

Kinglass Meadows Bo'ness

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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.









Kinglass Meadows 03



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Welcome home

On the edge of the historic town, buffered by open green landscapes to the south and just a mile from the town centre, this prestigious development of three, four and five bedroom homes presents an opportunity to settle in a mature, traditional community within easy commuting range of Edinburgh and the whole central belt. Close to local shops and amenities, and adjacent to bus routes and footpaths, it combines convenience with a real sense of roots. Welcome to Kinglass Meadows...

The artist's impressions (computergenerated 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 variative upon completion of the project.



Graton

Overview

Combining comfort with convenience, the bright living room opens through to a well-planned, ergonomic kitchen, presenting a welcoming and exceptionally practical setting for relaxing at home or entertaining guests. And with three bedrooms, one of them en-suite, a peaceful private retreat is always available.

Ground Floor

Lounge 3.71m x 4.51m 12'2" x 14'10"

Kitchen

3.56m x 3.08m 11'8" x 10'1"

WC

1.09m x 1.74m 3'7" x 5'9"

First Floor Principal Bedroom 3.01m x 2.39m 9'11" x 7'10"

En-Suite

1.69m x 1.87m 5'7" x 6'2"

Bedroom 2

2.58m x 2.78m 8'6" x 9'2"

Bedroom 3

2.15m x 2.66m 7'1" x 8'9"

Bathroom

1.71m x 2.30m 5'7" x 7'7"

Floor Space

800 sq ft

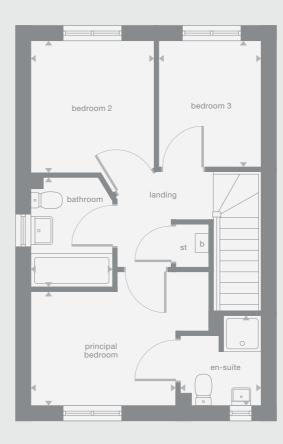
b Boiler

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



Ground Floor

kitchen lounge



Carlton

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 principal bedroom is en-suite.

Ground Floor

Lounge 3.02m x 5.43m 9'11" x 17'10"

Kitchen/Dining 2.20m x 5.43m 7'3" x 17'10"

Laundry 2.16m x 1.60m 7'1" x 5'3"

WC 1.10m x 2.04m 3'8" x 6'9"

Floor First Floor Principal Bedroom 3.04m x 3.18m 10" 10'0" x 10'5"

En-Suite 1.96m x 1.69m 6'5" x 5'7"

Bedroom 2 2.42m x 2.89m 7'11" x 9'6"

Bedroom 3 2.42m x 2.43m 7'11" x 8'0"

Bathroom 1.84m x 2.14m 6'0" x 7'1"

Floor Space

897 sq ft



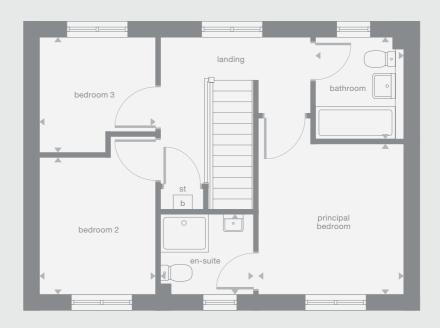
b Boiler

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Ground Floor

dining wc lounge

First Floor



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Carlton DA

Overview

The impact of natural, welcoming light created by the triplewindowed, dual aspect lounge is further enhanced by the dual aspect kitchen with its french doors adding a focal point to the dining area.
The principal bedroom, with its en-suite facilities, presents a private retreat with a dash of luxury.

Ground Floor

Lounge 3.05m x 5.39m 10'0" x 17'10"

Kitchen/Dining 2.24m x 5.39m 7'4" x 17'10"

Laundry 2.16m x 1.57m 7'1" x 5'2"

WC 1.10m x 2.04m 3'8" x 6'9"

First Floor

Principal Bedroom 3.08m x 3.18m 10'1" x 10'5"

En-Suite

1.96m x 1.69m 6'5" x 5'7"

Bedroom 2 2.46m x 2.89m

8'1" x 9'6"

Bedroom 3 2.46m x 2.43m 8'1" x 8'0"

Bathroom 1.87m x 2.11m 6'2" x 6'11"

Floor Space

897 sq ft

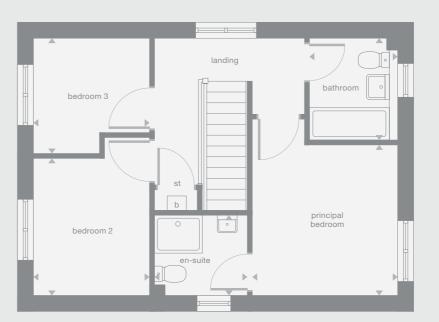


b Boiler

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

Ground Floor First Floor





Hazelwood

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 an en-suite principal bedroom, this is a practical, attractive home.

Ground Floor

Lounge 3.31m x 4.92m 10'11" x 16'2"

Kitchen/Dining 5.39m x 3.18m 17'9" x 10'6"

Laundry 2.06m x 1.95m 6'9" x 6'5"

WC 2.06m x 1.08m 6'9" x 3'7"

First Floor

Principal Bedroom 4.38m x 2.89m 14'5" x 9'6"

En-Suite

2.06m x 2.54m 6'9" x 8'4"

Bedroom 2

3.73m x 2.60m 12'3" x 8'7"

Bedroom 3 3.73m x 2.60m 12'3" x 8'7"

Bedroom 4 3.05m x 2.64m 10'0" x 8'8"

Bathroom 1.92m x 2.22m 6'4" x 7'4"

Floor Space

1,150 sq ft



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



Ground Floor





Riverwood

Overview

The open, flexible layout of the kitchen and dining room, with its french doors and convenient self-contained laundry space, offers both a relaxed family area and a convivial backdrop to entertaining. The principal bedroom is en-suite, and the fourth bedroom could become a useful home office.

Ground Floor

Lounge 3.57m x 4.56m 11'9" x 15'0"

Kitchen/Family/Dining En-Suite 6.47m x 4.51m 21'3" x 14'10"

Laundry 1.59m x 0.97m 5'3" x 3'2"

WC 1.07m x 2.09m 3'6" x 6'10"

Bedroom 3 3.52m x 2.48m 11'7" x 8'2"

First Floor

3.52m x 3.03m

11'7" x 9'11"

2.41m x 1.21m

Bedroom 2

9'4" x 12'5"

2.84m x 3.78m

7'11" x 4'0"

Principal Bedroom

Bedroom 4 2.84m x 2.09m 9'4" x 6'10"

Bathroom 2.41m x 2.16m 7'11" x 7'1"

Floor Space

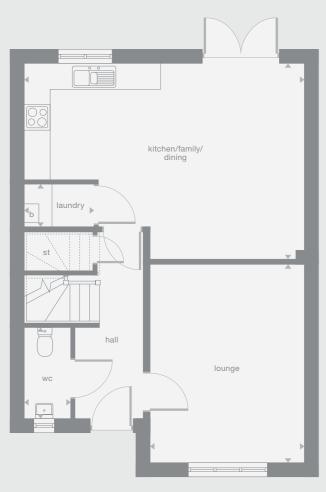
1,219 sq ft

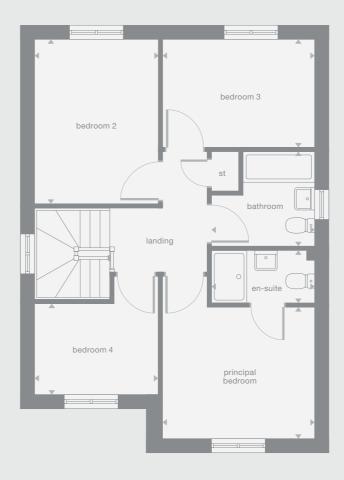


b Boiler

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

Ground Floor





Maplewood

Overview

With twin windows and central french doors, the kitchen and dining room maximises the benefits of the garden to present an adaptable, comfortable setting for family life. The lounge features a stylish bay window, and the delightful principal bedroom includes an en-suite shower and a sumptuous dressing area.

Ground Floor

Lounge 3.00m x 4.72m 9'10" x 15'6" 8.14m x 2.80m

Family/Dining/Kitchen En-Suite 26'9" x 9'2"

Laundry 1.77m x 1.28m 5'10" x 4'3"

WC 1.46m x 1.77m 4'10" x 5'10"

First Floor

Dressing

8'8" x 4'7"

Bedroom 2

9'11" x 13'2"

3.02m x 4.01m

2.63m x 1.38m

Principal Bedroom 5.01m x 2.80m 16'6" x 9'2"

2.63m x 1.23m 8'8" x 4'0"

3.06m x 3.00m 10'1" x 9'10"

Bathroom 2.44m x 3.00m 8'0" x 9'10"

Bedroom 3

8'0" x 13'10"

Bedroom 4

2.43m x 4.22m

Floor Space

1,297 sq ft



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



Ground Floor





Langwood

Overview

A bay window and double doors give the lounge a classic elegance that complements' 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.

Ground Floor

Laundry

5'5" x 5'7"

1.64m x 1.71m

Lounge 3.04m x 5.51m 10'0" x 18'1"

Kitchen/Dining/Family En-Suite 7.97m x 3.01m 26'2" x 9'11"

1.52m x 2.20m 5'0" x 7'3"

First Floor

5.30m x 2.96m

17'5" x 9'9"

Principal Bedroom

Bedroom 4

8'3" x 7'10"

Bathroom

8'10" x 6'3"

2.69m x 1.91m

2.51m x 2.38m

Dressing 1.44m x 1.49m 4'9" x 4'11"

Study Bedroom 2 2.65m x 2.33m 2.56m x 3.85m 8'9" x 7'8" 8'5" x 12'8"

WC Bedroom 3 2.65m x 1.24m 2.56m x 3.79m 8'9" x 4'1" 8'5" x 12'5"

Floor Space

1,349 sq ft



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



Ground Floor





Lockwood

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 in two of the four bedrooms, comfort is combined with visual appeal.

Ground Floor

Lounge 3.63m x 5.85m 11'11" x 19'3"

Kitchen/Dining/Family En-Suite 1 6.20m x 4.22m 20'4" x 13'10"

Laundry 1.81m x 2.73m 6'0" x 9'0"

WC 1.81m x 1.38m 6'0" x 4'7"

First Floor

Principal bedroom 3.46m x 4.01m 11'4" x 13'2"

1.98m x 1.67m

6'6" x 5'6"

Bedroom 2

11'5" x 10'5"

En-Suite 2

7'8" x 6'3"

2.33m x 1.91m

3.49m x 3.17m

Bedroom 4 2.47m x 2.93m 8'2" x 9'8"

> Bathroom 1.95m x 3.17m 6'5" x 10'5"

Bedroom 3

8'1" x 10'5"

2.47m x 3.17m

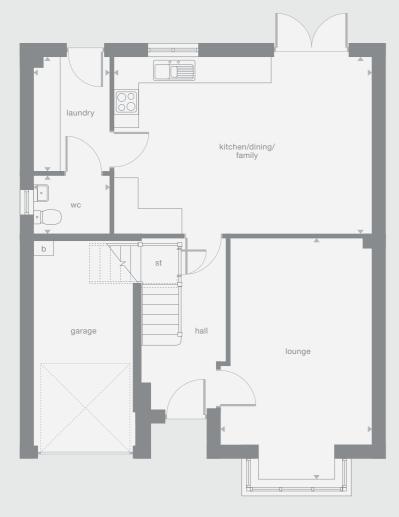
Floor Space 1,446 sq ft

b Boiler

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



Ground Floor





Bayford

Overview

The bay-windowed lounge and the light, welcoming dining area, adjoining a beautifully planned kitchen, create a perfect setting for lively entertaining. There is a separate laundry room, and the striking gallery landing opens on to four bedrooms, two of them en-suite. The principal bedroom also features a self-contained dressing room.

Lounge 3.39m x 5.79m 11'2" x 19'0"

Kitchen/Dining 8.14m x 3.07m 26'9" x 10'1"

Laundry 2.03m x 1.96m 6'8" x 6'5"

WC 2.03m x 1.05m 6'8" x 3'6"

Ground Floor

Principal Bedroom 3.39m x 3.19m 11'2" x 10'6"

Dressing 2.30m x 1.44m 7'7" x 4'9"

En-Suite 1 1.81m x 1.82m 5'11" x 6'0"

Bedroom 2 2.61m x 4.00m 8'7" x 13'2"

En-Suite 2 1.79m x 2.07m 5'10" x 6'10"

First Floor

Bedroom 3 3.10m x 3.24m 10'2" x 10'8"

> Bedroom 4 2.61m x 3.17m 8'7" x 10'5"

Bedroom 5

2.47m x 2.07m 81" x 610"

Bathroom

2.16m x 1.82m 7'1" x 6'0"

Floor Space

1,476 sq ft



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



Ground Floor





Castleford

Overview

From the lounge's traditional bay window to the striking natural lighting of the magnificent, open, dual aspect family kitchen and dining room, from the separate study to the five bedrooms, two of them en-suite, this is an impressively spacious and prestigious family home.

Ground Floor

Lounge 3.51m x 5.84m 11'6" x 19'2"

Kitchen 3.03m x 2.82m 10'0" x 9'3"

Dining 3.85m x 4.51m 12'8" x 14'10"

Family 2.58m x 2.82m 8'6" x 9'3"

Study 3.01m x 2.04m 9'11" x 6'9"

Laundry 1.81m x 2.01m 5'11" x 6'7"

WC

1.10m x 2.01m 3'7" x 6'7"

First Floor

Principal Bedroom Bedroom 3 3.51m x 5.21m 3.54m x 2.59m 11'6" x 17'1" 11'8" x 8'6"

Bedroom 4 En-Suite 1 2.58m x 2.59m 1.42m x 2.21m

4'8" x 7'3" 8'6" x 8'6"

Bedroom 2 Bedroom 5 2.94m x 3.28m 3.14m x 1.79m 9'8" x 10'9" 10'4" x 5'10"

En-Suite 2 Bathroom 1.71m x 2.42m 1.92m x 2.53m 5'8" x 7'11"

6'4" x 8'4"

Floor Space

1,601 sq ft

b Boiler



Ground Floor First Floor





Thetford

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.

Lounge 3.85m x 5.37m 12'8" x 17'8"

Kitchen 4.28m x 2.88m

14'1" x 9'6"

Family/Dining
4.18m x 5.29m

Laundry 1.71m x 2.15m 5'8" x 7'1"

13'9" x 17'5"

WC 1.17m x 1.78m 3'10" x 5'10"

Ground Floor

First Floor Principal Bedroom 4.14m x 4.01m 13'7" x 13'2"

Dressing 2.25m x 1.71m

7'3" x 5'8"

En-Suite 1 2.22m x 1.21m 7'4" x 4'0"

Bedroom 2 3.02m x 3.41m 9'11" x 11'2"

En-Suite 2 2.22m x 1.86m 7'4" x 6'1"

Bedroom 3 3.76m x 2.94m 12'4" x 9'8"

Bedroom 4 3.27m x 2.94m

10'9" x 9'8"

Bedroom 5 3.72m x 2.44m 12'3" x 8'0"

Bathroom 2.61m x 2.00m 8'7" x 6'7"

Floor Space

1,693 sq ft



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



Ground Floor



First Floor



Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may avar, All plans in this brochure are not drawn to sca 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 refe to the "Important Notice" section at the back of this brochure for more information.

Bridgeford

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

Kitchen

13'0" x 11'6"

Lounge 3.58m x 5.21m 11'9" x 17'1"

Study 3.50m x 2.25m 11'6" x 7'5"

WC

1.11m x 2.12m 3.96m x 3.50m 3'8" x 7'0"

Breakfast/Family 2.75m x 5.11m

9'0" x 16'9" Dining 3.58m x 2.79m

11'9" x 9'2" Laundry 2.29m x 2.12m 7'6" x 7'0"

11'9" x 9'10" 11'2" x 13'3" Dressing

First Floor

3.40m x 4.03m

Principal Bedroom

Bedroom 4 2.62m x 2.26m 3.24m x 2.91m 8'7" x 7'5" 10'8" x 9'7"

Bedroom 3

3.58m x 3.00m

En-Suite 1 Bedroom 5 2.52m x 2.74m 2.62m x 1.60m 8'7" x 5'3" 8'3" x 9'0"

Bedroom 2 Bathroom 3.52m x 2.74m 2.56m x 2.15m 11'7" x 9'0" 8'5" x 7'1"

En-Suite 2 1.45m x 2.74m 4'9" x 9'0"

First Floor

b Boiler

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

Floor Space 1,885 sq ft



Ground Floor breakfast/ family dining kitcher laundry lounge study

en-suite 2 en-suite 1 bedroom 2 bedroom 5 dressing landing bathroom principal bedroom bedroom 3

bedroom 4

Kinglass Meadows Kinglass Meadows

The Miller Difference

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 ready to be shaped 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, starting point. Our job around your lifestyle.

matter. We have, for example, a five star rating for Customer Satisfaction, the best possible, from the Home Builders Federation.

Figures and statistics

Built on trust

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

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

locations and superb architectural design to meticulous construction same high standards. work and exceptional finishes, our expertise is through your choices, 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.

From beautiful

A smooth customer journey

Our award-winning service reflects the As we guide you 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

quickly be moulded to After meeting your Development Sales your personal choices. Manager, who will help So will our service. you choose and buy Once you tell us how your new home, you'll you want to keep in be introduced to your touch, whether by phone, text, email, Site Manager, who will be responsible our custom designed for every aspect of app or via our website, the building work. that's how we'll keep They'll both be happy you regularly updated to answer any and informed. You'll questions you have. be able to access

Fully involved

meetings, and see what happens next.

Even before you move Your new home will 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, all the records of personal, space.

Make it your own

there, and watching it become part of a thriving community. homes, in sustainable communities, we're

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

success is seeing

reflection of the

people who live

For us, the mark of

every home become

unique, an individual

















For development opening times please refer to millerhomes.co.uk or call 02201 620 880

Sat Nav: EH51 9RR

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*







Registered Developer

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.

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 for development opening times or call 02201 620 880

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the place to be