1.805m x 1.263m  
5'11" x 4'2"

### 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  
3.748m x 3.450m  
12'4" x 11'4"
- Bedroom 3  
2.935m x 3.381m  
9'8" x 11'1"
- Bedroom 4  
2.935m x 3.488m  
9'8" 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

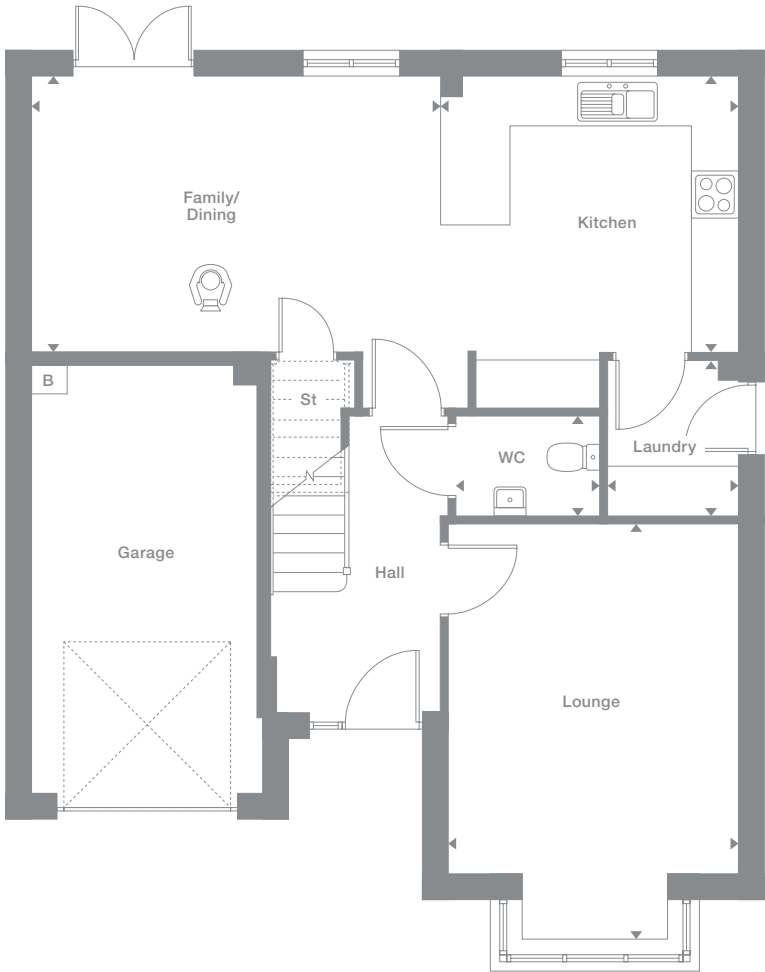
1,558 sq ft

B = Boiler

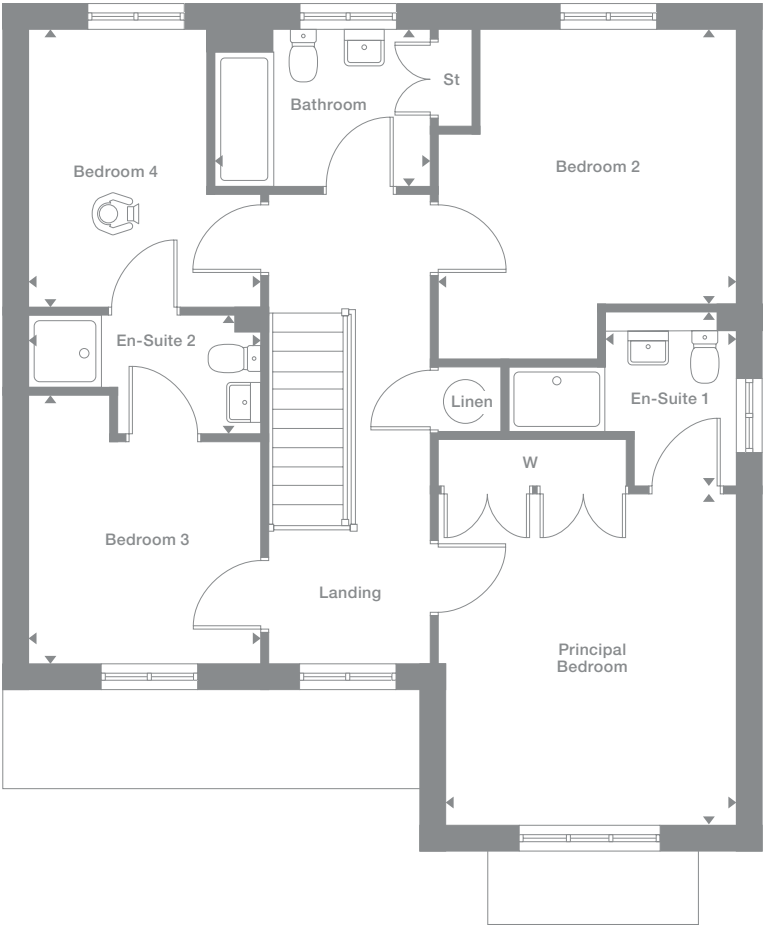
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



### Ground Floor



### First Floor



 Office space area

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your home  
your choice...

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

- Ground Floor**

**Lounge**  
3.381m x 5.860m  
11'1" x 19'3"

**Kitchen/Breakfast**  
8.445m x 2.948m  
27'8" x 9'8"

**Laundry**  
2.125m x 1.780m  
7'0" x 5'10"

**WC**  
2.125m x 1.068m  
7'0" x 3'6"
- First Floor**

**Principal 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 x 1.210m  
7'8" x 4'0"

**Bedroom 2**  
2.537m x 5.173m  
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  
11'1" x 10'3"

**Bedroom 4**  
2.806m x 2.986m  
9'2" x 9'10"

**Bedroom 5**  
3.105m x 1.995m  
10'2" x 6'7"

**Bathroom**  
2.039m x 1.995m  
6'8" x 6'7"

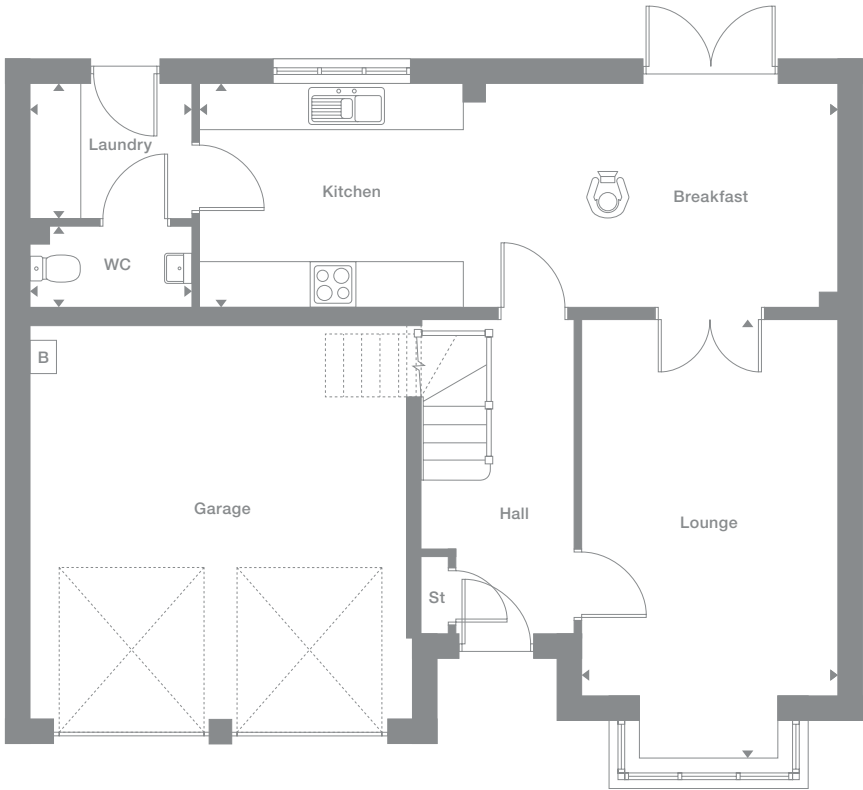
**Floor Space**  
1,510 sq ft

B = Boiler

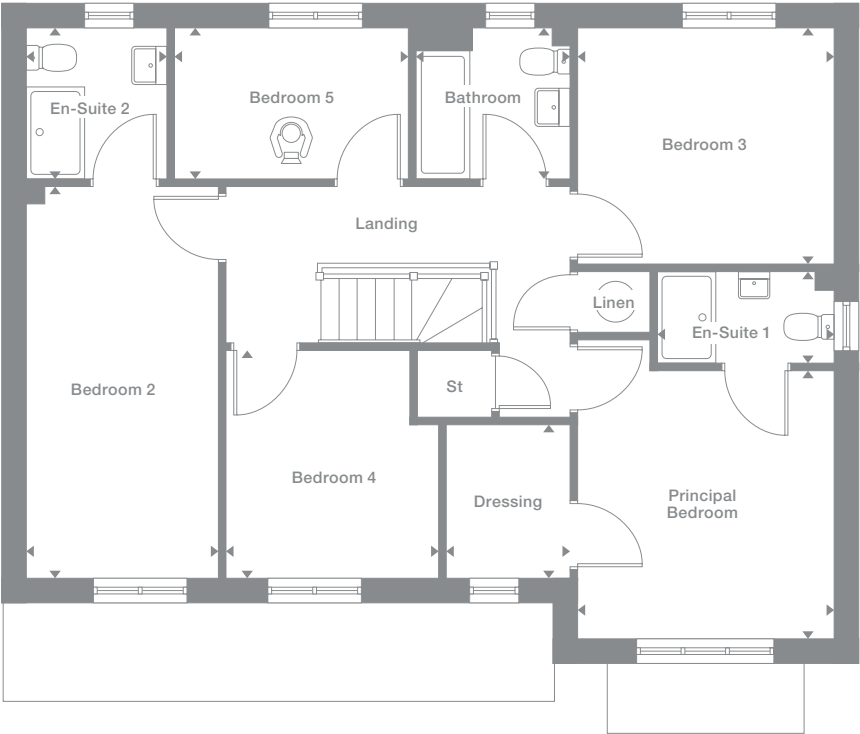
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Office space area

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Overview

The traditional bay window gives the lounge an elegant appeal, complementing a superb L-shaped dining and family room that opens on to the garden, and extends into an ergonomically designed kitchen with a separate laundry room. Two of the five bedrooms are en-suite, and one features an impressive dedicated dressing room.

Ground Floor

- Lounge  
3.855m x 5.379m  
12'8" x 17'8"
- Kitchen  
4.285m x 2.884m  
14'1" x 9'6"
- Family/Dining  
4.183m x 5.297m  
13'9" x 17'5"
- Laundry  
1.716m x 2.150m  
5'8" x 7'1"
- WC  
1.172m x 1.789m  
3'10" x 5'10"

First Floor

- Principal Bedroom  
4.145m x 4.018m  
13'7" x 13'2"
- Dressing  
2.205m x 1.718m  
7'3" x 5'8"
- En-Suite 1  
2.226m x 1.210m  
7'4" x 4'0"
- Bedroom 2  
3.026m x 3.414m  
9'11" x 11'2"
- En-Suite 2  
2.226m x 1.860m  
7'4" x 6'1"
- Bedroom 3  
3.769m x 2.945m  
12'4" x 9'8"
- Bedroom 4  
3.277m x 2.945m  
10'9" x 9'8"
- Bedroom 5  
3.722m x 2.445m  
12'3" x 8'0"
- Bathroom  
2.610m x 2.009m  
8'7" x 6'7"

Floor Space

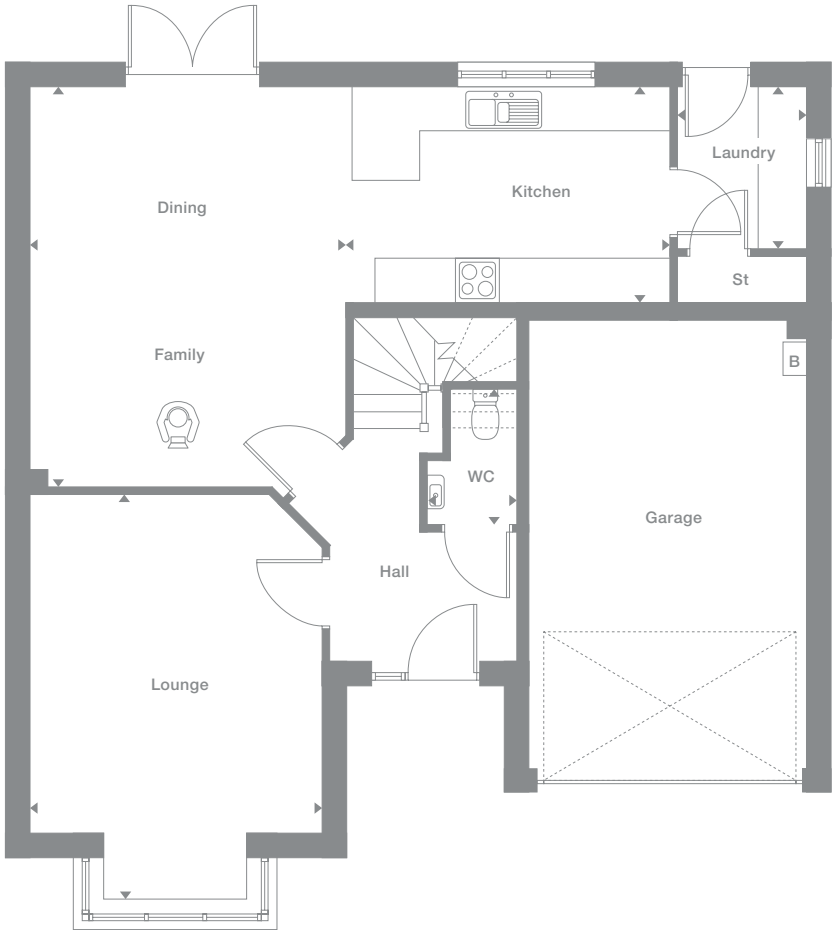
1,693 sq ft

B = Boiler

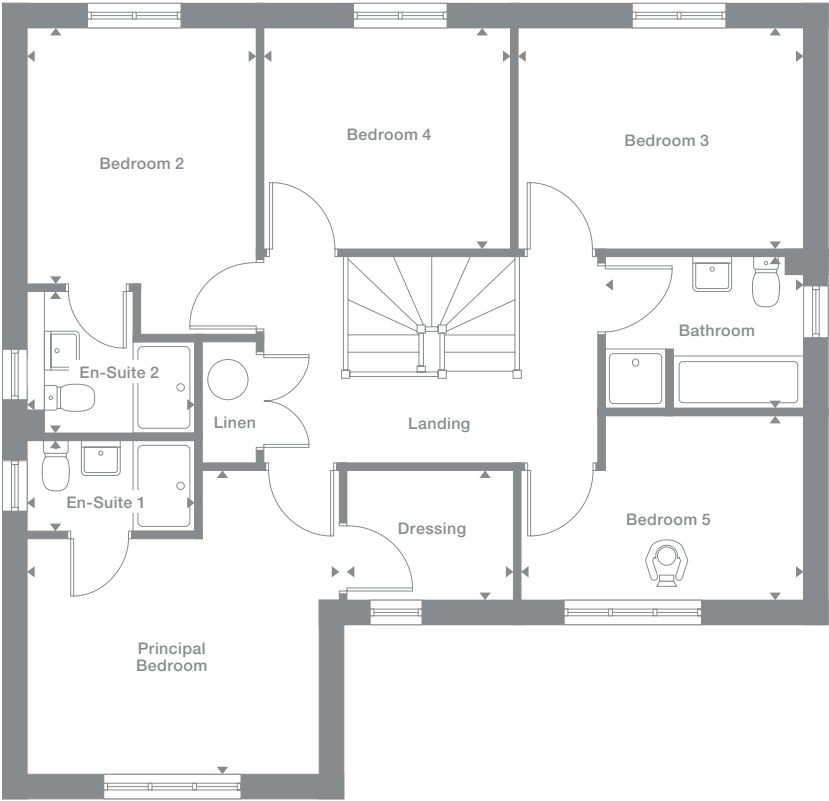
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Office space area

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# Lockhart

## 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 spacious 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 5.561m  
11'11" x 18'3"

### Kitchen/Breakfast

6.617m x 2.942m  
21'9" x 9'8"

### Dining

3.682m x 2.942m  
12'1" x 9'8"

### Laundry

1.556m x 1.830m  
5'1" x 6'0"

### WC

1.753m x 1.881m  
5'9" x 6'2"

## 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

1.388m x 1.583m  
4'7" x 5'2"

### Bedroom 3

3.389m x 2.965m  
11'1" x 9'9"

### 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

1,722 sq ft

B = Boiler

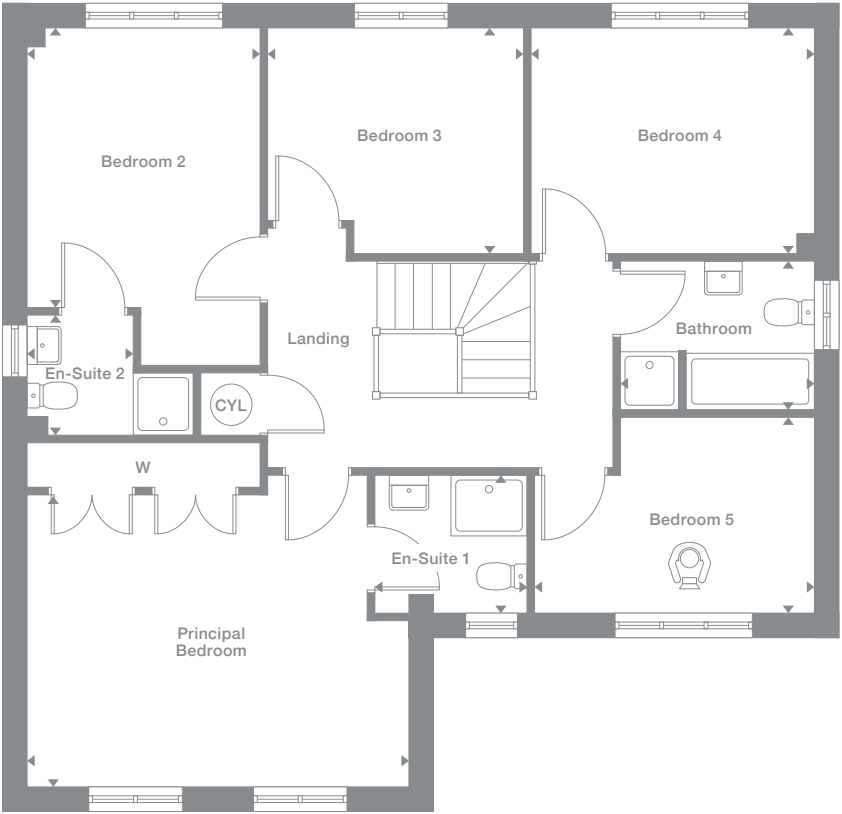
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



 Office space area

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**Overview**  
From the feature staircase and gallery landing to the french doors in both the dining and family rooms, from the private study to the five bedrooms, two of them en-suite and one incorporating a luxurious dressing area, this exceptional home will provide comfort and privacy to even the largest families and their guests.

Ground Floor



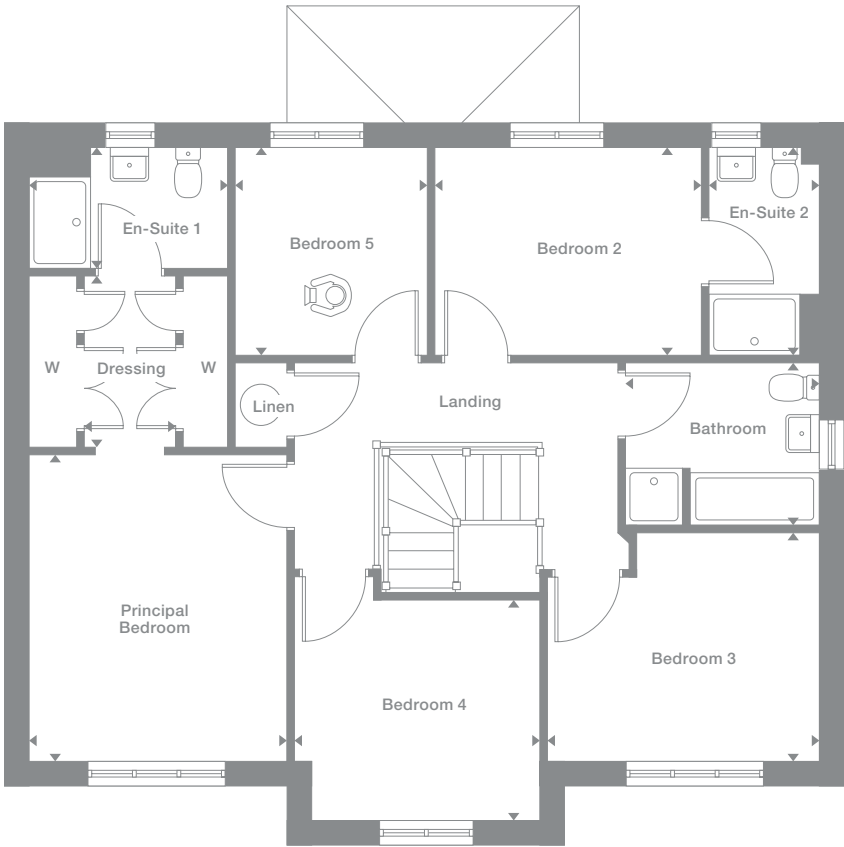
<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.586m x 5.215m 11'9" x 17'1"	<b>Principal Bedroom</b> 3.403m x 4.036m 11'2" x 13'3"
<b>Kitchen</b> 3.966m x 3.504m 13'0" x 11'6"	<b>Dressing</b> 1.204m x 2.268m 3'11" x 7'5"
<b>Breakfast/Family</b> 2.755m x 5.717m 9'0" x 18'9"	<b>En-Suite 1</b> 2.627m x 1.603m 8'7" x 5'3"
<b>Dining</b> 3.586m x 2.792m 11'9" x 9'2"	<b>Bedroom 2</b> 3.527m x 2.746m 11'7" x 9'0"
<b>Laundry</b> 2.291m x 2.128m 7'6" x 7'0"	<b>En-Suite 2</b> 1.451m x 2.746m 4'9" x 9'0"
<b>Study</b> 3.506m x 2.253m 11'6" x 7'5"	<b>Bedroom 3</b> 3.586m x 3.008m 11'9" x 9'10"
<b>WC</b> 1.115m x 2.128m 3'8" x 7'0"	<b>Bedroom 4</b> 3.243m x 2.914m 10'8" x 9'7"
	<b>Bedroom 5</b> 2.526m x 2.746m 8'3" x 9'0"
	<b>Bathroom</b> 2.560m x 2.153m 8'5" x 7'1"

**Floor Space**  
1,885 sq ft

B = Boiler

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

First Floor



 Office space area

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# 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.

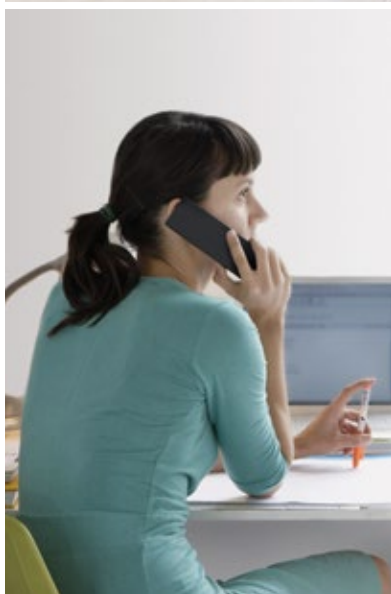
**Fully involved**  
Your new home will quickly be moulded to your personal choices. So will our service. Once you tell us how you want to keep in touch, whether by phone, text, email, our custom designed app or via our website, that's how we'll keep you regularly updated and informed. You'll be able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

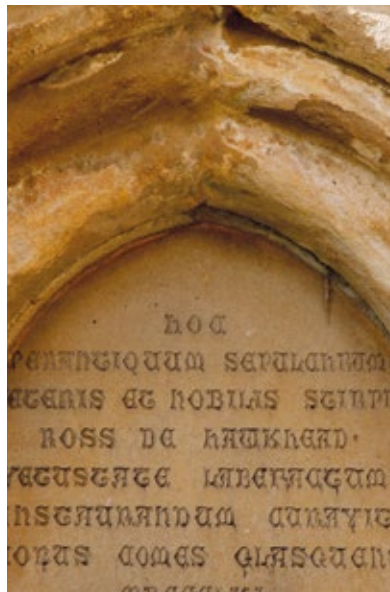
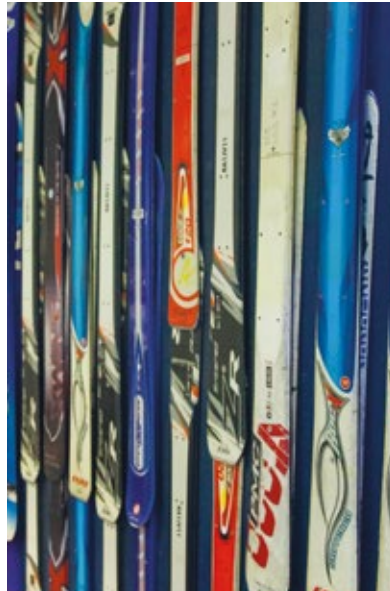
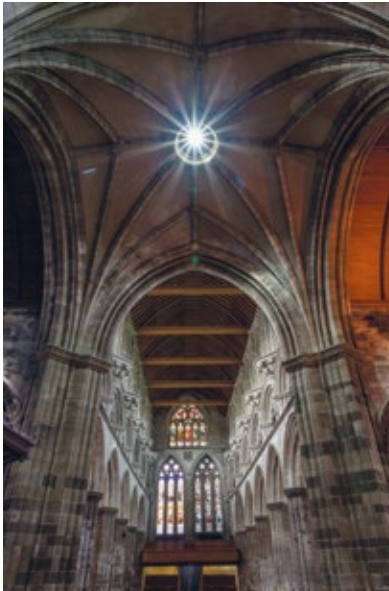
At a safe time during building, we'll invite you to visit your new home for a Progress Meeting where you can see the craftsmanship and attention to detail for yourself before it's covered up by fittings and finishes.

**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.

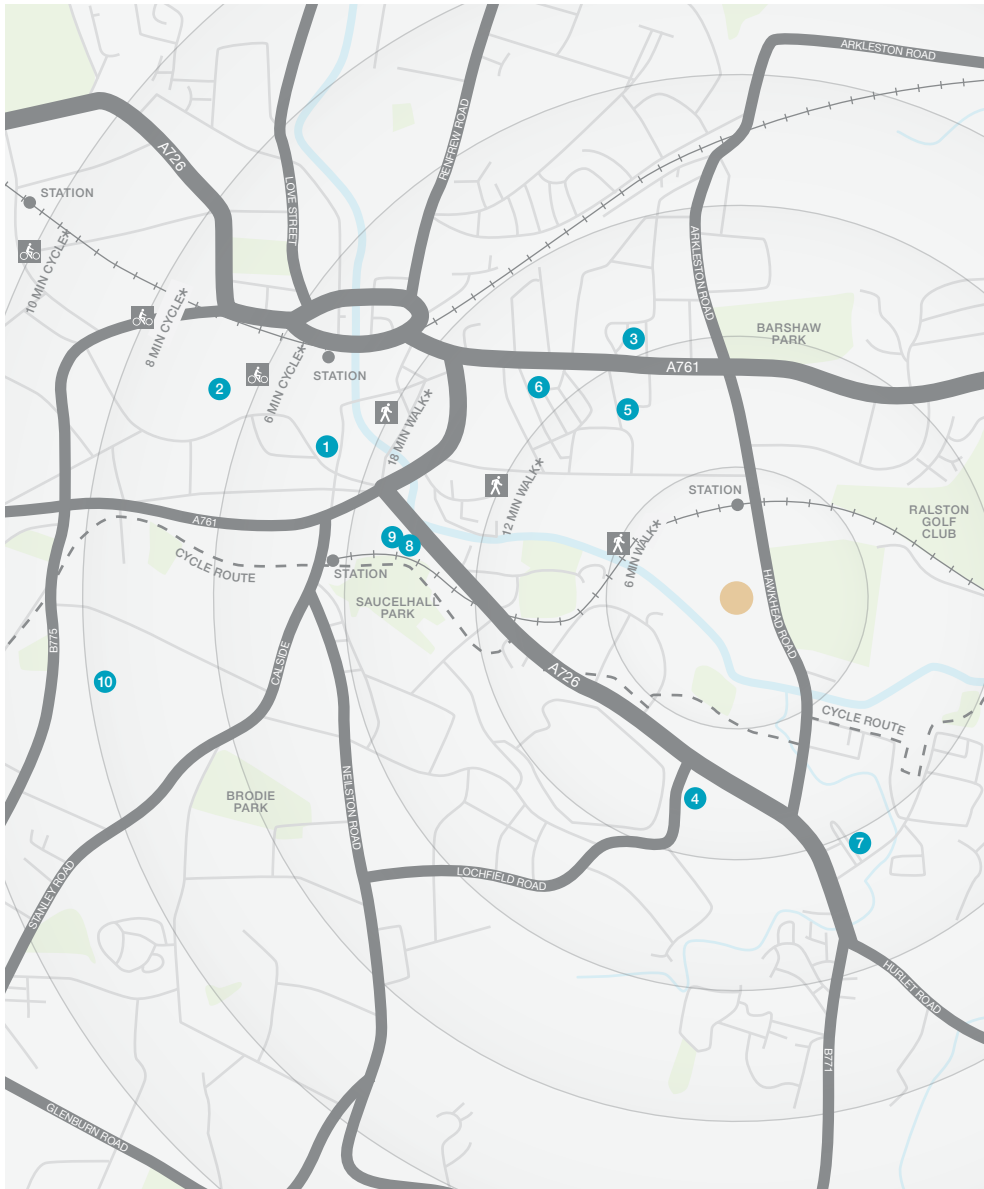


In addition to easy access to the cultural attractions and cosmopolitan nightlife of Glasgow, Hawkhead is ideally situated for enjoying the region's most popular outdoor attractions. The vast variety of woodland, meadows, reservoirs, wildlife and play parks at Gleniffer Braes, Dams to Darnley and Pollok Country Parks are all within three and a half miles. Golf courses include the nearby Ralston club and the Paisley and Fereneze Golf Clubs, three miles away. Nearby schools include Todholm Primary and St John Ogilvie RC Primary, both within a mile, and the secondaries Paisley Grammar School and St Andrews Academy. Of the many nearby medical facilities, both the Abbey Medical Centre and the Anchor Mill Medical Practice are within walking distance, and the Royal Alexandra Hospital, just over two miles away, has a 24-hour A&E department.



# Useful Contacts

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 Paisley Arts Centre  
New Street  
0300 300 1210
- 2 Paisley Museum and  
Coats Observatory,  
High Street  
0300 300 1210
- 3 Barshaw Pharmacy  
75 Glasgow Road  
0141 889 2256
- 4 Todholm Primary  
School,  
Lochfield Road  
0141 889 6949
- 5 St John Ogilvie RC  
Primary School,  
Lacy Street  
0141 887 9500
- 6 Paisley Grammar  
School,  
Glasgow Road  
0141 889 3484
- 7 St Andrew's  
Academy,  
Barrhead Road  
0141 887 5201
- 8 Abbey Medical  
Centre,  
Lonend  
0141 889 4088
- 9 Anchor Mill  
Medical Practice,  
4 Saucel Terrace  
0141 889 8809
- 10 Royal Alexandra  
Hospital,  
Corsebar Road  
0141 887 9111

\* 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  
3.5km = 8 to 14 mins cycle



# How to find us

Development  
Opening Times:  
Thursday - Monday  
10.30am - 5.30pm  
03331 229 637

**From the M8 Westbound**  
Leave the motorway at junction 27, for Paisley. At the roundabout take the third exit, doubling back via the A741. At the next roundabout follow signs for the M8, then immediately bear left for Arkleston. Just over half a mile on, at the T-junction turn right and after quarter of a mile turn left, for Hawkhead. At two mini-roundabouts follow 'through routes' to stay on Arkleston Road for another half mile, then at the cross-roads go straight on into Hawkhead Road. Quarter of a mile beyond the next mini-roundabout, Hawkhead is on the right.

**From the M77 Northbound**  
Leave the motorway at junction 3 for Paisley via the A726. Stay on the A726 through The Hurlet junction then, one mile past The Hurlet, take the second exit, signposted for Seedhill, to enter Hawkhead Road. Half a mile on, the entrance to Hawkhead is on the left.

Sat Nav: PA2 7BA



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.

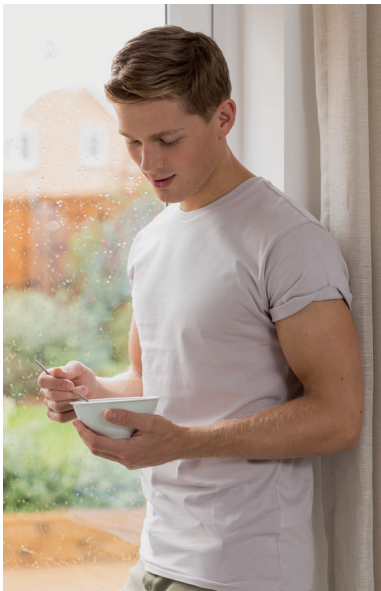
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a better place®



Registered Developer

*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.



## Development Opening Times

Please see [millerhomes.co.uk](http://millerhomes.co.uk) for development opening times or call 03331 229 637

Sat Nav: PA2 7BA

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[millerhomes.co.uk](http://millerhomes.co.uk)

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