



Scan here to find  
out more about  
Station Brae



**Station Brae  
Maddiston**

**mill**erhomes

*the place to be*<sup>®</sup>

In the village of Maddiston, just five minutes drive from the M9 and within four miles of the high streets of Falkirk and Linlithgow, this prestigious selection of three, four and five bedroom new build homes for sale combines an open, semi-rural ambience with excellent local amenities and transport links. In easy reach of Edinburgh, Glasgow and Stirling, it brings an attractive, beautifully landscaped new neighbourhood into an exceptional location.

Welcome to Station Brae...



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.

**Development Summary**

Please note, this brochure is purely a summary introductory guide to the Station Brae development. Further in-depth information is available on our website. In addition, the QR codes shown throughout will take you straight to the appropriate information online.

Important Notice: Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Development Sales Manager and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and showhomes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Development Sales Manager and confirmed with solicitors.

**CONSUMER CODE FOR HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)



the place to be®

**Halston**

Designed for maximum practicality and convenience, the kitchen shares the ground floor with a living and dining room where french doors opening to the garden fill the interior with fresh, natural light. In addition the principal bedroom has a useful store, and there is a cupboard in the hall and under the stairs.



**3 Bed**

750 sq ft



Scan to view floorplans

**Carlton DA**

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, incorporating en-suite facilities, presents a private retreat with a dash of luxury.



**3 Bed**

897 sq ft



Scan to view floorplans

**Fulton**

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.



**3 Bed**

900 sq ft



Scan to view floorplans

**Hazelwood**

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.



**4 Bed**

1,150 sq ft



Scan to view floorplans

**Riverwood**

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. There is an en-suite principal bedroom and the fourth bedroom could become a useful home office.



**4 Bed**

1,219 sq ft



Scan to view floorplans

**Maplewood**

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.



**4 Bed**

1,297 sq ft



Scan to view floorplans

**Langwood**

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.



**4 Bed**

1,349 sq ft



Scan to view floorplans

**Lockwood**

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 the principal bedroom, comfort is combined with visual appeal.



**4 Bed**

1,446 sq ft



Scan to view floorplans

**Download our free QR reader**

Throughout our showhomes, or in some of our brochures, you'll see QR codes. The codes on stickers beside appliances in the showhome link to informative 'how to' videos about that particular feature. The codes in the brochures take you to visualisations of a specific home, or of the whole development. So just download the free reader via the Miller Homes website, the App Store or Google Play, and you'll have expert advice and information at your fingertips.

It's another of the little ways we try to help.



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

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 siteplan is not drawn to scale.

### Elmford

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.



**5 Bed**  
1,510 sq ft

Scan to view floorplans



## 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 03330 602 011

Sat Nav: FK2 0LG

This brochure is printed on GalerArt and contains material sourced from responsibly managed forests. It's certified by the Forest Stewardship Council, an organisation dedicated to promoting responsible forest management and manufacture of wood products, like paper. It's a small thing, we know, but enough small things make a big difference. Please recycle this brochure and help make that difference.

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

**millerhomes**

*the place to be®*