



**Shawfair  
Edinburgh**

*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.







Living in  
Shawfair

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.





Welcome  
home

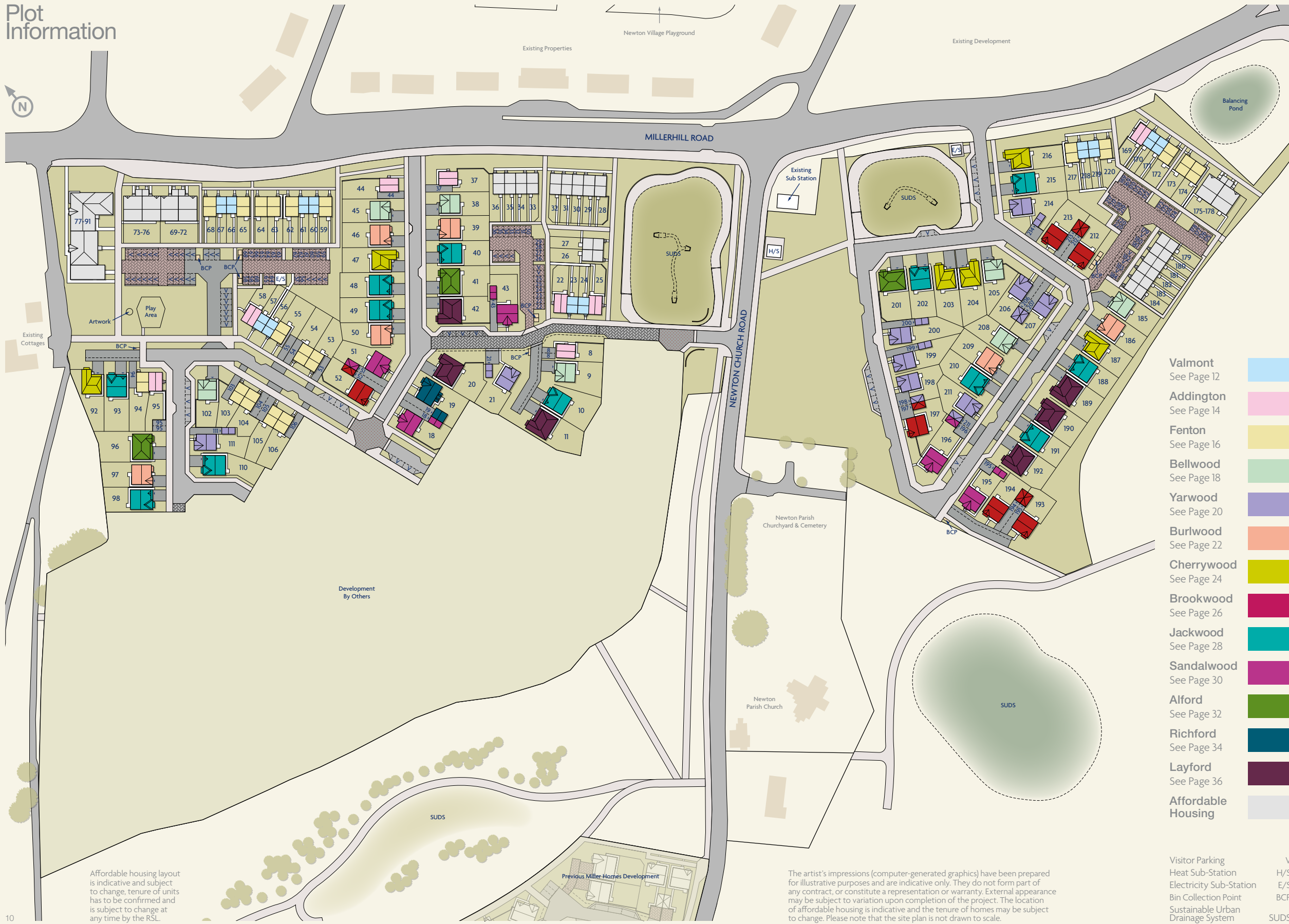
In easy reach of Edinburgh city centre by rail, bus or car, and just a few minutes drive from the City Bypass, this prestigious new neighbourhood of three, four and five bedroom homes combines its outstandingly strategic location with excellent local shops and amenities. Attractively landscaped with 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...

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.





# Plot Information



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- Bin Collection Point BCP
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Affordable housing layout is indicative and subject to change, tenure of units has to be confirmed and is subject to change at any time by the RSL.

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# Valmont

**Overview**  
The contemporary, open design of the living room, with its integrated staircase, maximises the sense of space, and the built-in storage includes a useful cupboard in the principal bedroom. The second bedroom, ideal for guests, could also become a useful home office.

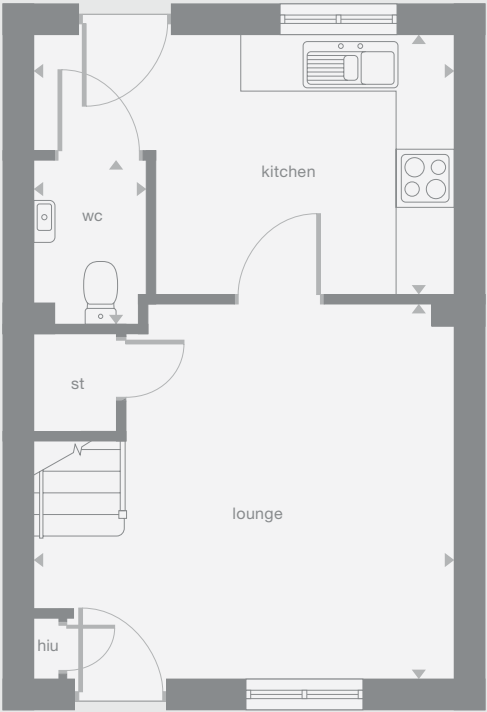
|                                          |                                                    |
|------------------------------------------|----------------------------------------------------|
| <b>Ground Floor</b>                      | <b>First Floor</b>                                 |
| Lounge<br>4.39m x 3.96m<br>14'5" x 13'0" | Principal Bedroom<br>4.39m x 2.51m<br>14'5" x 8'3" |
| Kitchen<br>4.36m x 2.75m<br>14'4" x 9'0" | Bedroom 2<br>4.39m x 2.15m<br>14'5" x 7'1"         |
| WC<br>1.14m x 1.74m<br>3'9" x 5'9"       | Bathroom<br>2.07m x 1.94m<br>6'9" x 6'4"           |

**Floor Space**  
650 sq ft

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

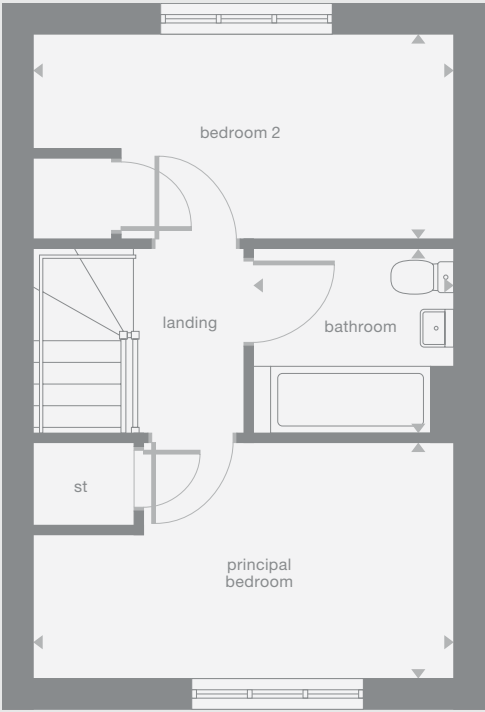


Ground Floor



hiu heat interface unit

First Floor



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# Addington

### Overview

The impact of natural, welcoming light created by the triple-windowed, 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**  
3.06m x 5.43m  
10'0" x 17'10"

**Kitchen/Dining**  
2.21m x 5.39m  
7'3" x 17'8"

**Laundry**  
2.26m x 1.57m  
7'5" x 5'2"

**WC**  
1.11m x 2.05m  
3'8" x 6'9"

### First Floor

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

**En-Suite**  
2.05m x 1.69m  
6'9" x 5'7"

**Bedroom 2**  
2.45m x 2.89m  
8'0" x 9'6"

**Bedroom 3**  
2.45m x 2.44m  
8'0" x 8'0"

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

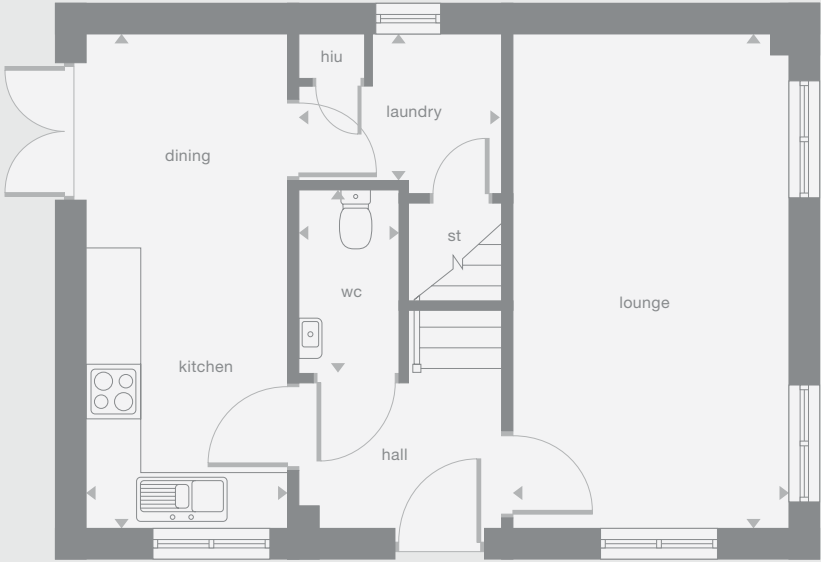
### Floor Space

908 sq ft

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

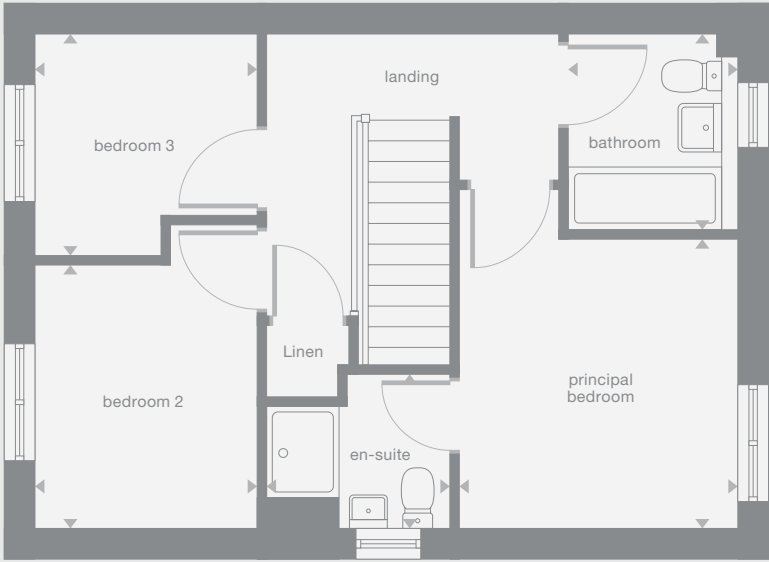


Ground Floor



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First Floor



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# Fenton

**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 there is a useful storage cupboard on the landing.

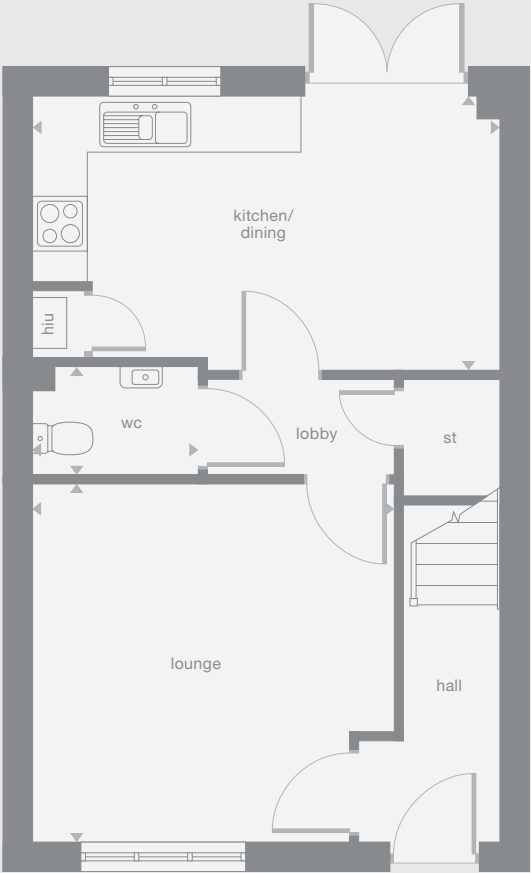
|                                                  |                                                     |
|--------------------------------------------------|-----------------------------------------------------|
| <b>Ground Floor</b>                              | <b>First Floor</b>                                  |
| Lounge<br>3.94m x 3.92m<br>12'11" x 12'10"       | Principal Bedroom<br>2.72m x 3.46m<br>8'11" x 11'4" |
| Kitchen/Dining<br>5.05m x 2.99m<br>16'7" x 9'10" | En-Suite<br>2.06m x 1.61m<br>6'9" x 5'3"            |
| WC<br>1.77m x 1.17m<br>5'10" x 3'10"             | Bedroom 2<br>3.00m x 2.92m<br>9'10" x 9'7"          |
|                                                  | Bedroom 3<br>2.26m x 2.38m<br>7'5" x 7'10"          |
|                                                  | Bathroom<br>2.03m x 1.70m<br>6'8" x 5'7"            |

**Floor Space**  
904 sq ft

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

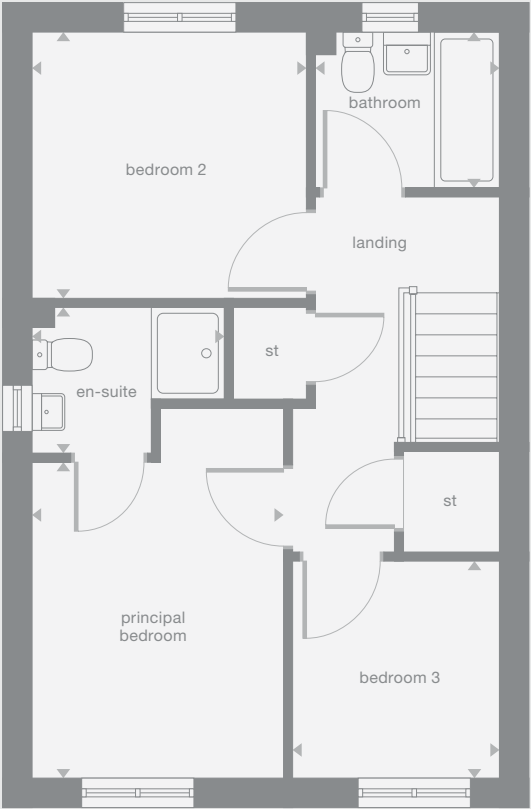


Ground Floor



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First Floor



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# Bellwood

### 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  
10'10" x 16'2"

Kitchen/Dining  
5.40m x 3.19m  
17'9" x 10'6"

Laundry  
2.07m x 1.80m  
6'9" x 5'11"

WC  
2.07m x 1.25m  
6'9" x 4'1"

### First Floor

Principal Bedroom  
4.38m x 2.89m  
14'4" x 9'6"

En-Suite  
2.06m x 2.57m  
6'9" x 8'5"

Bedroom 2  
3.73m x 2.58m  
12'3" x 8'6"

Bedroom 3  
3.73m x 2.58m  
12'3" x 8'6"

Bedroom 4  
3.06m x 2.65m  
10'0" x 8'8"

Bathroom  
1.93m x 2.25m  
6'4" x 7'5"

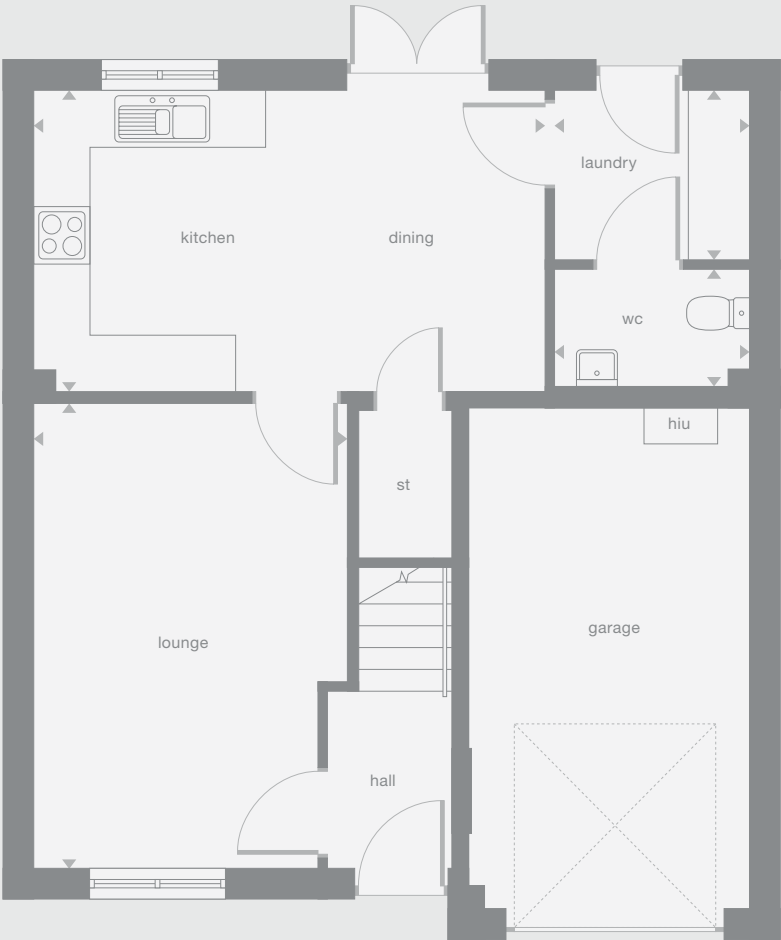
### Floor Space

1,150 sq ft

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

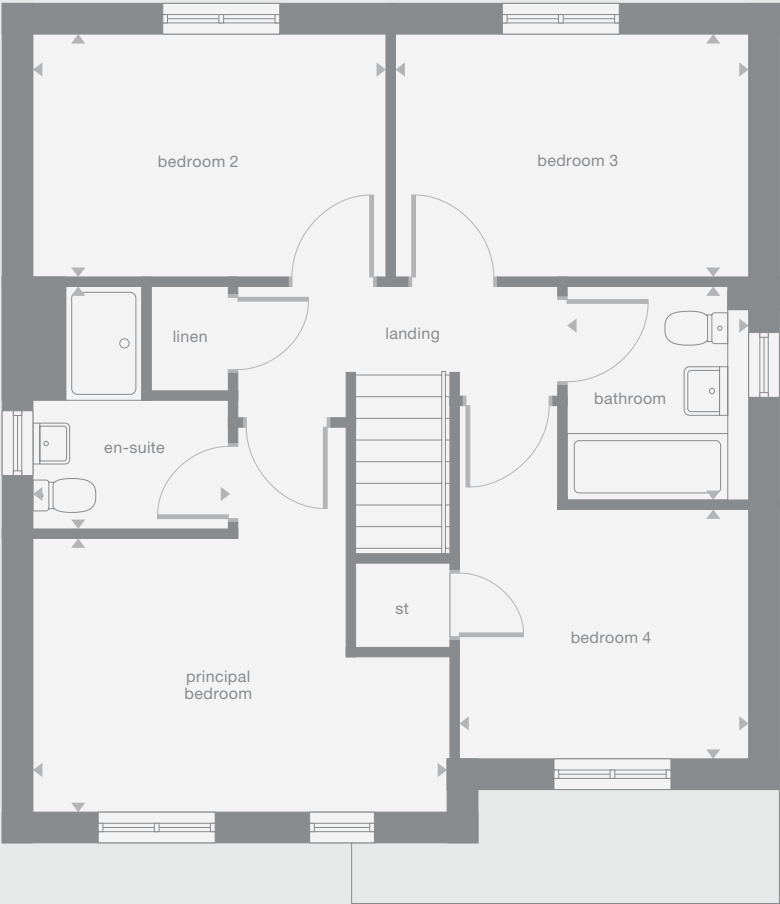


Ground Floor



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First Floor



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**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.

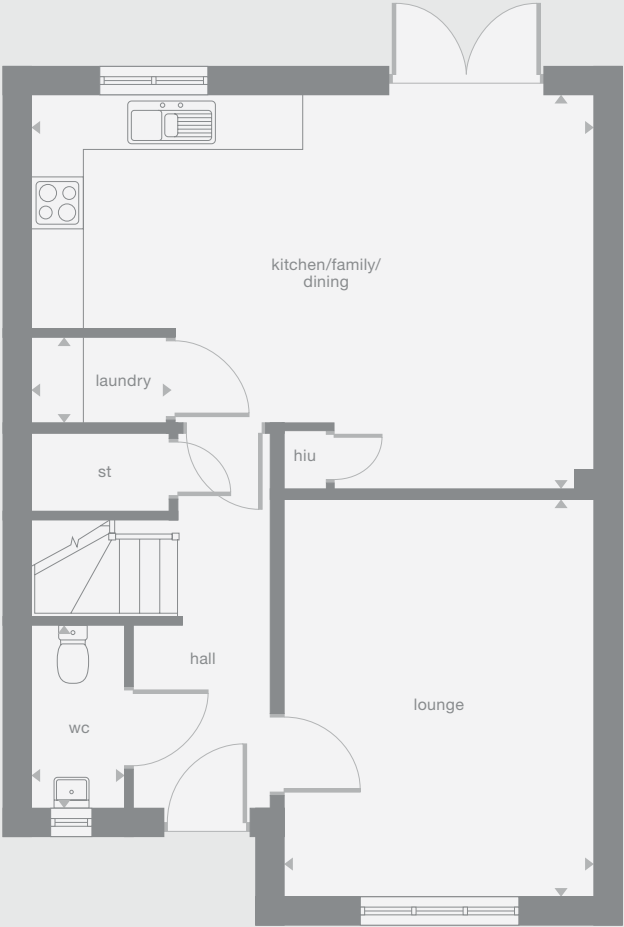
|                                                                 |                                                            |
|-----------------------------------------------------------------|------------------------------------------------------------|
| <b>Ground Floor</b>                                             | <b>First Floor</b>                                         |
| <b>Lounge</b><br>3.57m x 4.56m<br>11'9" x 15'0"                 | <b>Principal Bedroom</b><br>3.53m x 3.03m<br>11'7" x 9'11" |
| <b>Kitchen/Family/Dining</b><br>6.47m x 4.51m<br>21'3" x 14'10" | <b>En-Suite</b><br>2.41m x 1.21m<br>7'11" x 4'0"           |
| <b>Laundry</b><br>1.56m x 0.97m<br>5'1" x 3'2"                  | <b>Bedroom 2</b><br>2.65m x 3.78m<br>8'8" x 12'5"          |
| <b>WC</b><br>1.07m x 2.09m<br>3'6" x 6'10"                      | <b>Bedroom 3</b><br>3.73m x 2.49m<br>12'3" x 8'2"          |
|                                                                 | <b>Bedroom 4</b><br>2.85m x 2.09m<br>9'4" x 6'10"          |
|                                                                 | <b>Bathroom</b><br>2.41m x 2.17m<br>7'11" x 7'1"           |

**Floor Space**  
1,216 sq ft

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

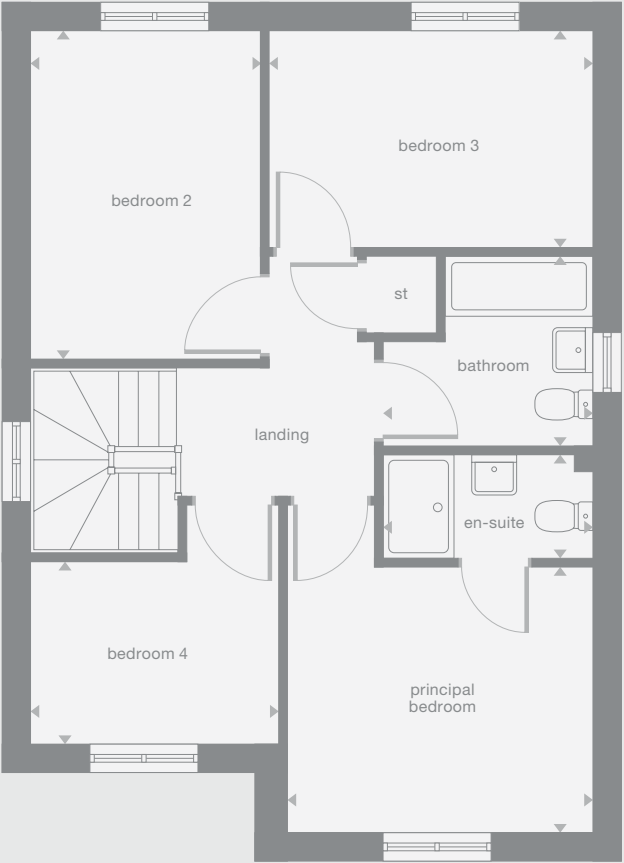


Ground Floor



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First Floor



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Burlwood

**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.

|                                                        |                                                    |                                             |
|--------------------------------------------------------|----------------------------------------------------|---------------------------------------------|
| <b>Ground Floor</b>                                    | <b>First Floor</b>                                 |                                             |
| Lounge<br>3.01m x 4.72m<br>9'11" x 15'6"               | Principal Bedroom<br>5.00m x 2.80m<br>16'5" x 9'2" | Bedroom 3<br>2.43m x 3.00m<br>8'0" x 9'10"  |
| Family/Dining/Kitchen<br>8.14m x 2.80m<br>26'8" x 9'2" | En-Suite<br>2.63m x 1.23m<br>8'8" x 4'0"           | Bedroom 4<br>3.06m x 3.00m<br>10'0" x 9'10" |
| Laundry<br>1.78m x 1.27m<br>5'10" x 4'2"               | Dressing<br>2.63m x 1.39m<br>8'8" x 4'7"           | Bathroom<br>2.45m x 3.00m<br>8'0" x 9'10"   |
| WC<br>1.52m x 1.77m<br>5'0" x 5'10"                    | Bedroom 2<br>3.04m x 3.97m<br>10'0" x 13'0"        |                                             |

**Floor Space**  
1,298 sq ft

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



Ground Floor



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First Floor



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# Cherrywood

**Overview**  
Beautifully combining convenience with flexibility, the family kitchen features a laundry and a dining area with french doors, complementing a stylish lounge. Upstairs, a bright gallery landing leads to four bedrooms, one of them en-suite with a dressing area, and a bathroom with separate shower.

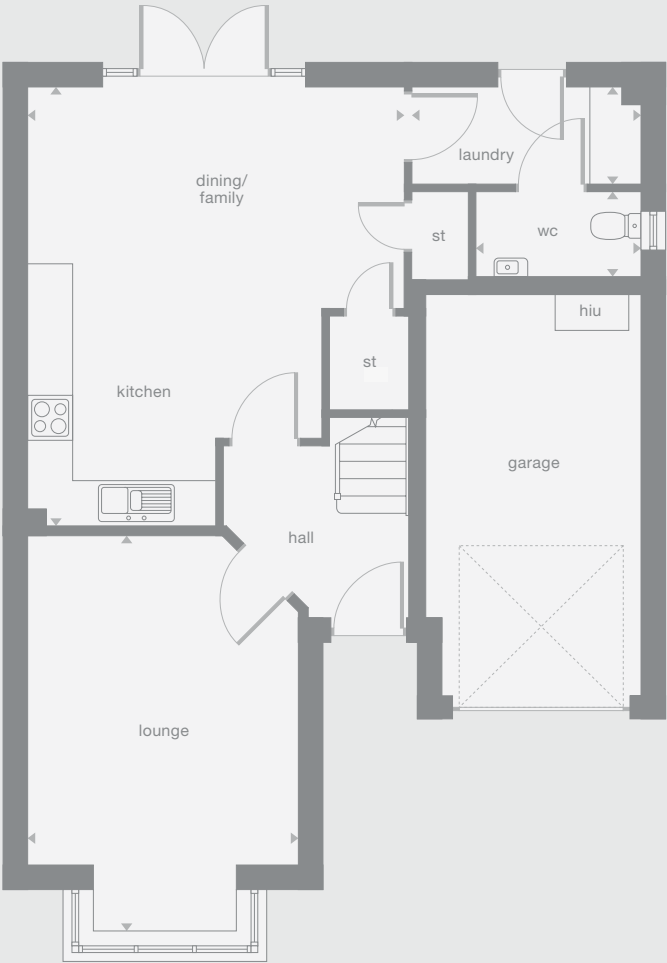
| Ground Floor                                            | First Floor                                        |                                            |
|---------------------------------------------------------|----------------------------------------------------|--------------------------------------------|
| Lounge<br>3.57m x 5.24m<br>11'9" x 17'2"                | Principal Bedroom<br>2.94m x 3.98m<br>9'8" x 13'1" | Bedroom 3<br>2.57m x 4.05m<br>8'5" x 13'3" |
| Kitchen/Dining/Family<br>4.97m x 5.80m<br>16'4" x 19'0" | En-Suite<br>2.52m x 1.49m<br>8'3" x 4'11"          | Bedroom 4<br>2.80m x 2.92m<br>9'2" x 9'7"  |
| Laundry<br>3.01m x 1.27m<br>9'10" x 4'2"                | Dressing<br>2.51m x 1.33m<br>8'3" x 4'4"           | Bathroom<br>2.57m x 2.22m<br>8'5" x 7'3"   |
| WC<br>2.17m x 1.14m<br>7'1" x 3'9"                      | Bedroom 2<br>3.57m x 3.80m<br>11'9" x 12'6"        |                                            |

**Floor Space**  
1,342 sq ft

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

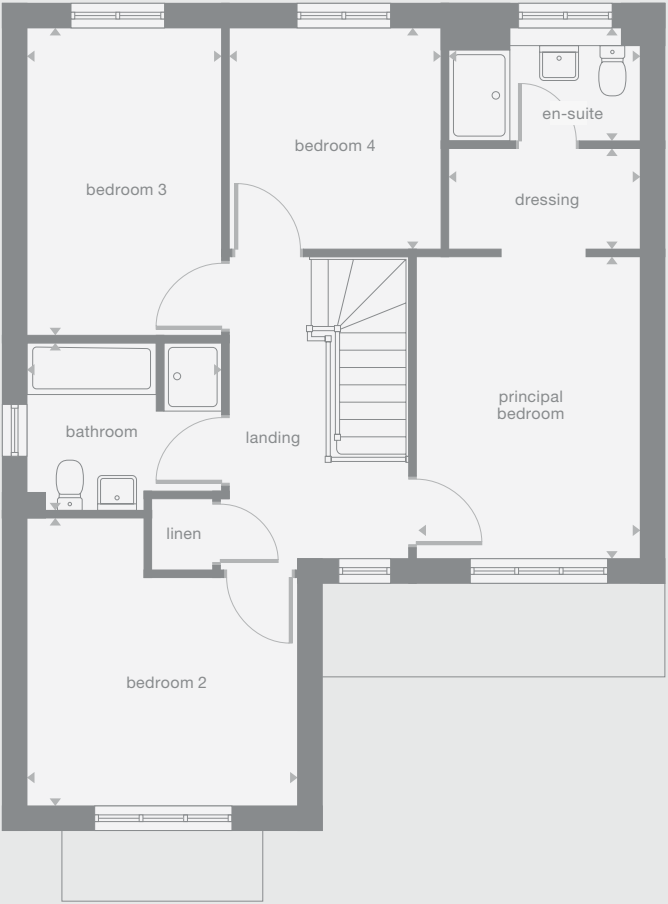


Ground Floor



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First Floor



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# Brookwood

**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                                            | First Floor                                        |                                            |
|---------------------------------------------------------|----------------------------------------------------|--------------------------------------------|
| Lounge<br>3.04m x 5.51m<br>10'0" x 18'1"                | Principal Bedroom<br>5.31m x 2.96m<br>17'5" x 9'9" | Bedroom 4<br>2.51m x 2.39m<br>8'3" x 7'10" |
| Kitchen/Dining/Family<br>7.97m x 3.01m<br>26'2" x 9'11" | En-Suite<br>1.50m x 2.20m<br>4'11" x 7'3"          | Bathroom<br>2.70m x 1.91m<br>8'10" x 6'3"  |
| Laundry<br>1.64m x 1.71m<br>5'5" x 5'7"                 | Dressing<br>1.46m x 1.50m<br>4'10" x 4'11"         |                                            |
| Study<br>2.65m x 2.34m<br>8'8" x 7'8"                   | Bedroom 2<br>2.56m x 3.85m<br>8'5" x 12'8"         |                                            |
| WC<br>2.65m x 1.24m<br>8'8" x 4'1"                      | Bedroom 3<br>2.56m x 3.79m<br>8'5" x 12'5"         |                                            |

**Floor Space**  
1,347 sq ft

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

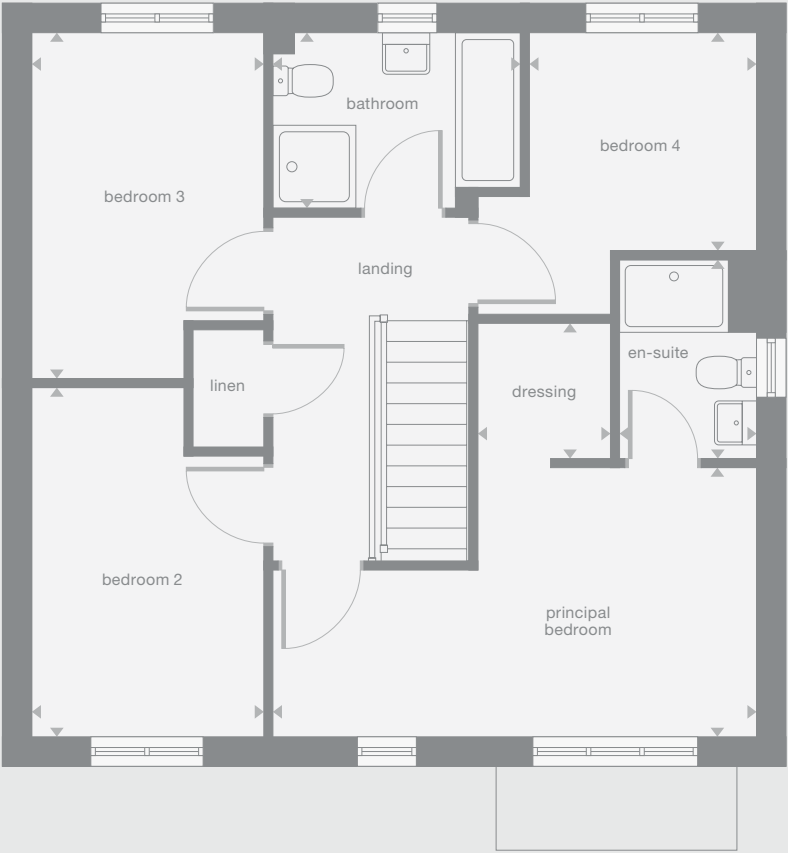


Ground Floor



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First Floor



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# Jackwood

### 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 5.81m  
11'11" x 19'1"
- Kitchen/Dining/Family  
6.20m x 4.26m  
20'4" x 14'0"
- Laundry  
1.82m x 2.74m  
6'0" x 9'0"
- WC  
1.82m x 1.43m  
6'0" x 4'8"

### First Floor

- Principal bedroom  
3.49m x 4.02m  
11'4" x 13'2"
- En-Suite 1  
1.95m x 1.57m  
6'5" x 5'2"
- Bedroom 2  
3.49m x 3.17m  
11'5" x 10'5"
- En-Suite 2  
2.34m x 1.91m  
7'8" x 6'3"

- Bedroom 3  
2.47m x 3.17m  
8'1" x 10'5"
- Bedroom 4  
2.48m x 2.87m  
8'2" x 9'5"
- Bathroom  
1.96m x 3.17m  
6'5" x 10'5"

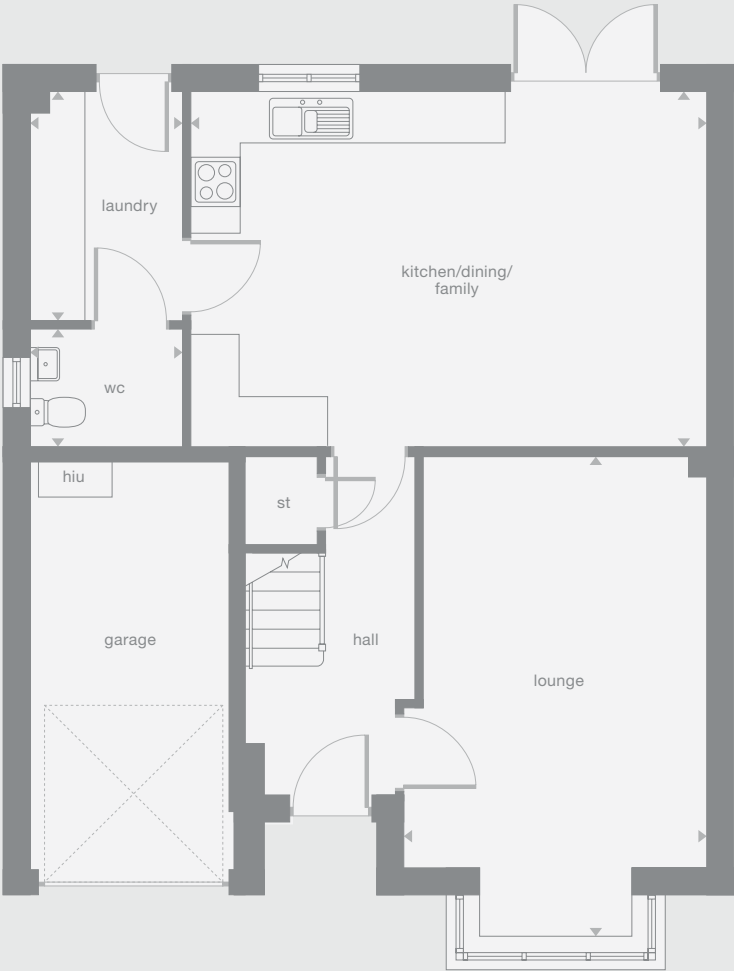
### Floor Space

1,446 sq ft

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

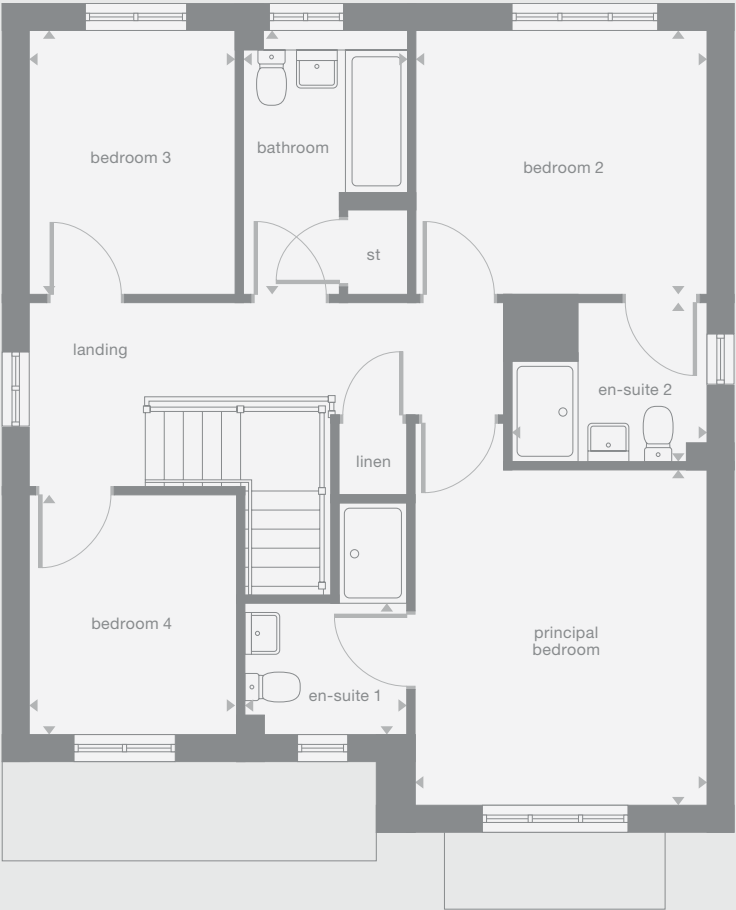


### Ground Floor



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### First Floor



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# Sandalwood

### Overview

The broad, bright family kitchen, with french doors enhancing the dining area, shares the ground floor with a welcoming lounge, a study, a laundry room and a WC. Upstairs the family bathroom features a separate shower, two of the four bedrooms are en-suite and one has a dressing room.

### Ground Floor

Lounge  
3.40m x 4.36m  
11'2" x 14'4"

Kitchen  
3.36m x 3.25m  
11'0" x 10'8"

Family/Dining  
5.22m x 2.99m  
17'2" x 9'10"

Study  
3.57m x 2.25m  
11'9" x 7'5"

Laundry  
2.11m x 1.74m  
6'11" x 5'8"

WC  
1.17m x 2.02m  
3'10" x 6'8"

### First Floor

Principal Bedroom  
3.78m x 3.18m  
12'5" x 10'5"

Dressing  
2.11m x 2.28m  
6'11" x 7'6"

En-Suite 1  
2.11m x 1.40m  
6'11" x 4'7"

Bedroom 2  
3.02m x 3.42m  
9'11" x 11'3"

En-Suite 2  
2.12m x 1.44m  
6'11" x 4'9"

Bedroom 3  
2.49m x 3.60m  
8'2" x 11'10"

Bedroom 4  
3.02m x 2.42m  
9'11" x 7'11"

Bathroom  
2.87m x 1.92m  
9'5" x 6'4"

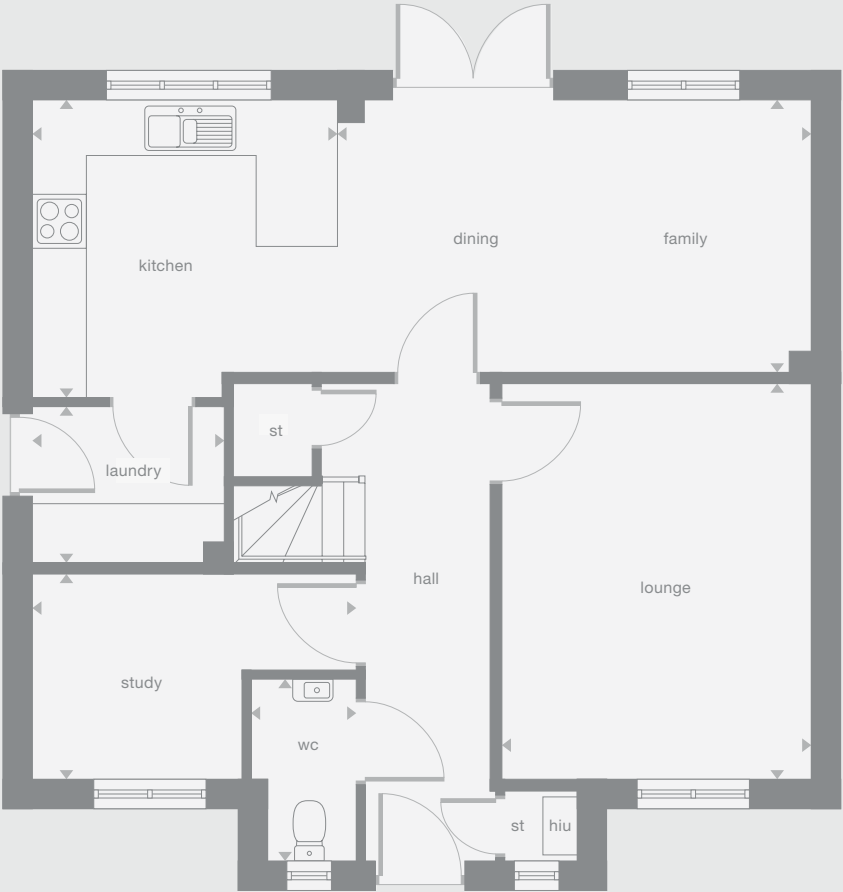
### Floor Space

1,447 sq ft

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



Ground Floor



hiu heat interface unit

First Floor



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Alford

**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, two of which have en-suite showers, this is a home capable of accommodating the largest family in comfort and privacy.

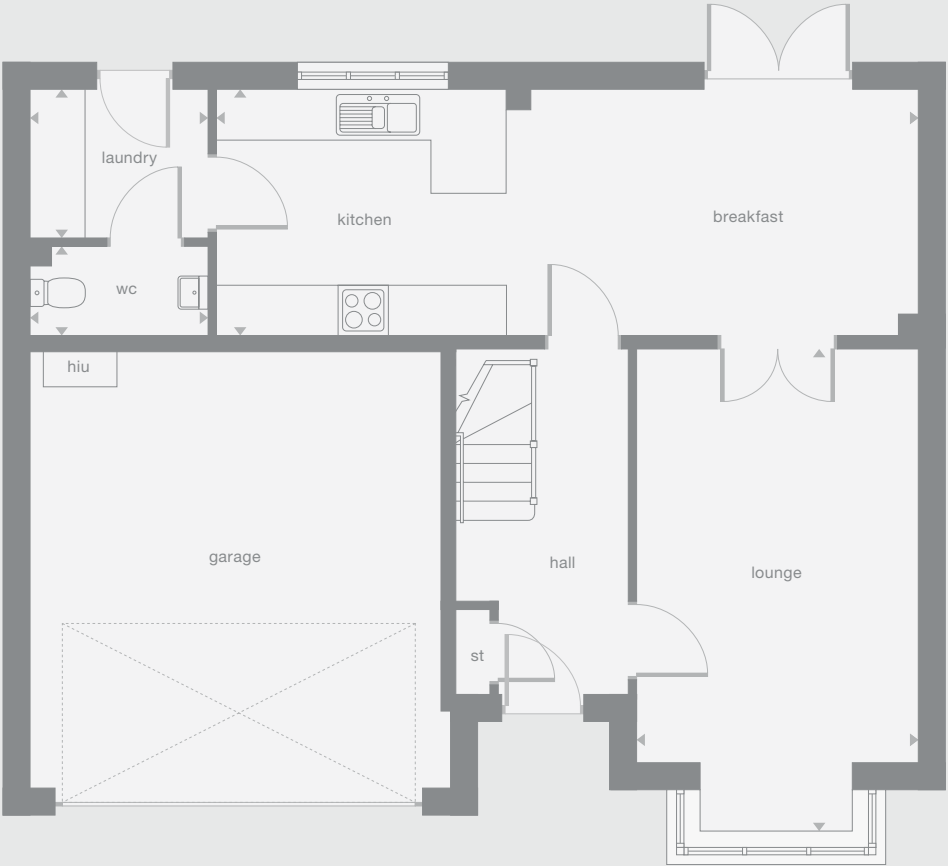
|                                                    |                                                     |                                             |
|----------------------------------------------------|-----------------------------------------------------|---------------------------------------------|
| <b>Ground Floor</b>                                | <b>First Floor</b>                                  |                                             |
| Lounge<br>3.38m x 5.91m<br>11'1" x 19'5"           | Principal Bedroom<br>3.38m x 3.54m<br>11'1" x 11'7" | Bedroom 3<br>3.38m x 3.13m<br>11'1" x 10'3" |
| Kitchen/Breakfast<br>8.45m x 2.94m<br>27'9" x 9'8" | Dressing<br>1.65m x 2.01m<br>5'5" x 6'7"            | Bedroom 4<br>2.81m x 2.95m<br>9'3" x 9'8"   |
| Laundry<br>2.12m x 1.80m<br>6'11" x 5'11"          | En-Suite 1<br>2.32m x 1.21m<br>7'7" x 4'0"          | Bedroom 5<br>3.11m x 1.99m<br>10'2" x 6'6"  |
| WC<br>2.12m x 1.05m<br>6'11" x 3'5"                | Bedroom 2<br>2.53m x 4.94m<br>8'4" x 16'2"          | Bathroom<br>2.04m x 1.99m<br>6'8" x 6'6"    |
|                                                    | En-Suite 2<br>1.84m x 2.23m<br>6'0" x 7'4"          |                                             |

**Floor Space**  
1,510 sq ft

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

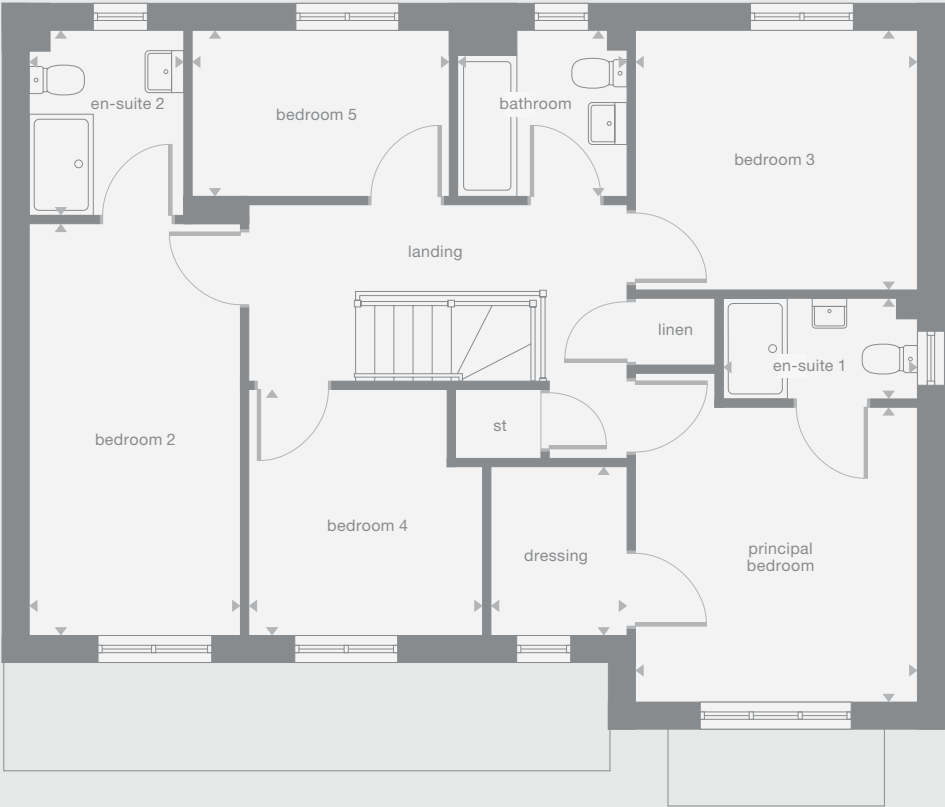


Ground Floor



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First Floor



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Richford

**Overview**  
From the traditional bay window in the lounge to the striking natural lighting of the magnificent, open, dual aspect family kitchen and dining room, this is an impressively spacious and prestigious family home. There is a separate study in addition to the five bedrooms, two of which are en-suite.

|                     |               |
|---------------------|---------------|
| <b>Ground Floor</b> |               |
| Lounge              | Study         |
| 3.51m x 5.85m       | 3.01m x 2.05m |
| 11'6" x 19'2"       | 9'11" x 6'9"  |
| Kitchen             | Laundry       |
| 3.04m x 2.83m       | 1.82m x 2.01m |
| 10'0" x 9'3"        | 6'0" x 6'7"   |
| Dining              | WC            |
| 3.85m x 4.51m       | 1.10m x 2.01m |
| 12'8" x 14'10"      | 3'7" x 6'7"   |
| Family              |               |
| 2.59m x 2.83m       |               |
| 8'6" x 9'3"         |               |

|                    |               |
|--------------------|---------------|
| <b>First Floor</b> |               |
| Principal Bedroom  | Bedroom 3     |
| 3.51m x 5.21m      | 3.55m x 2.59m |
| 11'6" x 17'1"      | 11'8" x 8'6"  |
| En-Suite 1         | Bedroom 4     |
| 1.42m x 2.20m      | 2.58m x 2.59m |
| 4'8" x 7'3"        | 8'6" x 8'6"   |
| Bedroom 2          | Bedroom 5     |
| 2.87m x 3.32m      | 3.16m x 1.79m |
| 9'5" x 10'11"      | 10'4" x 5'10" |
| En-Suite 2         | Bathroom      |
| 1.72m x 2.42m      | 1.92m x 2.55m |
| 5'8" x 7'11"       | 6'4" x 8'4"   |

**Floor Space**  
1,597 sq ft

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



Ground Floor



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First Floor



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# Layford

### 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

|                                                            |                                                 |                                                        |                                                    |                                                   |
|------------------------------------------------------------|-------------------------------------------------|--------------------------------------------------------|----------------------------------------------------|---------------------------------------------------|
| <b>Lounge</b><br>3.85m x 5.37m<br>12'8" x 17'7"            | <b>Kitchen</b><br>4.32m x 2.88m<br>14'2" x 9'5" | <b>Family/Dining</b><br>4.14m x 5.29m<br>13'7" x 17'4" | <b>Laundry</b><br>1.71m x 2.15m<br>5'7" x 7'1"     | <b>WC</b><br>1.13m x 1.89m<br>3'8" x 6'2"         |
| <b>Principal Bedroom</b><br>4.14m x 4.02m<br>13'7" x 13'2" | <b>Dressing</b><br>2.21m x 1.74m<br>7'3" x 5'9" | <b>En-Suite 1</b><br>2.22m x 1.21m<br>7'3" x 4'0"      | <b>Bedroom 2</b><br>3.02m x 3.41m<br>9'11" x 11'2" | <b>En-Suite 2</b><br>2.22m x 1.86m<br>7'3" x 6'1" |

### First Floor

|                                                            |                                                   |
|------------------------------------------------------------|---------------------------------------------------|
| <b>Principal Bedroom</b><br>4.14m x 4.02m<br>13'7" x 13'2" | <b>Bedroom 3</b><br>3.77m x 2.95m<br>12'4" x 9'8" |
| <b>Dressing</b><br>2.21m x 1.74m<br>7'3" x 5'9"            | <b>Bedroom 4</b><br>3.28m x 2.95m<br>10'9" x 9'8" |
| <b>En-Suite 1</b><br>2.22m x 1.21m<br>7'3" x 4'0"          | <b>Bedroom 5</b><br>3.72m x 2.46m<br>12'2" x 8'1" |
| <b>Bedroom 2</b><br>3.02m x 3.41m<br>9'11" x 11'2"         | <b>Bathroom</b><br>2.61m x 2.01m<br>8'7" x 6'7"   |

### Floor Space

1,697 sq ft

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



### Ground Floor



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### First Floor



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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 90 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.

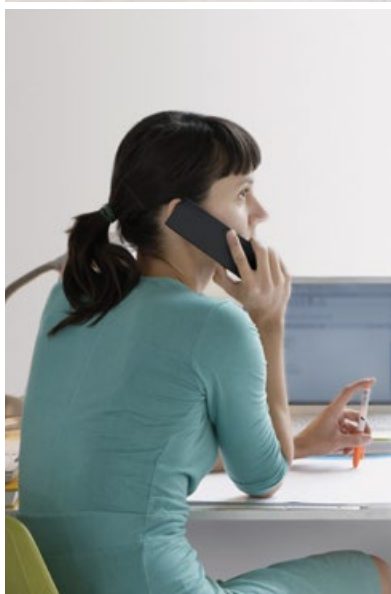
**Fully involved**  
Your new home will quickly be moulded to your personal choices. So will our service. Once you tell us how you want to keep in touch, whether by phone, text, email, our custom designed app or via our website, that's how we'll keep you regularly updated and informed. You'll be able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

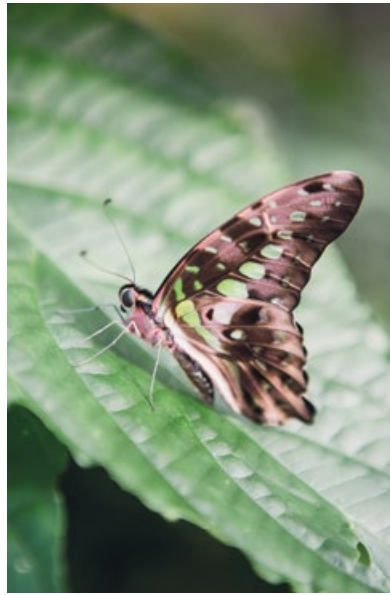




Miller Homes at Shawfair is within walking distance of a pharmacy, news-agents, convenience store, post office and Co-op food store. Recycling bins for glass, cans and textiles can be found in the Co-op car park. There are a range of bars, restaurants and eateries in the local area.

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 close by, and Edinburgh Royal Infirmary at Little France, less than two miles away, has full A&E facilities.

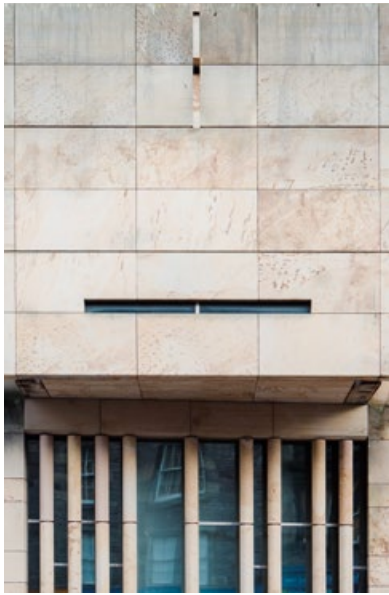
Strategically located just over a mile from the City of Edinburgh Bypass and less than five miles from Princes Street, Shawfair has excellent bus and rail connections. Shawfair Station, a pleasant ten-minute walk from the development, is on the new Borders Railway line between Edinburgh Waverley and Tweedbank, with services roughly every half hour and a short journey time into the city centre. Sheriffhall Park and Ride, around fifteen minutes walk away, is served by a regular bus service. This service, 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

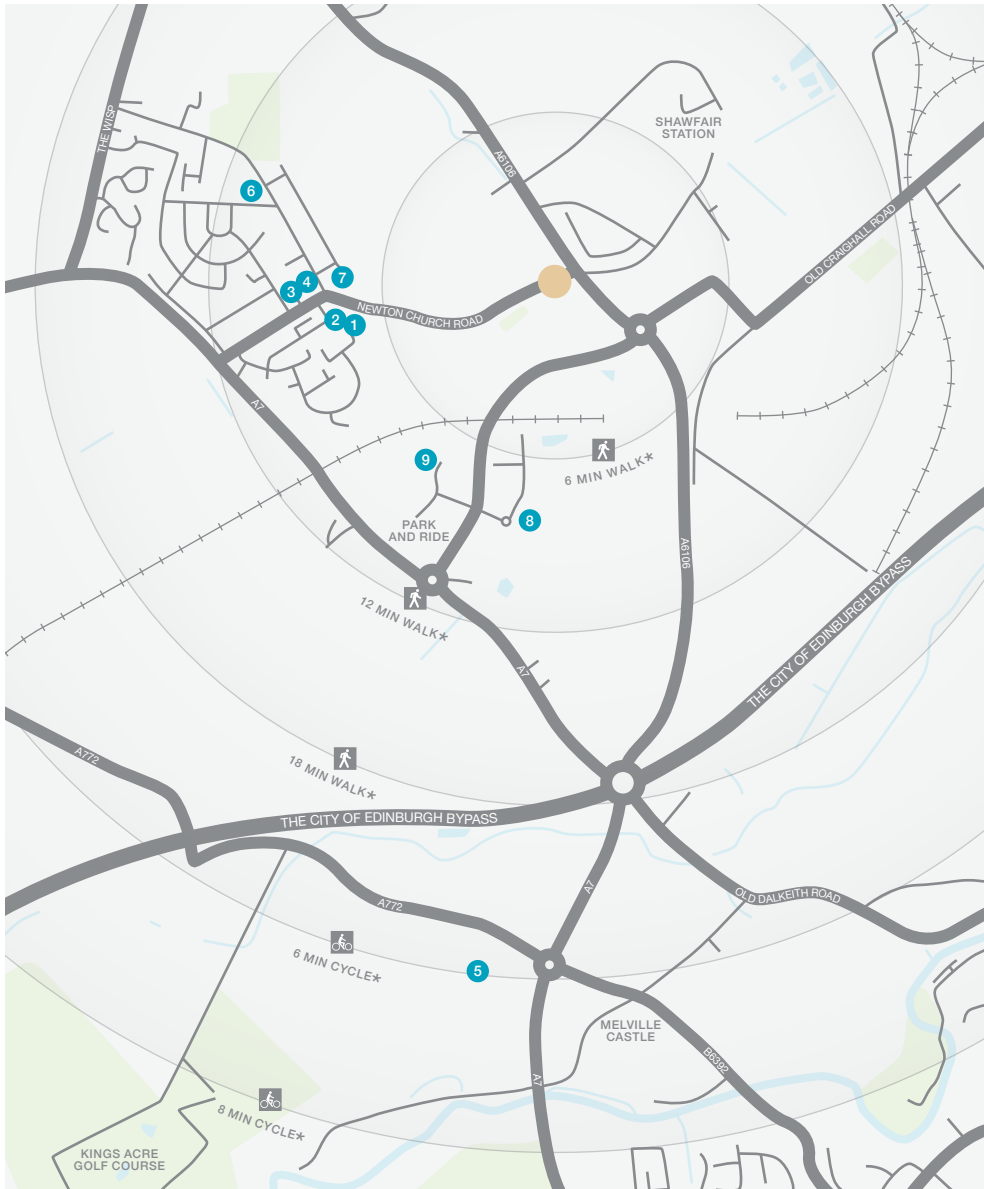
Danderhall Leisure Centre, close to the development, incorporates a gym and sports hall, and hosts a range of adult and children's activities. Next to the Leisure Centre, Danderhall library provides computer access and local information services. For outdoor recreation, the open green spaces around the 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.





# 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 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 Dobbies Garden Centre,  
Melville Nursery  
0131 663 1941
  - 6 Danderhall Primary School,  
59 Edmonstone Road  
0131 663 2400
  - 7 Danderhall Medical Practice,  
85 Newton Church Road,  
0131 645 1079
  - 8 David Lloyd  
Old Dalkeith Rd  
Danderhall  
0131 388 2440
  - 9 Co-op Food  
Shawfair Park,  
Danderhall  
0131 285 9719
- 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





# Contact Us

Development opening times:  
Please see [millerhomes.co.uk](http://millerhomes.co.uk)  
or call 0800 840 8409

**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 half miles on, turn left on to Newton Church Road. At the mini roundabout, take the second exit and stay on Newton Church Road. At the junction of Newton Church Road and Millerhill Road turn right on to Millerhill Road and right again in to the development.

**From the A720 Edinburgh City Bypass**  
Head south-east on The City of Edinburgh Bypass/ A720. At the roundabout, take the 2nd exit onto Millerhill/Old Craighall/Old Newton/ A6106. Continue along Millerhill Road, at the roundabout take the second exit. After 100 yards the entrance to the development is on your left.

**Sat Nav**  
EH22 1GE



**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. The location of affordable housing is indicative and the tenure of homes may be subject to change.



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.



5 stars for customer satisfaction

Development  
Opening Times

Please see [millerhomes.co.uk](http://millerhomes.co.uk) for development opening times or call 0800 840 8409

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

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