



**Strathmartine Park
Angus**

millershomes

the place to be®

- 02 Living in Angus
- 06 Welcome Home
- 08 Floorplans
- 42 The Miller Difference
- 46 Useful Contacts
- 48 How to Find Us

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.



Plot Information

- Fulton**
See Page 08
- Leawood**
See Page 10
- Blackwood**
See Page 12
- Hazelwood**
See Page 14
- Riverwood**
See Page 16
- Maplewood**
See Page 18
- Greenwood**
See Page 20
- Langwood**
See Page 22
- Darroch**
See Page 24
- Lockwood**
See Page 26
- Cedarwood**
See Page 28
- Bayford**
See Page 30
- Baird**
See Page 32
- Castleford**
See Page 34
- Harford**
See Page 36
- Thetford**
See Page 38
- Bridgeford**
See Page 40

S/S: Electrical Substation

The locations may change. Please see Development Sales Manager for details.

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.

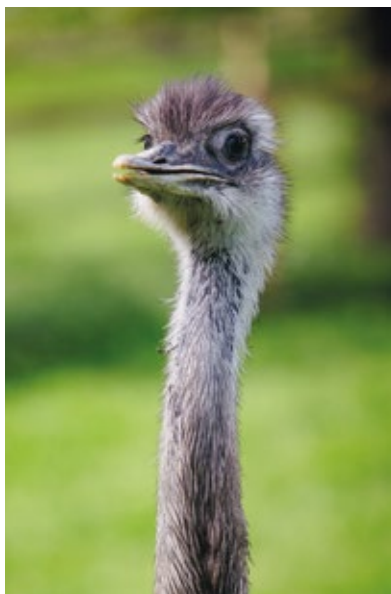
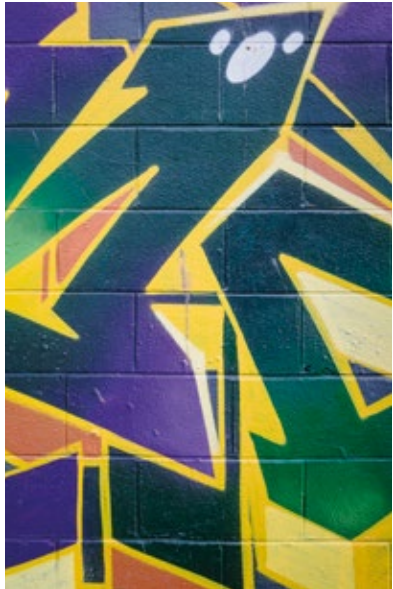
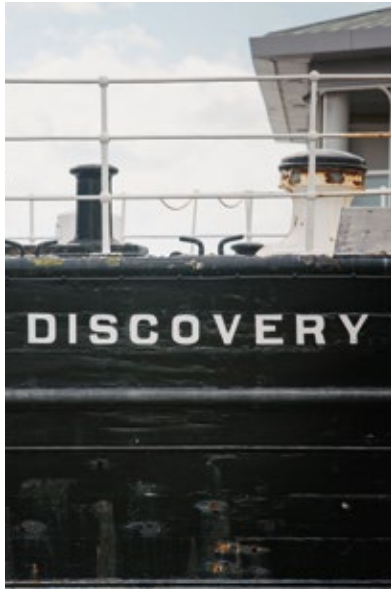
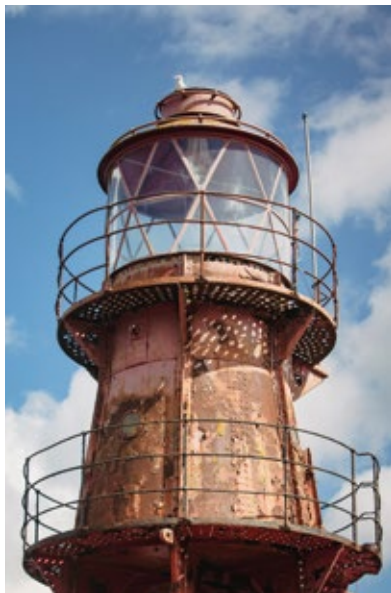
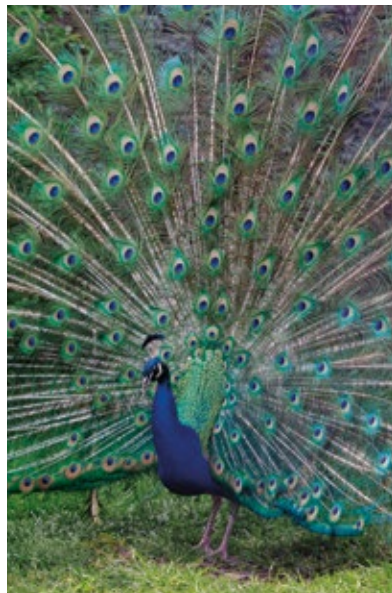


Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and your family, as well as being a pleasant place to live. So here's some useful information about the area around Strathmartine Park.



Strathmartine Park is less than five minutes drive from the Kingsway, bringing easy access to all areas of the city as well as to Perth, Glasgow, Edinburgh and the East Coast. A local cycleway, the Green Circular Path, passes half a mile from the development and runs westward through Templeton Woods and Camperdown Parks to Ninewells Hospital, and east to Barnhill and Monifieth. The Path's east and west extremities are linked by the route along the waterfront through the city centre. Dundee has comprehensive rail and bus links.

The local area offers many superb leisure amenities. From the woods, reservoir and watersports centre of Clatto Country Park, a footpath leads through Templeton Woods, beside Downfield Golf Course, to Camperdown Country Park's wildlife centre, golf club and superb play area. To the east, past Soccerworld's 5-a-side pitches and a popular trampoline and inflatables centre, lies Trottick Nature Reserve and Caird Park, with its golf course and community sports hub. Looking northwards, the Sidlaw Hills and the Angus Glens offer endless opportunities for walkers and cyclists.



Welcome home

Set in beautiful Angus countryside beside Dundee, the UK's only UNESCO City of Design, this superb new neighbourhood nestles in rural tranquillity less than four miles from the city centre attractions and only two miles from the Kingsway. Bringing an attractively landscaped, tree-lined selection of energy efficient three, four and five bedroom homes into a very special setting, it offers easy access to a host of outstanding attractions and activities. Welcome to Strathmartine Park...

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Fulton

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.

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

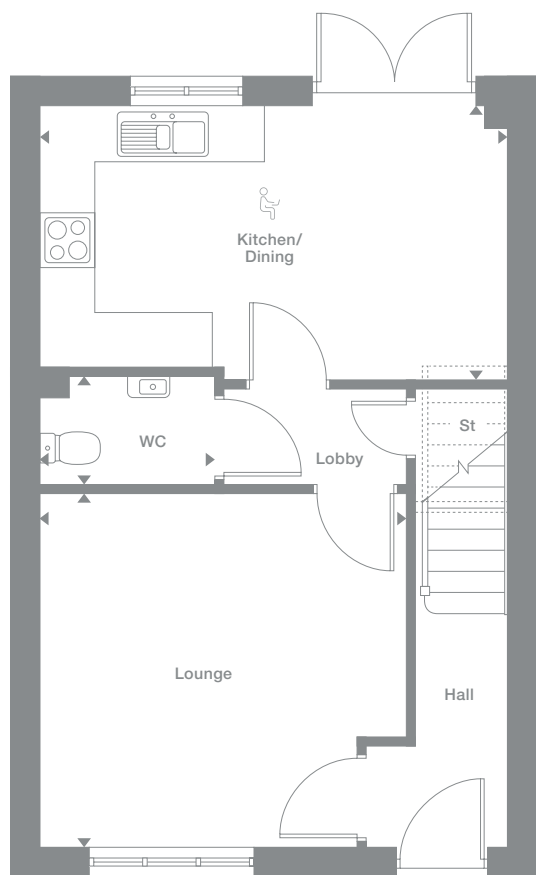
† Window not applicable to terrace and semi-detached arrangements

B = Boiler

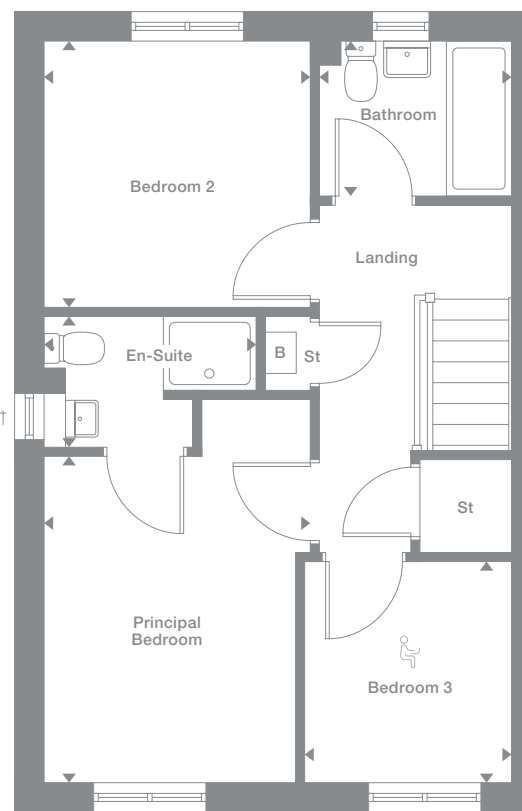
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Office space area

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your home
your way...

Leawood

Overview

With a separate laundry to prevent household management from encroaching on the social space, and french doors adding a bright focal point, the kitchen provides a natural hub for everyday family life. With four bedrooms, one of them en-suite, there is always an opportunity to find peaceful seclusion.

Ground Floor

- Lounge**
3.124m x 5.013m
10'3" x 16'5"
- Kitchen/Dining**
4.791m x 2.936m
15'9" x 9'8"
- Laundry**
2.018m x 1.747m
6'7" x 5'9"
- WC**
2.018m x 1.052m
6'7" x 3'5"

First Floor

- Principal Bedroom**
4.297m x 2.513m
14'1" x 8'3"
- En-Suite**
1.645m x 2.018m
5'5" x 6'7"
- Bedroom 2**
2.525m x 3.965m
8'3" x 13'0"
- Bedroom 3**
2.322m x 3.340m
7'7" x 11'0"
- Bedroom 4**
2.322m x 3.340m
7'7" x 11'0"
- Bathroom**
2.078m x 2.200m
6'10" x 7'3"

Floor Space

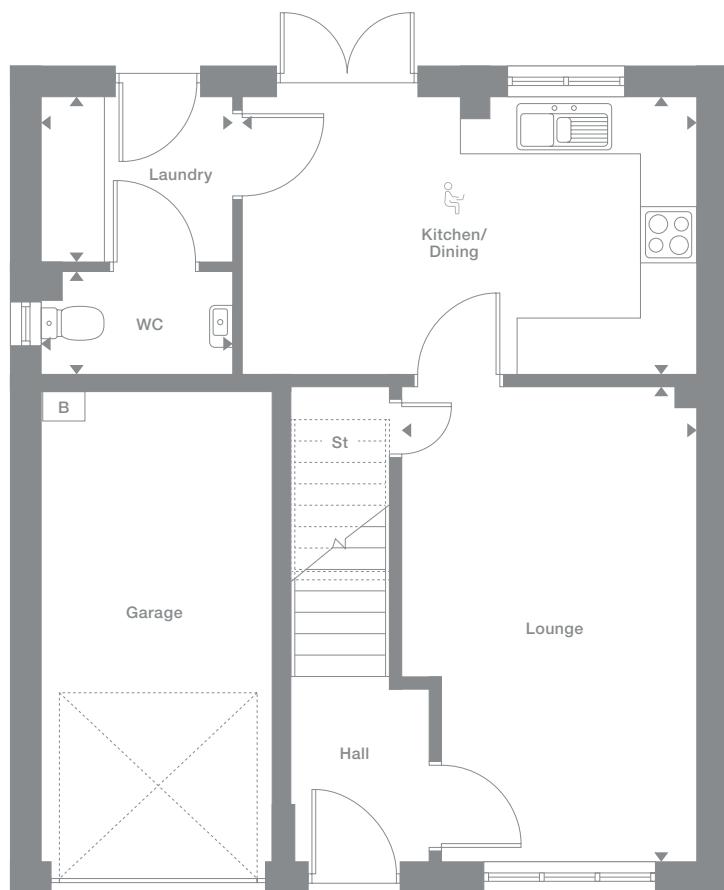
1,036 sq ft

B = Boiler

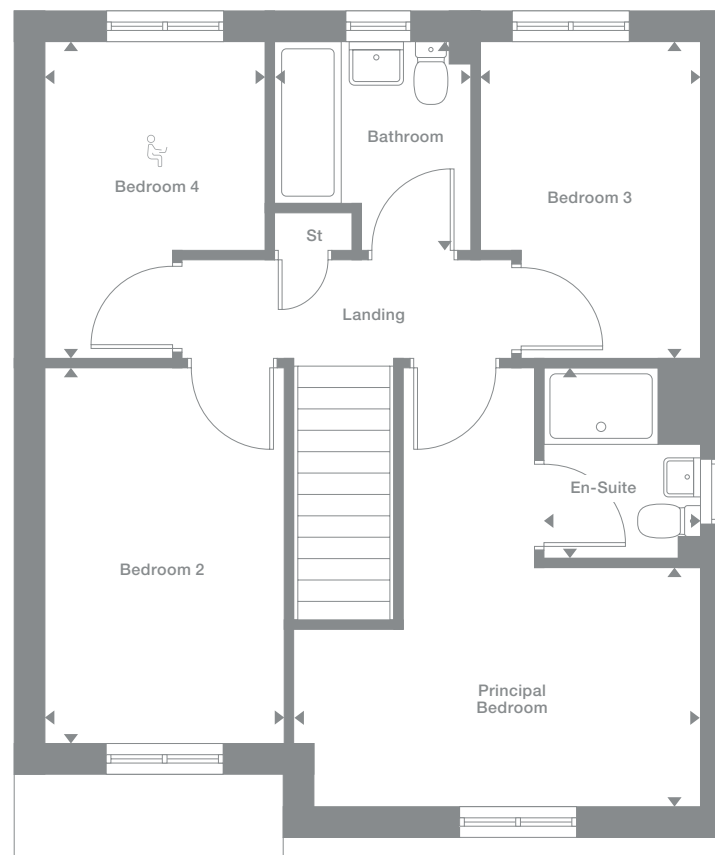
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Ground Floor



First Floor



Office space area

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Blackwood

Overview

The inviting lounge is complemented by a bright kitchen, where french doors opening to the garden add an airy, open ambience and a separate laundry area leaves the social space free for dining and conversation. The four bedrooms include a superb en-suite principal bedroom.

Ground Floor

Lounge
3.007m x 4.622m
9'10" x 15'2"

Kitchen/Family/Dining
5.553m x 3.723m
18'3" x 12'3"

Laundry
1.260m x 2.145m
4'2" x 7'0"

WC
1.091m x 2.038m
3'7" x 6'8"

First Floor

Principal Bedroom
2.835m x 3.852m
9'4" x 12'8"

En-Suite
2.514m x 1.210m
8'3" x 4'0"

Bedroom 2
2.618m x 3.275m
8'7" x 10'9"

Bedroom 3
2.514m x 3.206m
8'3" x 10'6"

Bedroom 4
2.939m x 2.304m
9'8" x 7'7"

Bathroom
1.781m x 1.965m
5'10" x 6'5"

Floor Space

1,088 sq ft

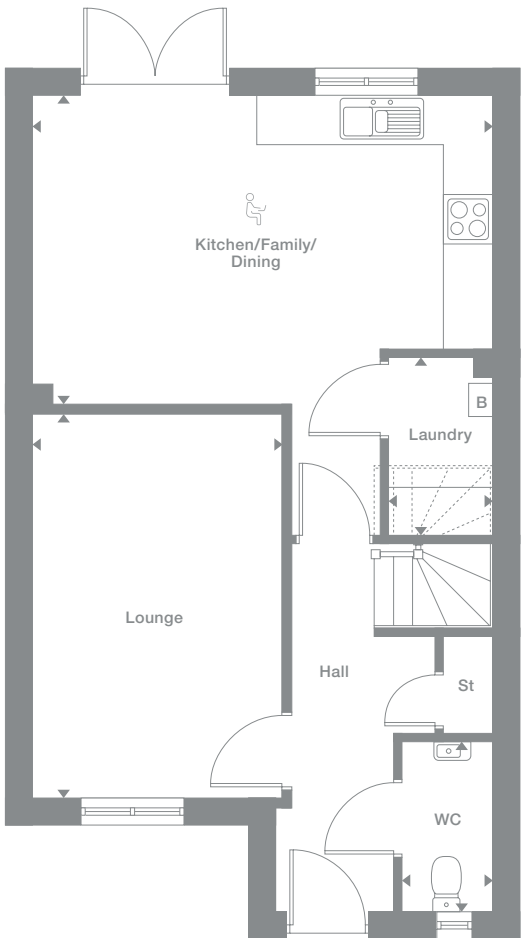
† Window not applicable to terrace and semi-detached arrangements

B = Boiler

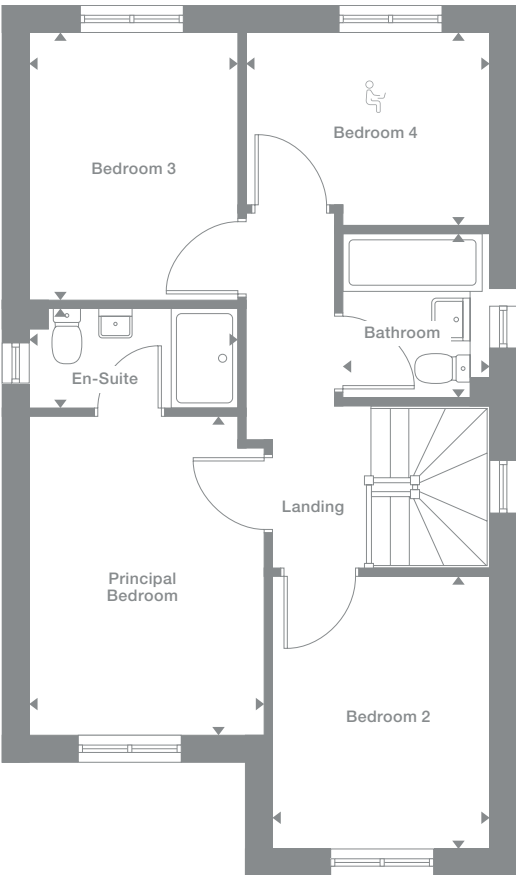
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Ground Floor



First Floor



Office space area

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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**
3.319m 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**
4.410m x 2.893m
14'6" 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

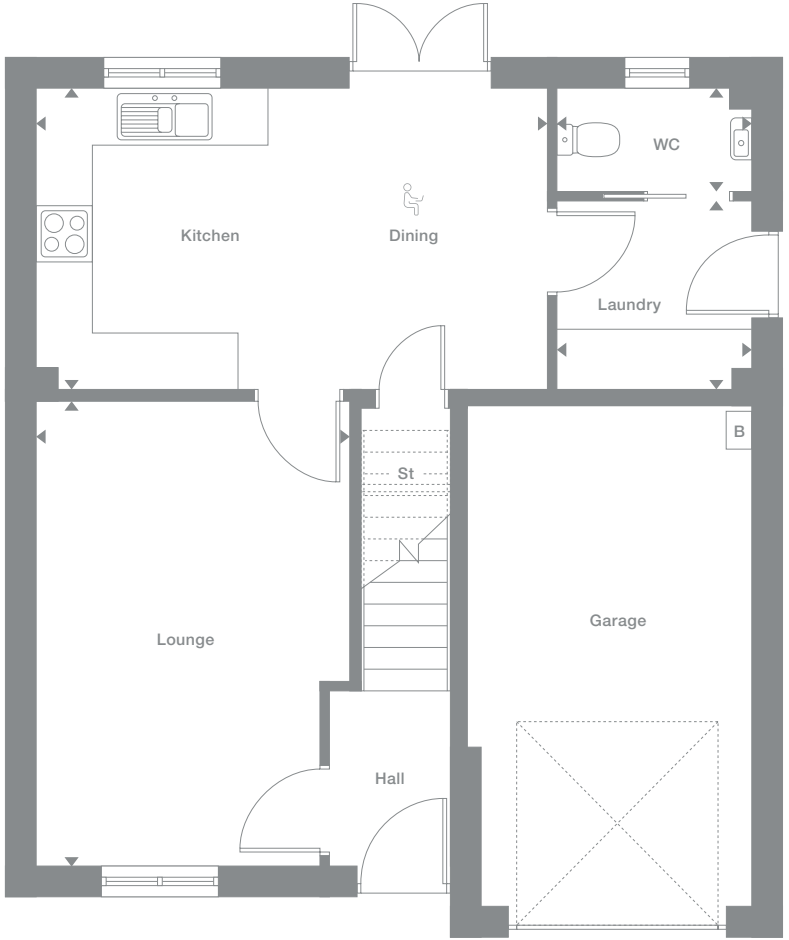
1,150 sq ft

B = Boiler

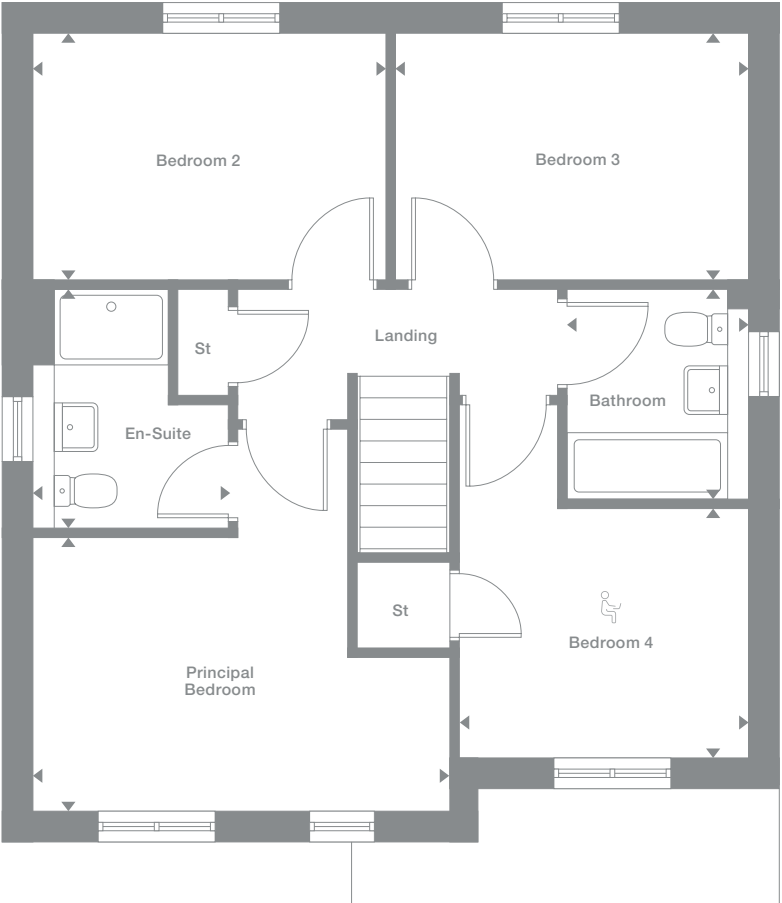
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Ground Floor



First Floor



Office space area

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

Ground Floor

Lounge
3.576m x 4.563m
11'9" x 15'0"

Kitchen/Family/Dining
6.476m x 4.511m
21'3" x 14'10"

Laundry
1.599m x 0.972m
5'3" x 3'2"

WC
1.072m x 2.091m
3'6" x 6'10"

First Floor

Principal Bedroom
3.529m x 3.030m
11'7" x 9'11"

En-Suite
2.410m x 1.210m
7'11" x 4'0"

Bedroom 2
2.847m x 3.781m
9'4" x 12'5"

Bedroom 3
3.529m x 2.487m
11'7" x 8'2"

Bedroom 4
2.847m x 2.090m
9'4" x 6'10"

Bathroom
2.410m x 2.169m
7'11" x 7'1"

Floor Space

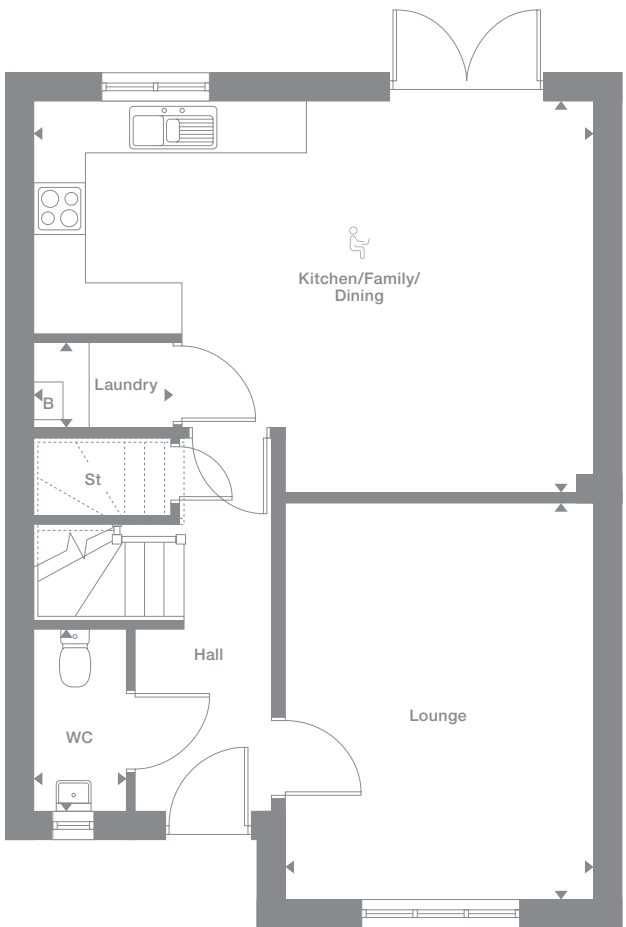
1,219 sq ft

B = Boiler

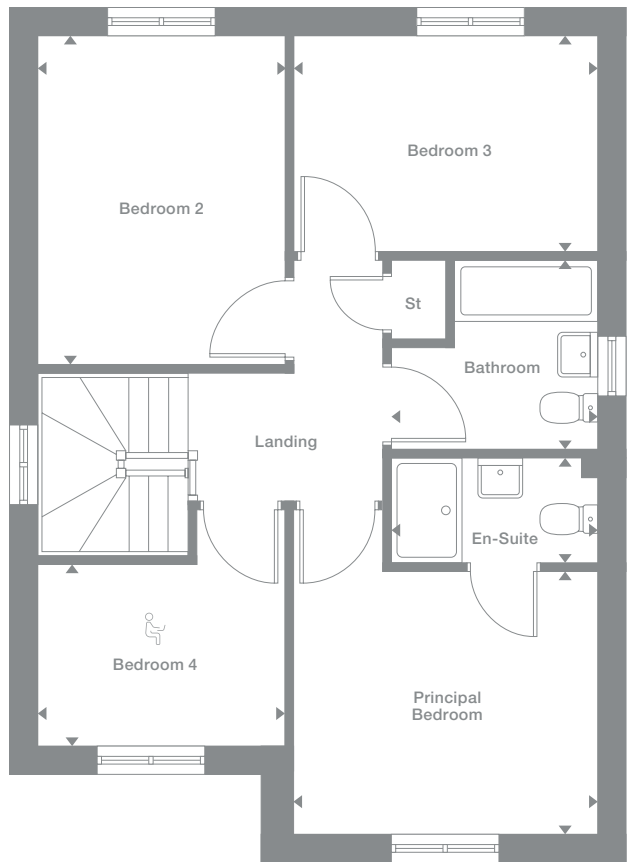
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Ground Floor



First Floor



Office space area

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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**
3.003m x 4.728m
9'10" x 15'6"
- Family/Dining/Kitchen**
8.143m x 2.800m
26'9" x 9'2"
- Laundry**
1.654m x 1.287m
5'5" x 4'3"
- WC**
1.469m x 1.774m
4'10" x 5'10"

First Floor

- Principal Bedroom**
5.017m x 2.806m
16'6" x 9'2"
- En-Suite**
2.637m x 1.230m
8'8" x 4'0"
- Dressing**
2.637m x 1.385m
8'8" x 4'7"
- Bedroom 2**
3.026m x 4.014m
9'11" x 13'2"
- Bedroom 3**
2.435m x 4.224m
8'0" x 13'10"
- Bedroom 4**
3.066m x 3.004m
10'1" x 9'10"
- Bathroom**
2.443m x 3.004m
8'0" x 9'10"

Floor Space

1,297 sq ft

B = Boiler

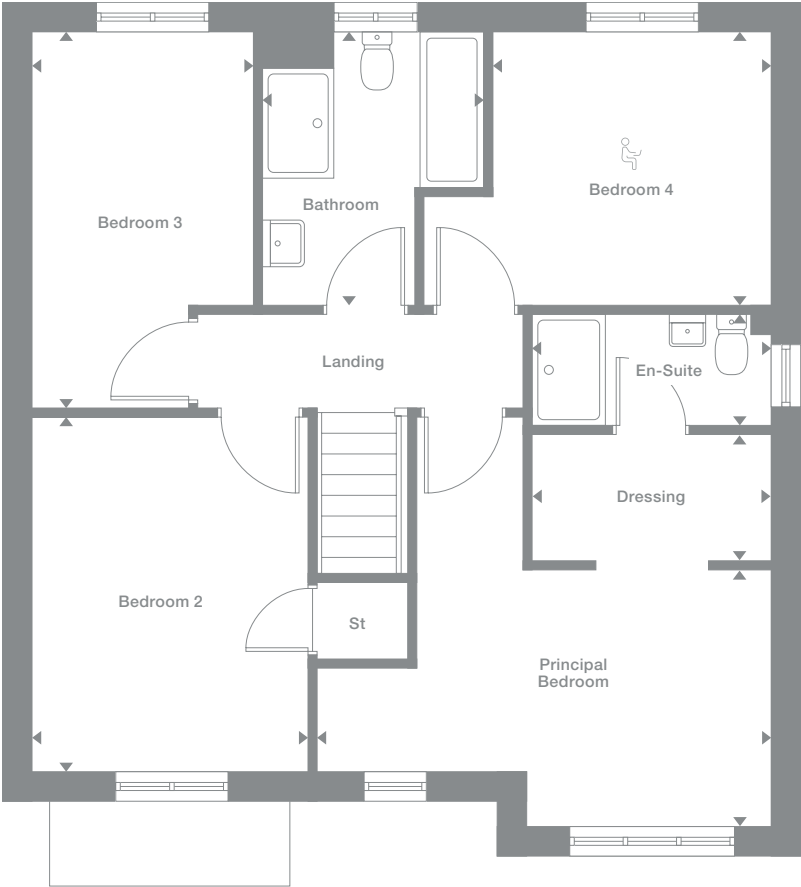
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Office space area

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Greenwood

Overview
 French doors set into a feature 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.

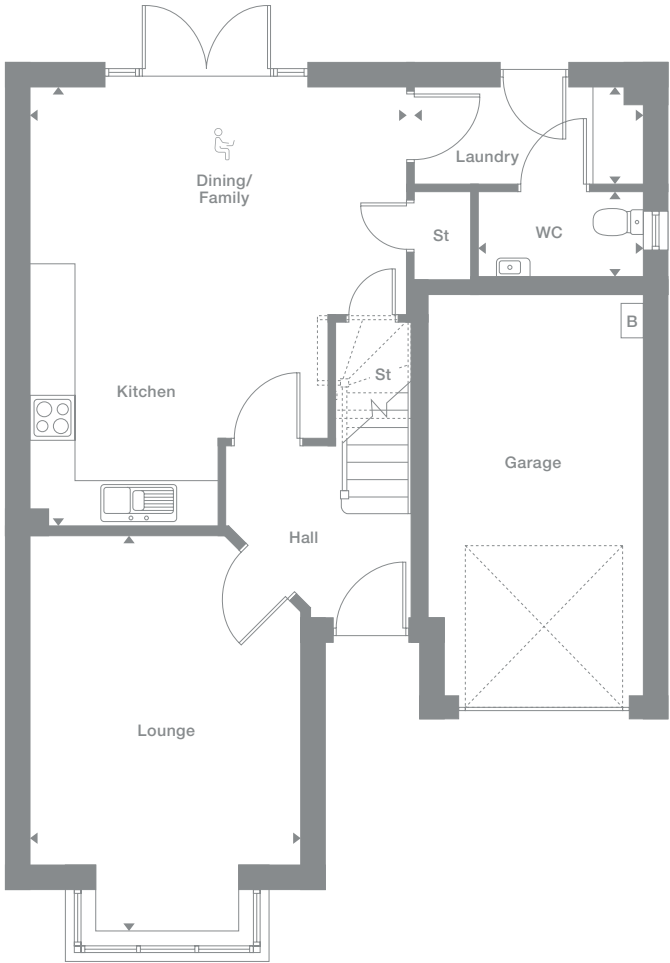
Ground Floor	First Floor
Lounge 3.571m x 5.245m 11'9" x 17'2"	Principal Bedroom 2.945m x 3.985m 9'8" x 13'1"
Kitchen/Dining/Family 4.970m x 5.800m 16'4" x 19'0"	En-Suite 2.517m x 1.487m 8'3" x 4'11"
Laundry 3.013m x 1.276m 9'11" x 4'2"	Dressing 2.517m x 1.333m 8'3" x 4'4"
WC 2.167m x 1.129m 7'1" x 3'8"	Bedroom 2 3.571m x 3.798m 11'9" x 12'6"
	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

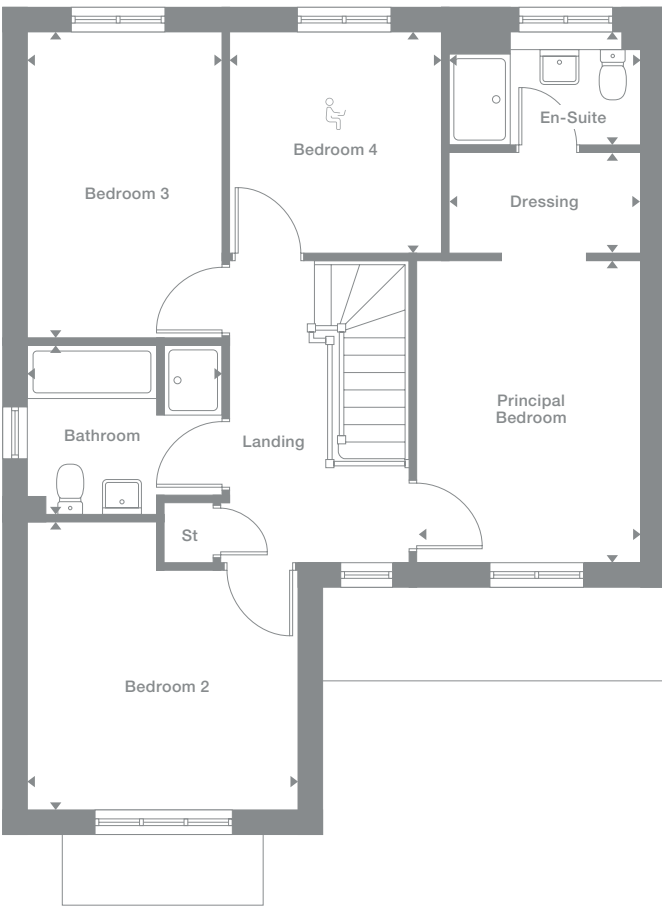


B = Boiler
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Ground Floor



First Floor



Office space area

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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

Lounge
3.042m x 5.510m
10'0" x 18'1"

Kitchen/Dining/Family
7.975m x 3.017m
26'2" x 9'11"

Laundry
1.649m x 1.714m
5'5" x 5'7"

Study
2.659m x 2.337m
8'9" x 7'8"

WC
2.659m x 1.241m
8'9" x 4'1"

First Floor

Principal Bedroom
5.309m x 2.962m
17'5" x 9'9"

En-Suite
1.523m x 2.200m
5'0" x 7'3"

Dressing
1.495m x 1.441m
4'11" x 4'9"

Bedroom 2
2.565m x 3.854m
8'5" x 12'8"

Bedroom 3
2.566m x 3.796m
8'5" x 12'5"

Bedroom 4
2.513m x 2.388m
8'3" x 7'10"

Bathroom
2.696m x 1.913m
8'10" x 6'3"

Floor Space

1,349 sq ft

B = Boiler

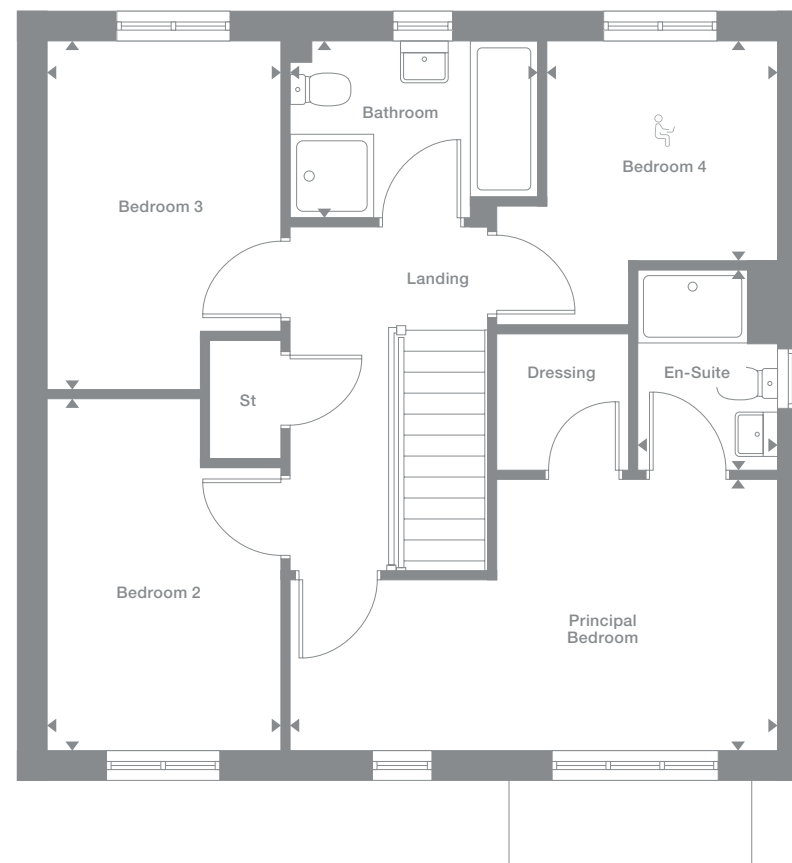
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Office space area

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Darroch

Overview

With its welcoming lounge and beautifully designed kitchen, set between a utility room and a light, airy dining area featuring garden access via french doors, this is a practical and attractive family home. Two of the bedrooms include traditional dormer windows, and one is en-suite.

Ground Floor

- Lounge**
3.200m x 5.531m
10'6" x 18'2"
- Kitchen/Dining**
6.736m x 3.096m
22'1" x 10'2"
- Bedroom 4**
3.081m x 4.074m
10'1" x 13'4"
- Laundry**
1.645m x 3.096m
5'5" x 10'2"
- WC**
2.123m x 1.334m
7'0" x 4'5"

First Floor

- Principal Bedroom**
3.166m x 3.873m
10'5" x 12'8"
- En-Suite**
1.915m x 2.884m
6'3" x 9'6"
- Bedroom 2**
3.773m x 3.200m
12'5" x 10'6"
- Bedroom 3**
2.553m x 3.665m
8'4" x 12'0"
- Bathroom**
2.633m x 2.227m
8'8" x 7'4"

Floor Space

1,414 sq ft

Denotes top of coomb 2.4m above floor level

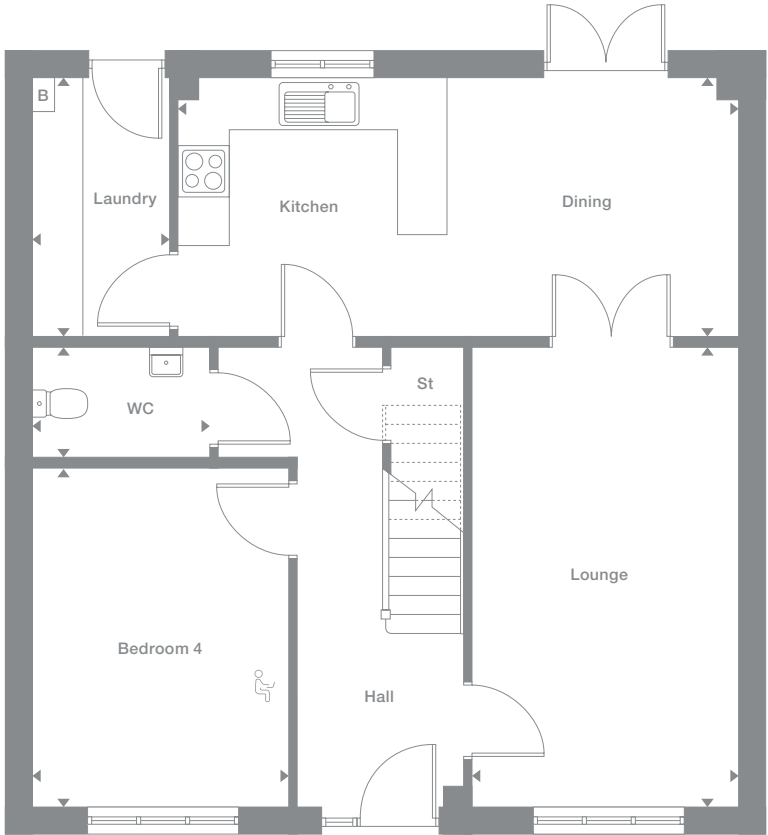
Denotes ceiling height of 1.8m under coomb

B = Boiler

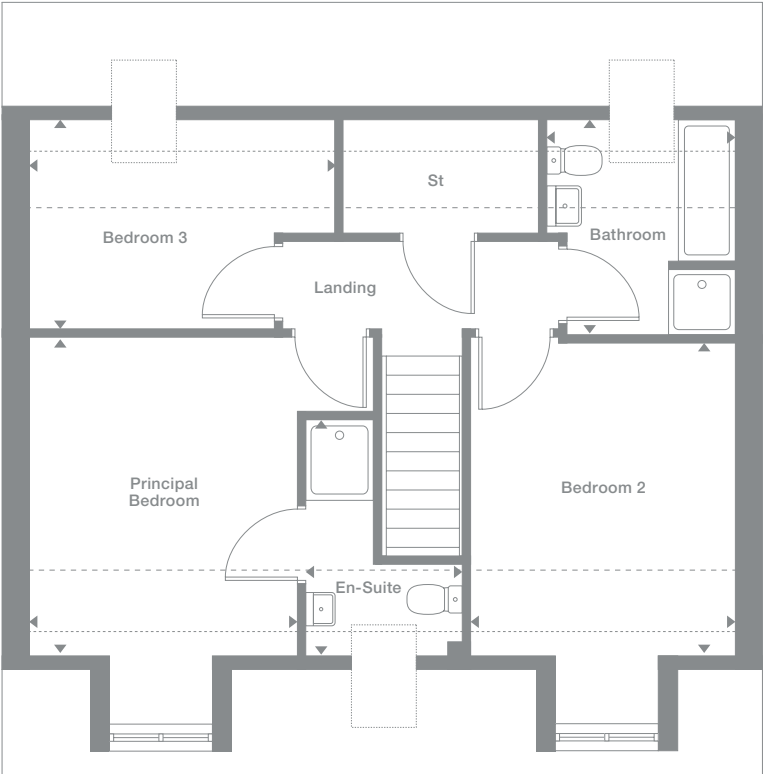
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Ground Floor



First Floor



Office space area

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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 the principal bedroom, comfort is combined with visual appeal.

Ground Floor

Lounge
3.635m x 5.856m
11'11" x 19'3"

Kitchen/Dining
6.207m x 4.223m
20'4" x 13'10"

Laundry
1.818m x 2.737m
6'0" x 9'0"

WC
1.818m x 1.386m
6'0" x 4'7"

First Floor

Principal bedroom
3.464m x 4.019m
11'4" x 13'2"

En-Suite 1
1.982m x 1.670m
6'6" x 5'6"

Bedroom 2
3.492m x 3.173m
11'5" x 10'5"

En-Suite 2
2.337m x 3.173m
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

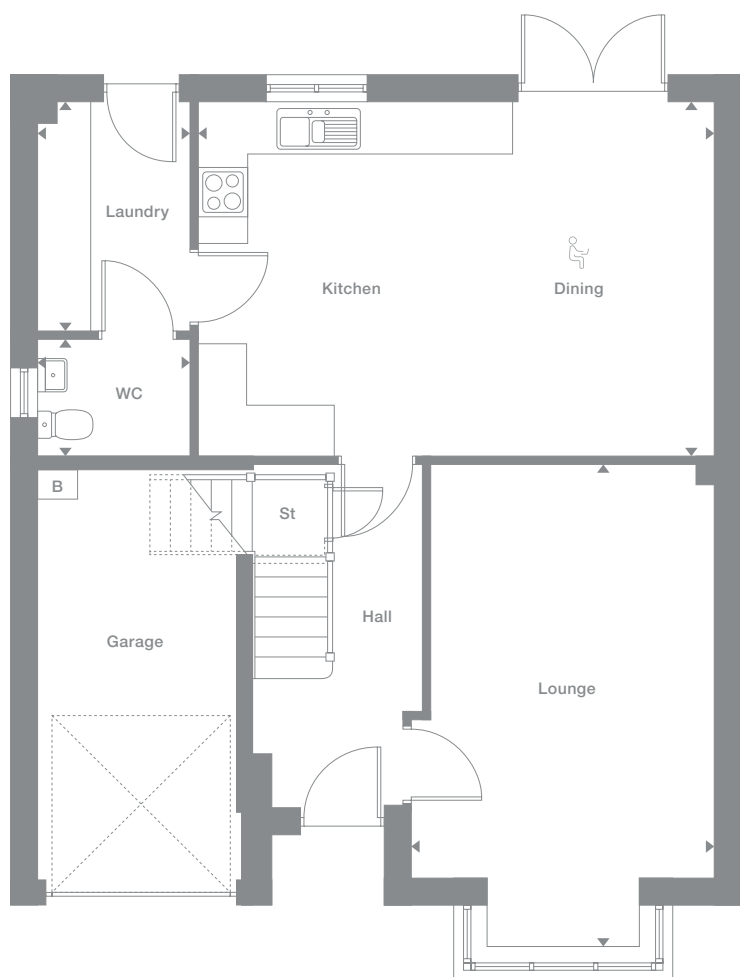
1,446 sq ft

B = Boiler

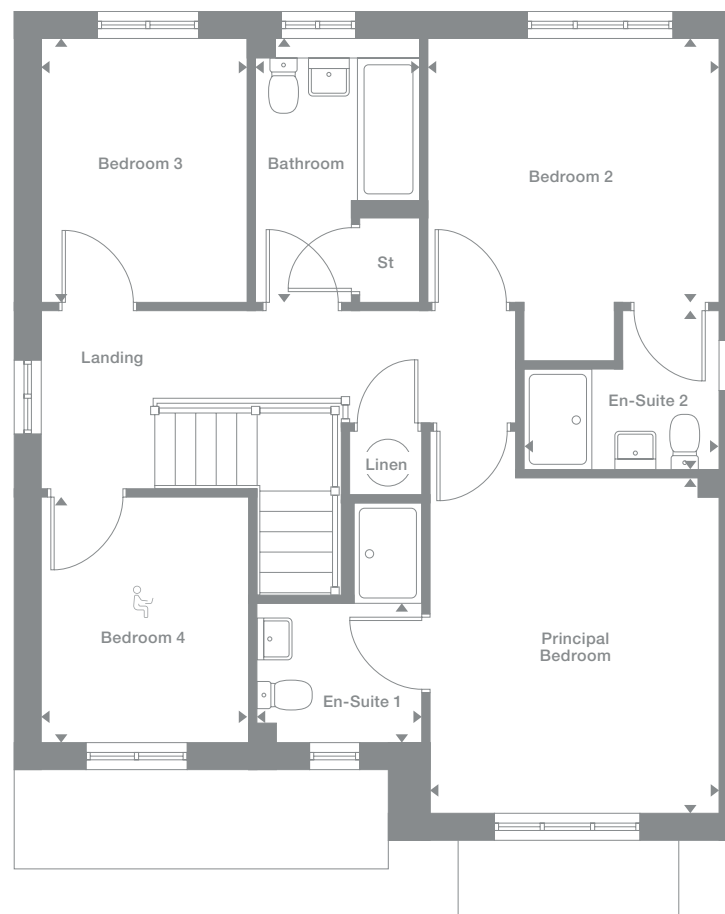
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Ground Floor



First Floor



 Office space area

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your home
your choice...

Cedarwood

Overview

Extending the entire width of this substantial home, the bright family kitchen and garden dining room presents an inspiring hub for everyday life. There is a private study, and the feature staircase and landing leads to four bedrooms, two of them en-suite and one with a generously sized dressing room.

Ground Floor

Lounge
3.409m x 4.365m
11'2" x 14'4"

Kitchen
3.360m x 3.257m
11'0" x 10'8"

Family/Dining
5.220m x 2.992m
17'2" x 9'10"

Study
3.574m x 2.245m
11'9" x 7'4"

Laundry
2.114m x 1.732m
6'11" x 5'8"

WC
1.163m x 2.009m
3'10" x 6'7"

First Floor

Principal Bedroom
3.779m x 3.490m
12'5" x 11'5"

Dressing
2.114m x 2.003m
6'11" x 6'7"

En-Suite 1
2.114m x 1.625m
6'11" x 5'4"

Bedroom 2
2.886m x 4.316m
9'6" x 14'2"

En-Suite 2
1.743m x 1.613m
5'9" x 5'4"

Bedroom 3
2.496m x 3.653m
8'2" x 12'0"

Bedroom 4
2.882m x 3.064m
9'5" x 10'1"

Bathroom
3.001m x 1.927m
9'10" x 6'4"

Floor Space

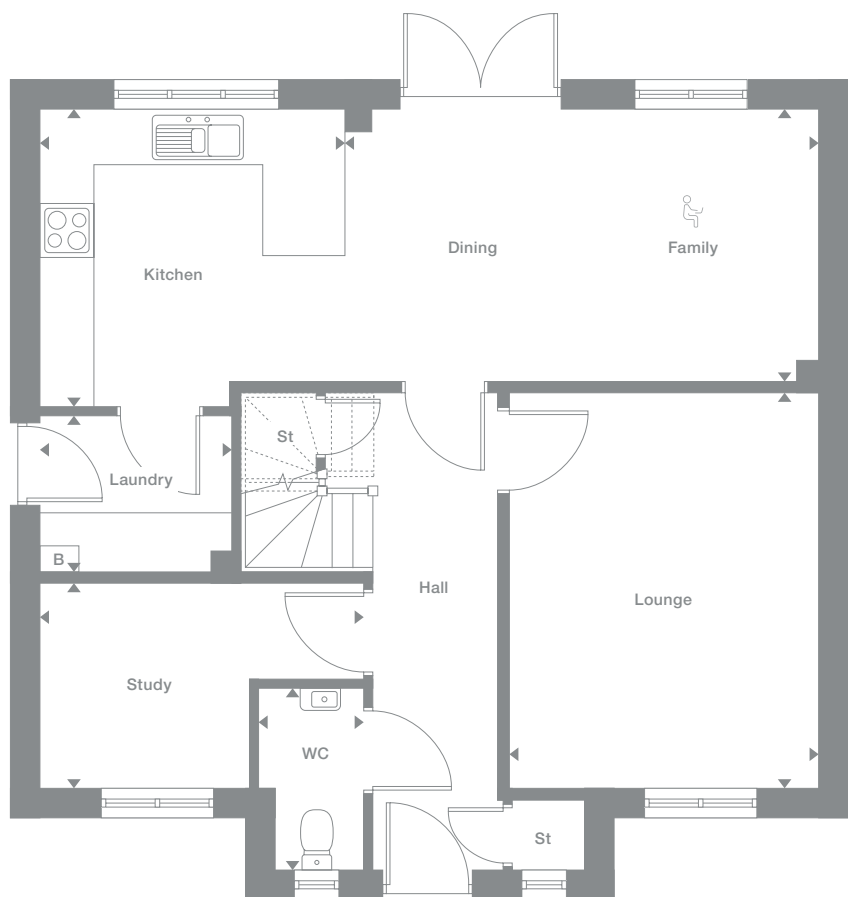
1,448 sq ft

B = Boiler

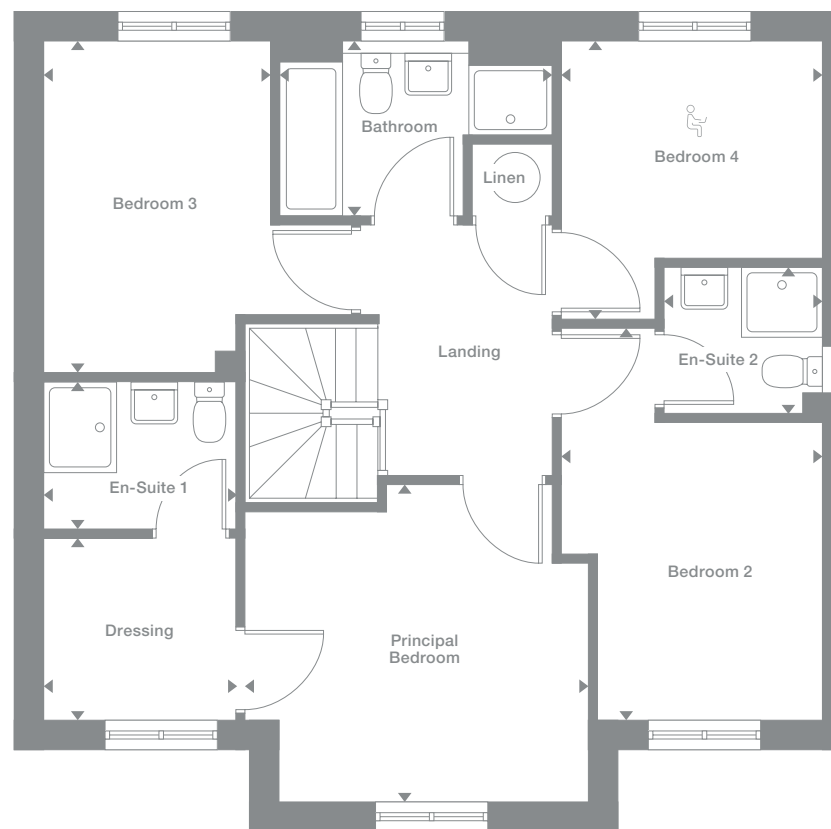
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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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.

Ground Floor

- Lounge**
3.391m x 5.790m
11'2" x 19'0"
- Kitchen/Dining**
8.144m x 3.078m
26'9" x 10'1"
- Laundry**
2.035m x 1.960m
6'8" x 6'5"
- WC**
2.035m x 1.055m
6'8" x 3'6"

First Floor

- Principal Bedroom**
3.391m x 3.196m
11'2" x 10'6"
- Dressing**
2.305m x 1.448m
7'7" x 4'9"
- En-Suite 1**
1.812m x 1.825m
5'11" x 6'0"
- Bedroom 2**
2.615m x 4.009m
8'7" x 13'2"
- En-Suite 2**
1.790m x 2.077m
5'10" x 6'10"
- Bedroom 3**
3.103m x 3.248m
10'2" x 10'8"
- Bedroom 4**
2.615m x 3.170m
8'7" x 10'5"
- Bedroom 5**
2.472m x 2.077m
8'1" x 6'10"
- Bathroom**
2.162m x 1.825m
7'1" x 6'0"

Floor Space

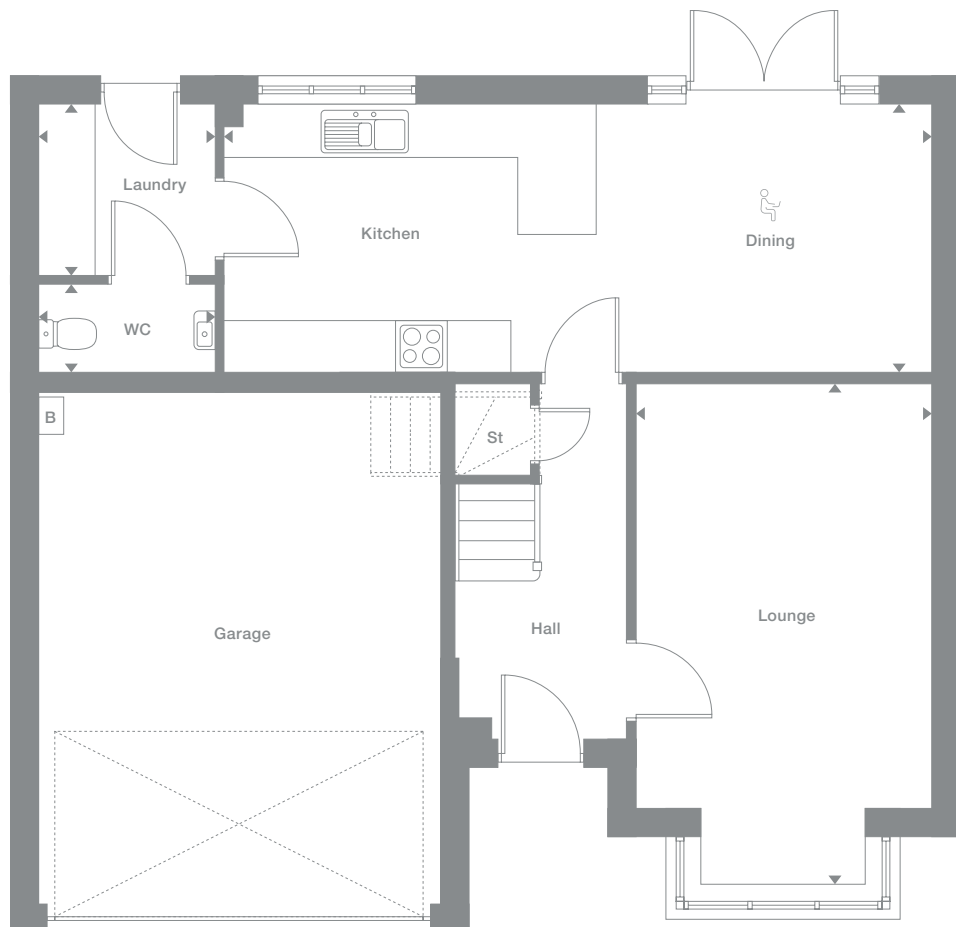
1,476 sq ft

B = Boiler

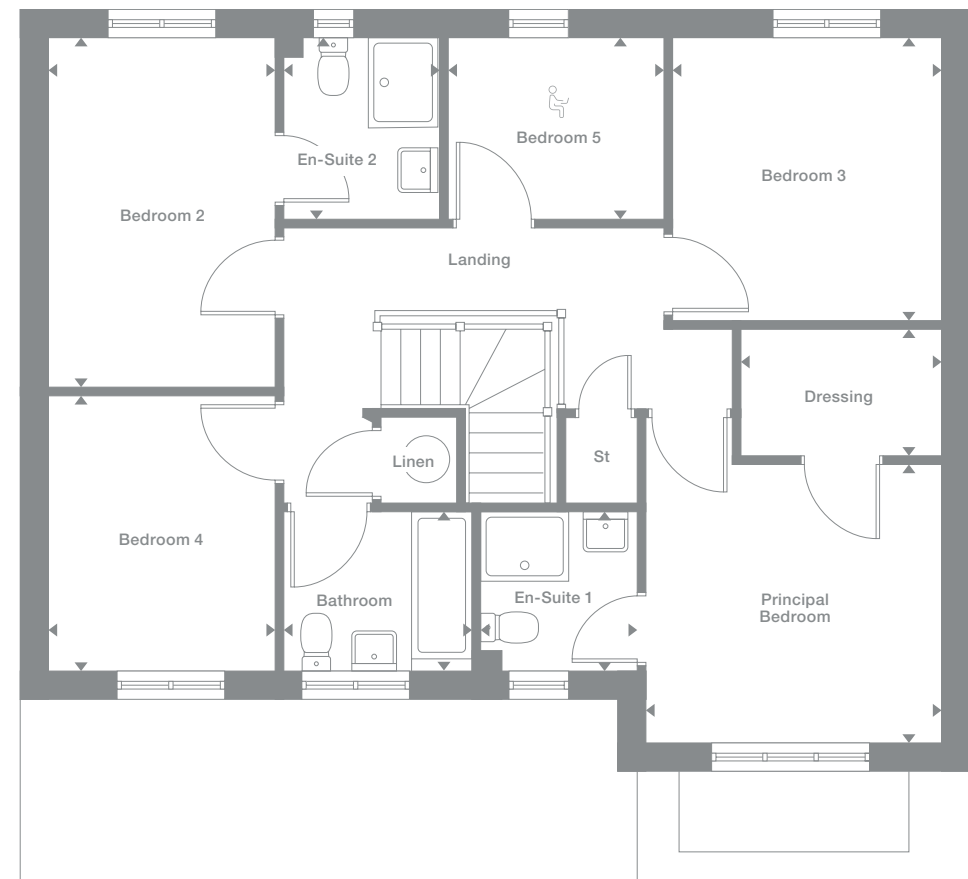
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Office space area

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Baird

Overview

The striking hallway opens on to a dual aspect lounge and a breathtaking kitchen and dining room that presents an inspiring family space. Two bedrooms are dual aspect with dormer windows, one is en-suite and a fifth bedroom brings enormous flexibility to this exceptional home

Ground Floor

Lounge
3.926m x 4.573m
12'11" x 15'0"

Kitchen/Dining/Family
6.989m x 4.907m
22'11" x 16'1"

Laundry
2.273m x 2.100m
7'6" x 6'11"

Bedroom 4
3.891m x 2.656m
12'9" x 8'9"

Bedroom 5/Study
3.613m x 2.566m
11'10" x 8'5"

WC
2.350m x 1.606m
7'9" x 5'3"

First Floor

Principal Bedroom
3.948m x 3.600m
12'11" x 11'10"

En-Suite
2.029m x 1.692m
6'8" x 5'7"

Bedroom 2
3.563m x 5.392m
11'8" x 17'8"

Bedroom 3
4.324m x 3.423m
14'2" x 11'3"

Bathroom
3.561m x 2.238m
11'8" x 7'4"

Floor Space

1,735 sq ft

Denotes top of coomb 2.4m above floor level

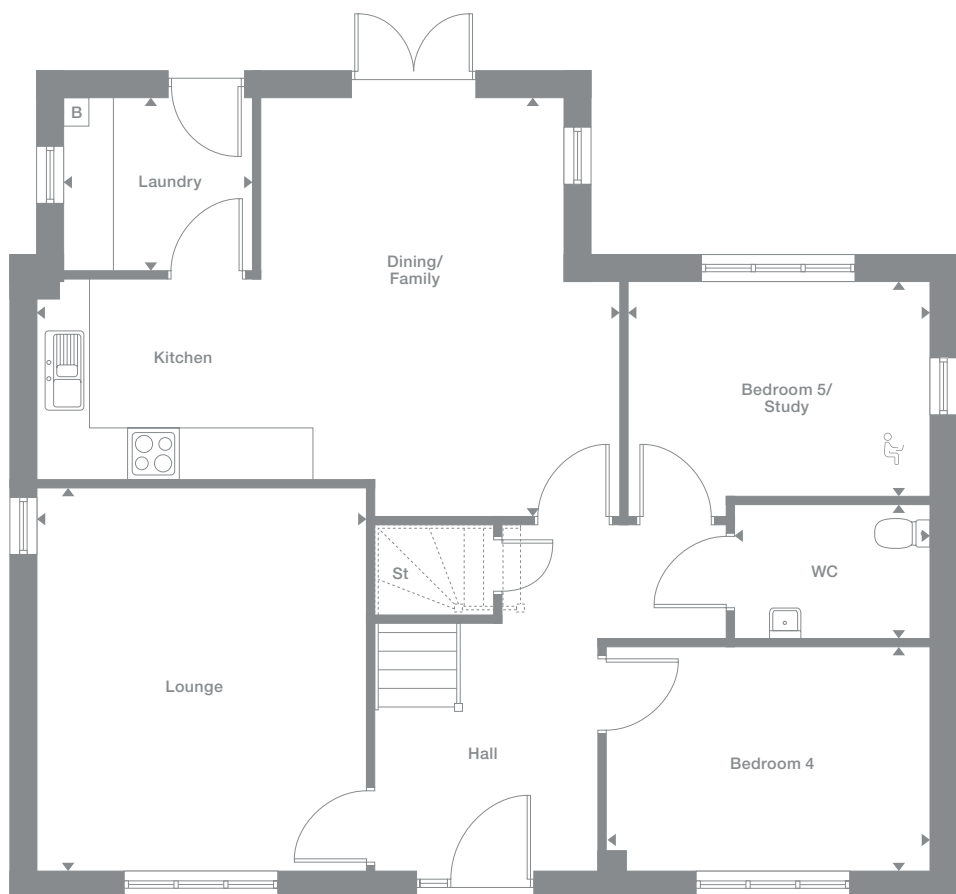
.....
Denotes ceiling height of 1.8m under coomb

B = Boiler

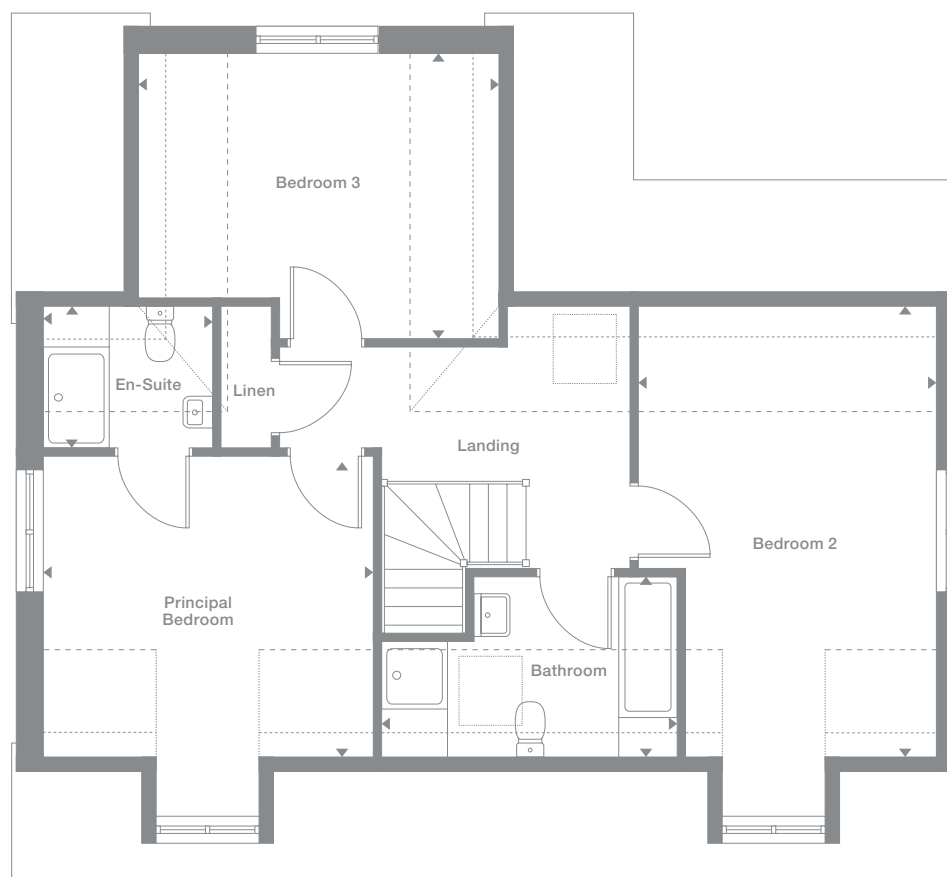
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Office space area

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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**
3.515m x 5.849m
11'6" x 19'2"
- Kitchen**
3.038m x 2.829m
10'0" x 9'3"
- Dining**
3.850m x 4.516m
12'8" x 14'10"
- Family**
2.587m x 2.829m
8'6" x 9'3"
- Study**
3.014m x 2.048m
9'11" x 6'9"
- Laundry**
1.813m x 2.014m
5'11" x 6'7"
- WC**
1.100m x 2.014m
3'7" x 6'7"

First Floor

- Principal Bedroom**
3.515m x 5.212m
11'6" x 17'1"
- En-Suite 1**
1.424m x 2.219m
4'8" x 7'3"
- Bedroom 2**
2.945m x 3.283m
9'8" x 10'9"
- En-Suite 2**
1.715m x 2.423m
5'8" x 7'11"
- Bedroom 3**
3.546m x 2.591m
11'8" x 8'6"
- Bedroom 4**
2.585m x 2.591m
8'6" x 8'6"
- Bedroom 5**
3.145m x 1.791m
10'4" x 5'10"
- Bathroom**
1.923m x 2.534m
6'4" x 8'4"

Floor Space

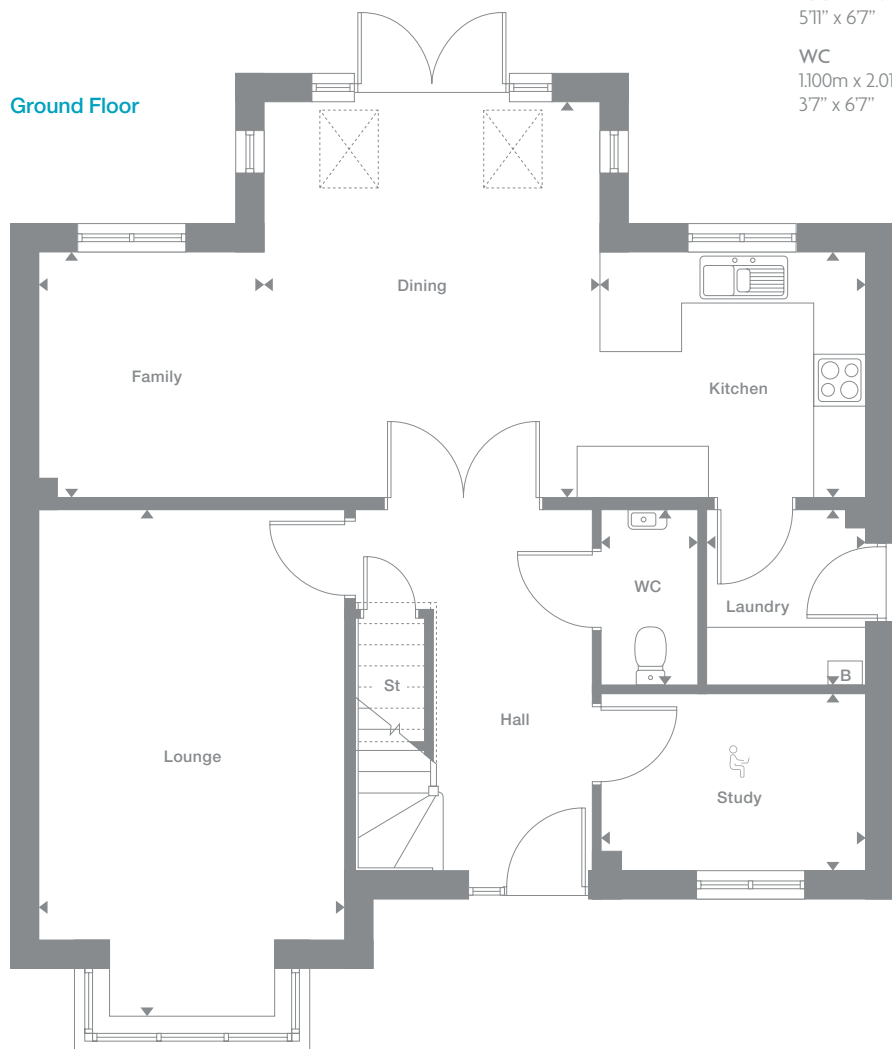
1,601 sq ft

B = Boiler

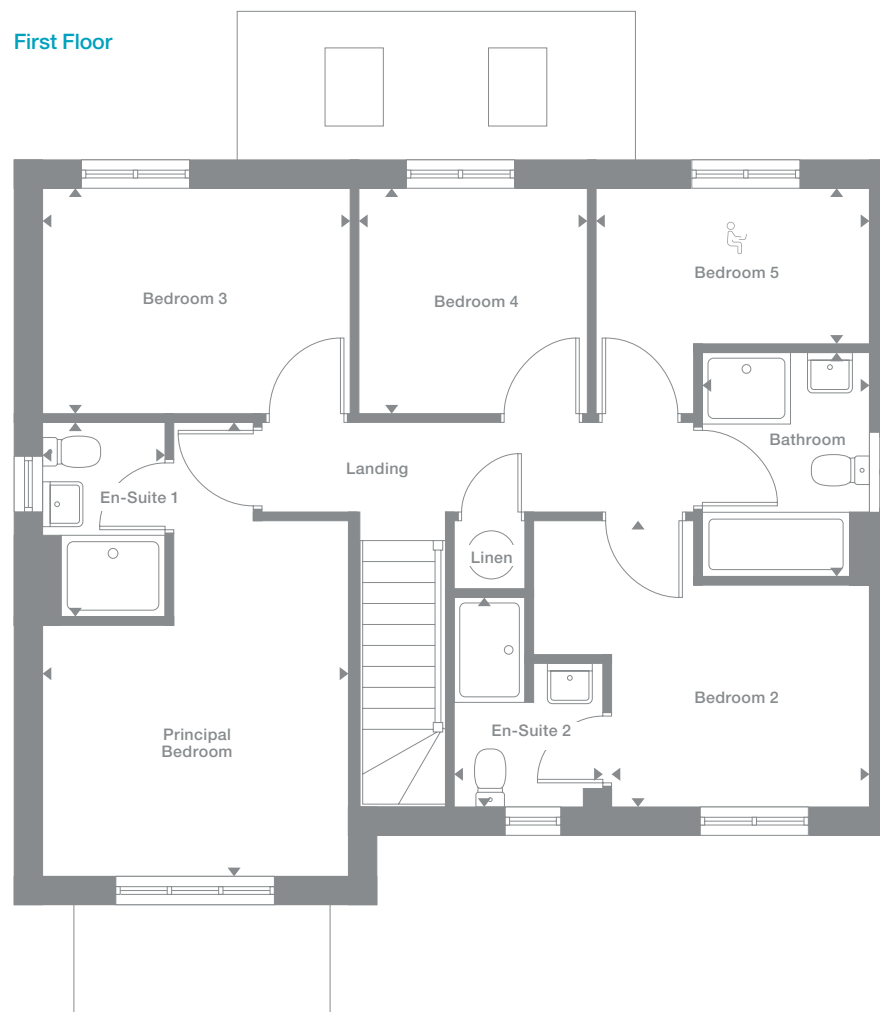
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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Harford

Overview

Featuring a bay-windowed lounge, an inspiring kitchen and family room incorporating french doors, a separate laundry room and two superb en-suite bedrooms, this is a prestigious and impressive home.

Ground Floor

Lounge
3.206m x 6.017m
10'6" x 19'9"

Kitchen/Family/Dining
8.396m x 3.192m
27'7" x 10'6"

Laundry
1.903m x 3.245m
6'3" x 10'8"

WC
1.477m x 1.826m
4'10" x 6'0"

First Floor

Principal Bedroom
3.976m x 3.099m
13'1" x 10'2"

En-Suite 1
2.053m x 1.846m
6'9" x 6'1"

Bedroom 2
3.904m x 3.463m
12'10" x 11'4"

En-Suite 2
2.196m x 1.860m
7'2" x 6'1"

Bedroom 3
3.253m x 3.289m
10'8" x 10'9"

Bedroom 4
3.206m x 2.910m
10'6" x 9'7"

Bedroom 5
3.045m x 2.181m
10'0" x 7'2"

Bathroom
3.020m x 1.826m
9'11" x 6'0"

Floor Space

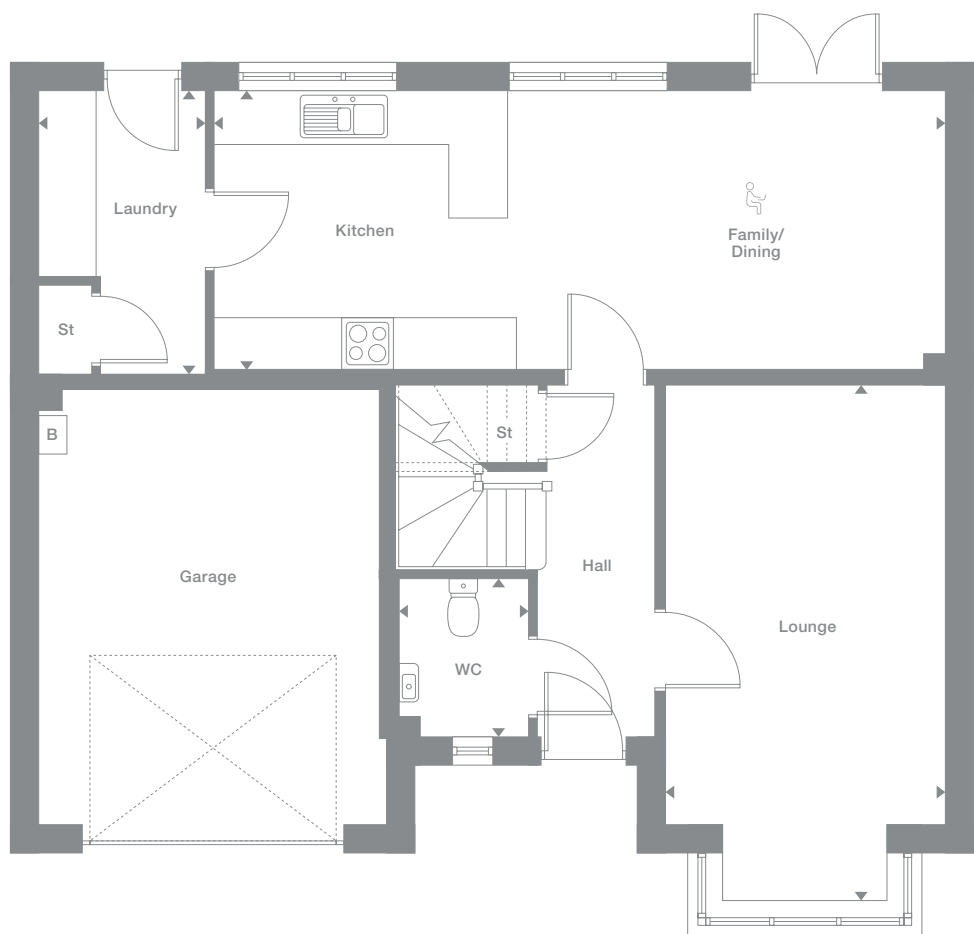
1,609 sq ft

B = Boiler

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

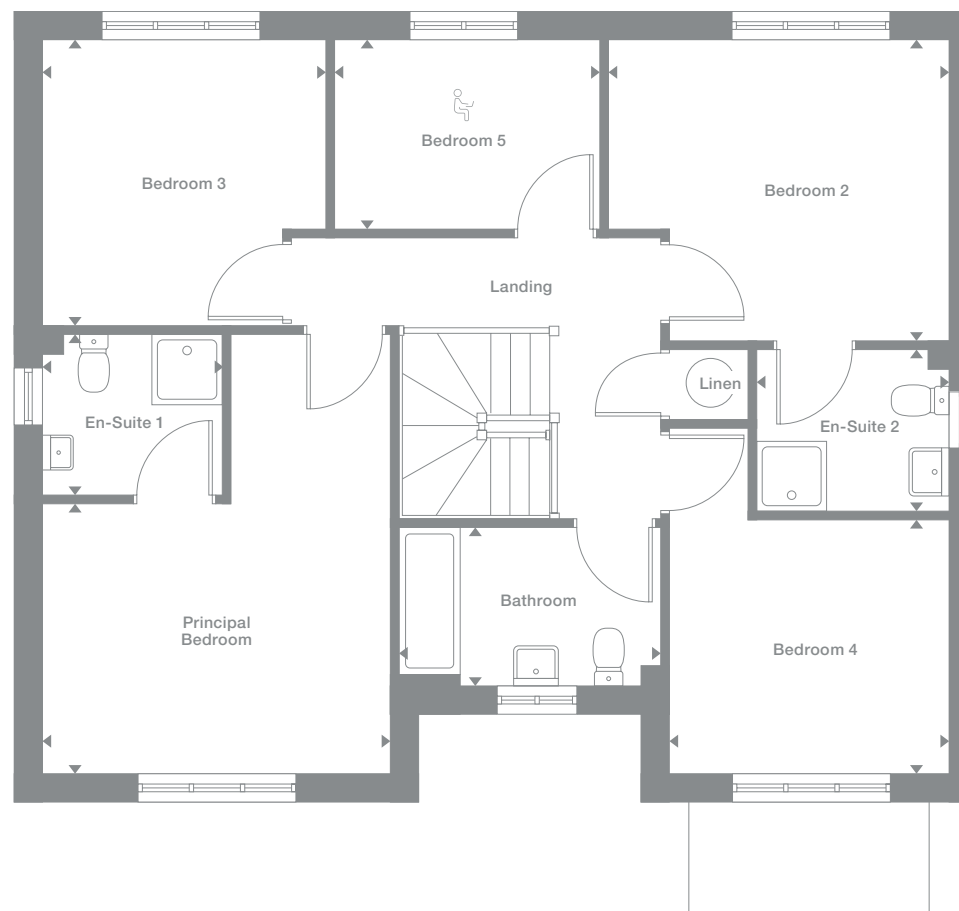


Ground Floor



Office space area

First Floor



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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.

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

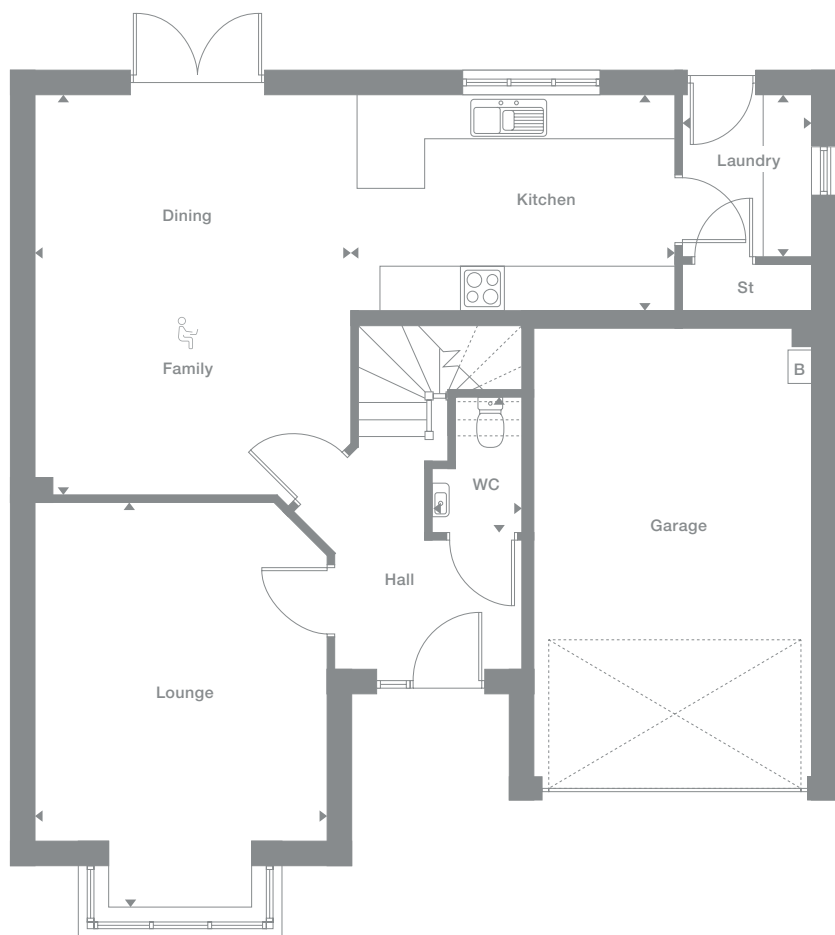
1,693 sq ft

B = Boiler

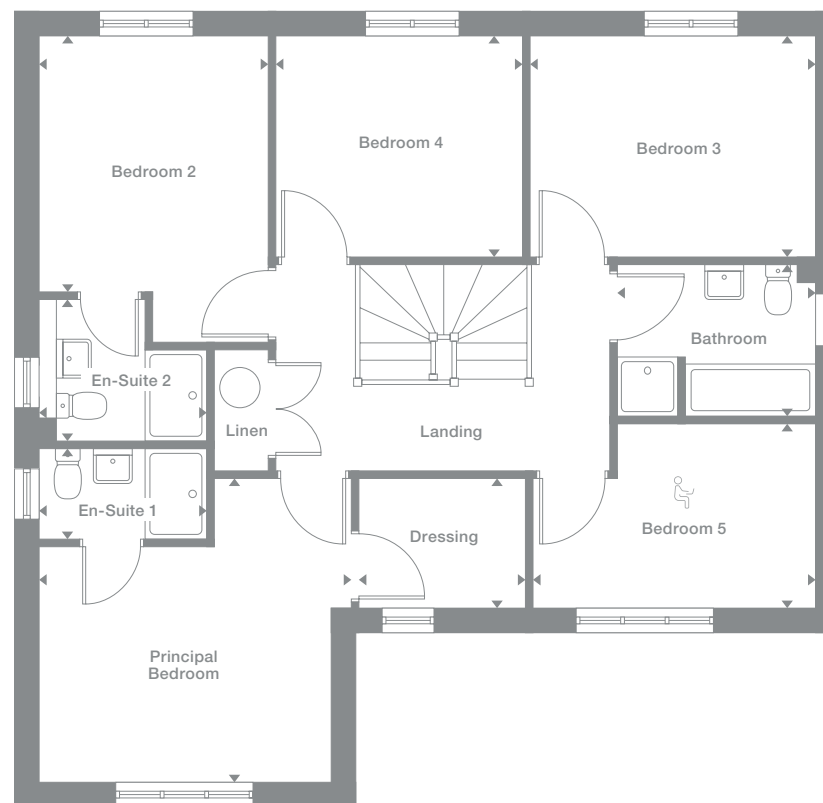
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Office space area

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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

- Lounge**
3.586m x 5.215m
11'9" x 17'1"
- Kitchen**
3.966m x 3.504m
13'0" x 11'6"
- Breakfast/Family**
2.755m x 5.112m
9'0" x 16'9"
- Dining**
3.586m x 2.792m
11'9" x 9'2"
- Laundry**
2.291m x 2.128m
7'6" x 7'0"
- Study**
3.506m x 2.253m
11'6" x 7'5"
- WC**
1.115m x 2.128m
3'8" x 7'0"

First Floor

- Principal Bedroom**
3.403m x 4.036m
11'2" x 13'3"
- Dressing**
2.627m x 2.268m
8'7" x 7'5"
- En-Suite 1**
2.627m x 1.603m
8'7" x 5'3"
- Bedroom 2**
3.527m x 2.746m
11'7" x 9'0"
- En-Suite 2**
1.451m x 2.746m
4'9" x 9'0"
- Bedroom 3**
3.586m x 3.008m
11'9" x 9'10"
- Bedroom 4**
3.243m x 2.914m
10'8" x 9'7"
- Bedroom 5**
2.526m x 2.746m
8'3" x 9'0"
- Bathroom**
2.560m x 2.153m
8'5" x 7'1"

Floor Space

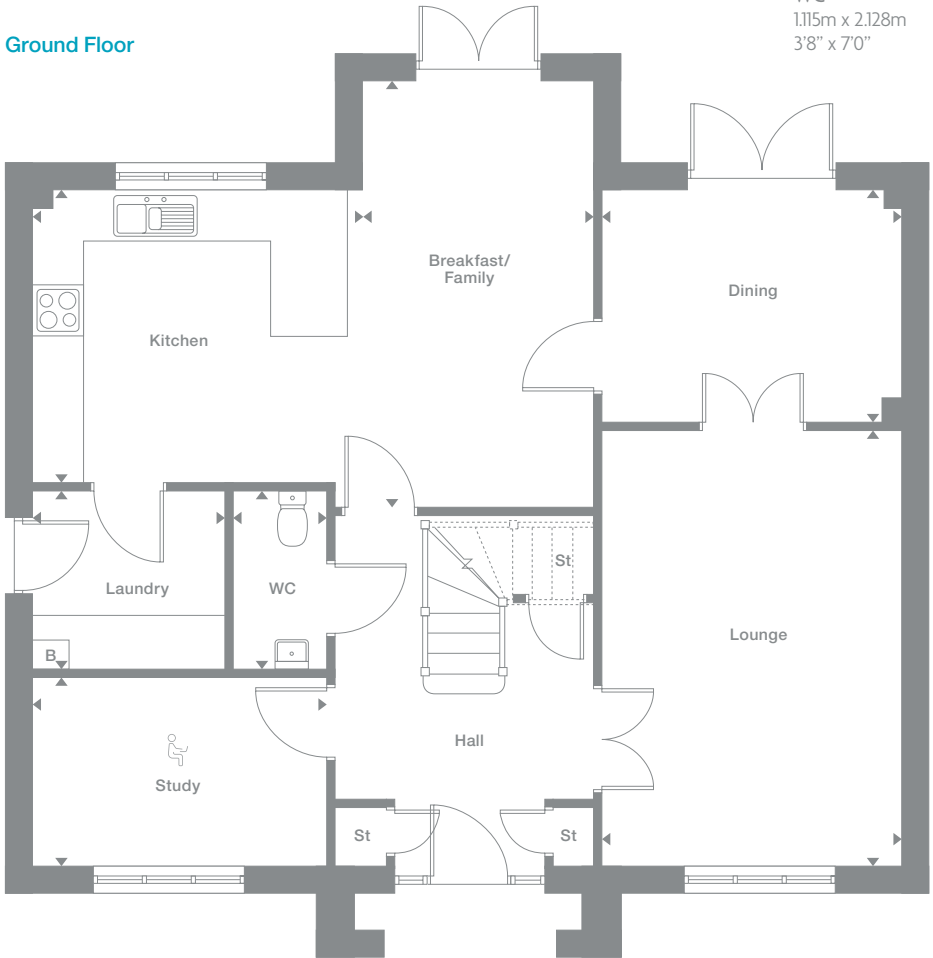
1,885 sq ft



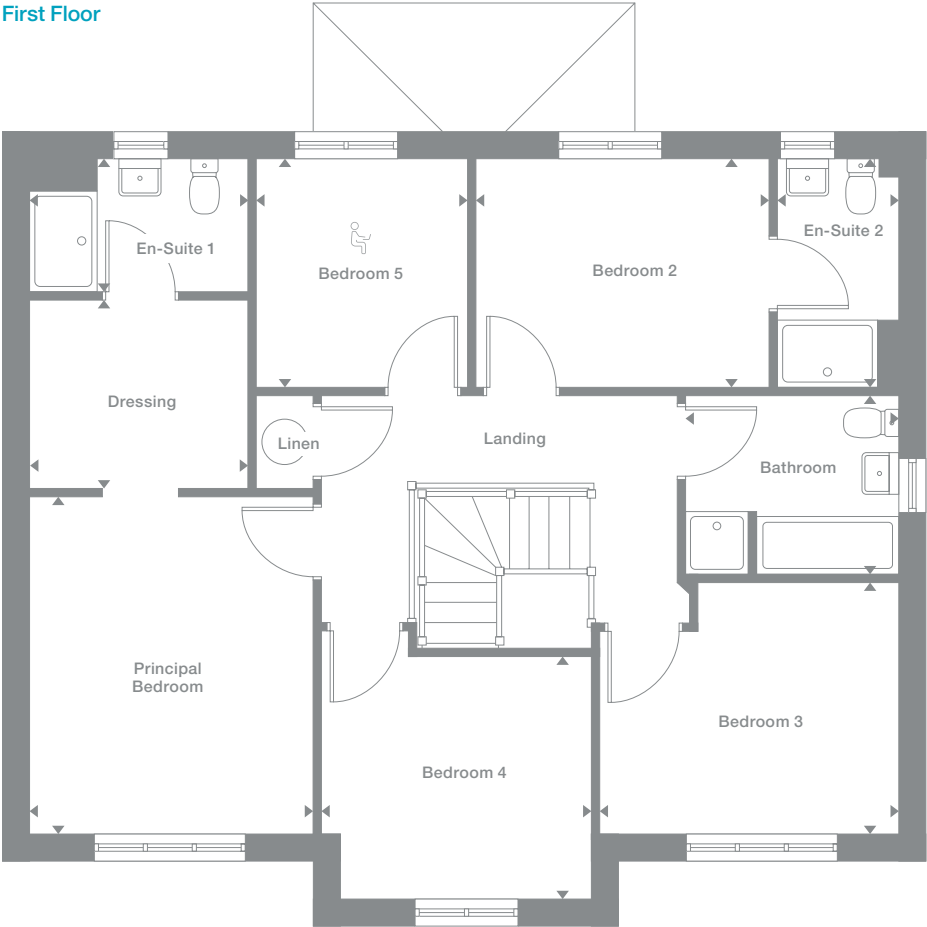
B = Boiler

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Ground Floor



First Floor



Office space area

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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 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.

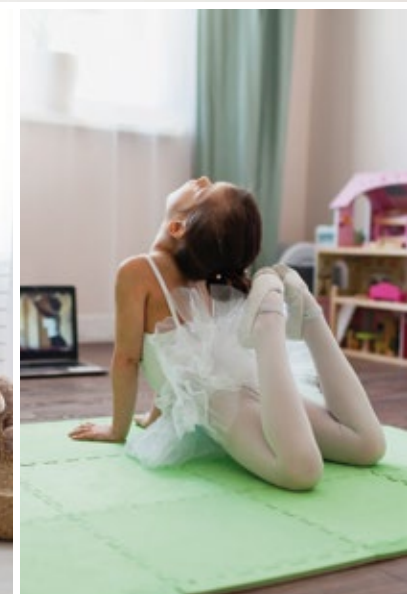
Fully involved
Your new home will quickly be moulded to your personal choices. So will our service. Once you tell us how you want to keep in touch, whether by phone, text, email, our custom designed app or via our website, that's how we'll keep you regularly updated and informed. You'll be able to access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

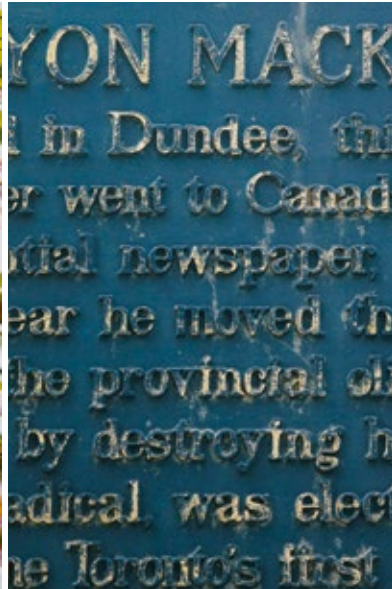
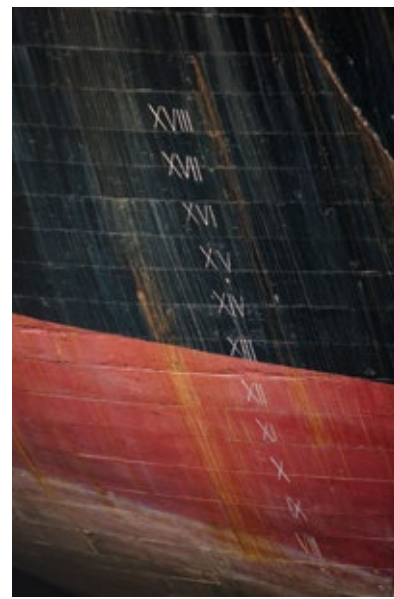
By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.



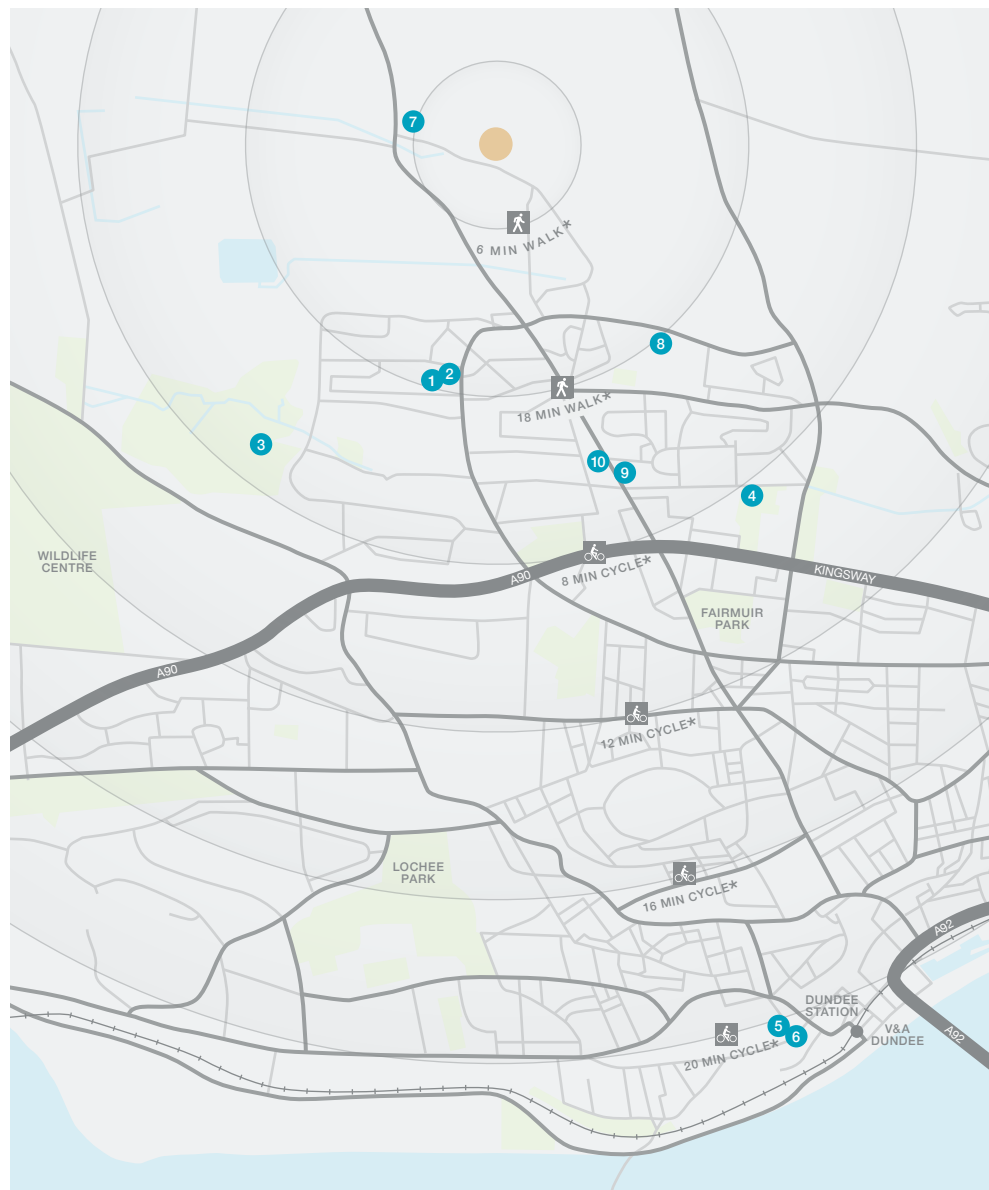
There is a newsagent and general store in Cox Street in Downfield, fifteen minutes' walk away, and a small precinct a mile away with a post office, a pharmacy, a family grocer and a convenience store. Kingsway West Retail Park incorporates more than 20 shops, cafés and restaurants including Boots, Currys and Next, and the city centre's Overgate and Wellgate malls contrast with the distinctive independent ambience of areas like the Perth Road and Broughty Ferry.

Dundee has a cosmopolitan choice of pubs and restaurants, and the amenities and attractions include the renowned Rep Theatre and the exciting Dundee Contemporary Arts. The excellent McManus art gallery and museum is complemented by V&A Dundee, set alongside Scott's renowned RRS Discovery. Activities for younger people range from Dundee Science Centre, or watersports at Wildshore Dundee's floating playground, to the summer Bash Streets Festival celebrating the city's status as the home of comics. The wealth of city parks and green spaces includes Dundee Law, with its magnificent views across the rooftops to the Tay.

Strathmartine Primary School, ten minutes' walk from Strathmartine Park, has a pre-school class for children from age three, and Strathmartine is in the catchment areas for both Forfar Academy and Baldrigon Academy in Dundee. The Downfield Surgery, a full-time medical practice alongside a Boots pharmacy, and Downfield Dental Practice are both around a mile away.

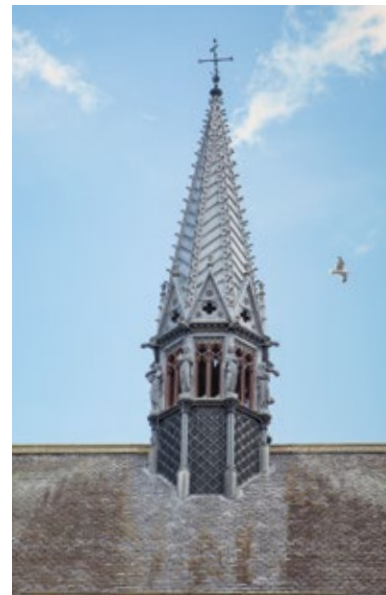


When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite 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 St Mary's Post Office
20-22 St Giles Terrace
01382 817 660
 - 2 St Mary's Pharmacy
14-16 St Giles Terrace
01382 826 795
 - 3 Downfield Golf Club
Turnberry Avenue
01382 825 595
 - 4 St Paul's Swim and Sports Centre
Gillburn Road
01382 307 760
 - 5 Dundee Rep Theatre
Tay Square
01382 223 530
 - 6 Dundee Contemporary Arts
152 Nethergate
01382 432 444
 - 7 Strathmartine Primary School
Craigmill Road
01382 768 130
 - 8 Baldrigon Academy
69 Harestone Road
01382 436 170
 - 9 Downfield Surgery
325 Strathmartine Road
01382 812 111
 - 10 Downfield Dental Practice
483 Strathmartine Road
01382 825 498
- Forfar Academy
Kirriemuir Road
01307 492 200

* 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



How to find us

Development
Opening Times:
Thursday - Monday
10.30am - 5.30pm
03301 622 357

From Dundee city centre
Leave the city centre by the A929 Victoria Road. Carry on into Dens Road, and at the roundabout take the first exit, staying on Dens Road and following signs for Coldside. At the roundabout beside Coldside Library take the third exit to enter Strathmartine Road. Carry straight on, crossing the Kingsway at the Strathmartine Roundabout and follow signs for Strathmartine Hospital. Just over half a mile on, at the roundabout take the third exit, into Baldovan Road. Stay on Baldovan Road for just under a mile, crossing over Harestane Road, and shortly after entering the 20mph zone Strathmartine Park is on the right.

From outside Dundee
Entering the city from either east or west, join the A90 Kingsway. Leave the Kingsway at the Strathmartine Roundabout to join Strathmartine Road, signposted for Strathmartine Hospital, and follow the directions above.

Sat Nav: DD3 0PF



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.



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 for development opening times or call 03301 622 357

Sat Nav: DD3 0PF

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millerhomes.co.uk

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