



**Manor Wood
Edinburgh**

millerhomes

the place to be®

A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with the right people. So, once you've chosen a Miller home, we'll do everything we can to make the rest of the process easy, even enjoyable. From the moment you make your decision until you've settled happily in, we'll be there to help.



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Plot Information

- Glen
- Munro
- Blair
- Dale
- Yeats
- Chichester



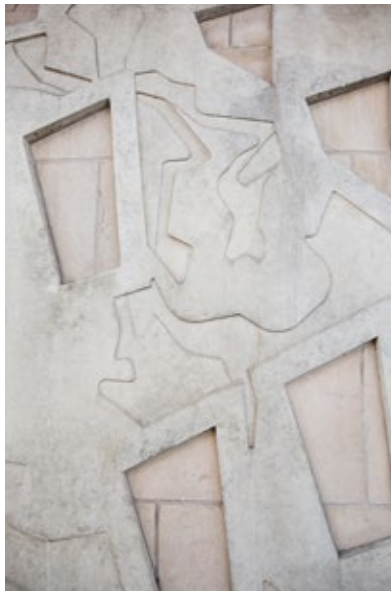
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Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that 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 Manor Wood.



Ten minutes' walk from the Edinburgh Bioquarter and the Edinburgh Royal Infirmary, Manor Wood is situated in one of the most convenient areas of the capital for access to both the city and the wider world. Princes Street is less than four miles away, and the development is just one and three quarter miles from the City of Edinburgh Bypass, bringing the whole of the central belt into reach. Edinburgh Airport is approximately 13 miles away. Frequent bus services run past the development, linking it with the city centre and travelling on to Newhaven, Baberton, Fort Kinnaird shopping centre and Rosewell. One of the city's night buses also serves the area.

The selection of shops nearby caters for all everyday needs. Half a mile away there is a small shopping precinct with a convenience store, a popular home bakery and a large Co-op incorporating a Post Office. Within approximately a mile, there are also Aldi, Morrisons, Lidl and Iceland supermarkets, a newsagent and a pharmacy. The development is also within easy reach of the major shopping centres at Cameron Toll and Fort Kinnaird, with their wide choice of superstores.



Bordered by mature trees and situated on the south-eastern edge of the capital, with easy access to the A720 City Bypass and benefiting from excellent public transport links with Edinburgh city centre, this attractive selection of modern, energy efficient three, four and five bedroom homes is the perfect base for both enjoying the capital's world class shops, theatres, clubs, restaurants and galleries, and travelling further afield via road, rail or air.
Welcome to Manor Wood...

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Overview

With its bright, comfortable lounge opening out to the garden and an expertly-planned kitchen, this is a home designed for maximum convenience. Practical details include a useful cupboard by the front door, and additional storage space complementing the built-in wardrobe in the master bedroom.

Ground Floor

Living/Dining
4.375m x 3.520m
14'4" x 11'7"

Kitchen
2.396m max x 3.448m max
7'10" x 11'4"

WC
2.323m max x 1.129m max
7'7" x 3'8"

First Floor

Master Bedroom
3.713m max x 2.593m
12'2" x 8'6"

Bedroom 2
2.249m max x 3.827m max
7'5" x 12'7"

Bedroom 3
2.214m x 2.503m
7'3" x 8'3"

Bathroom
2.059m x 1.700m
6'9" x 5'7"

Plots

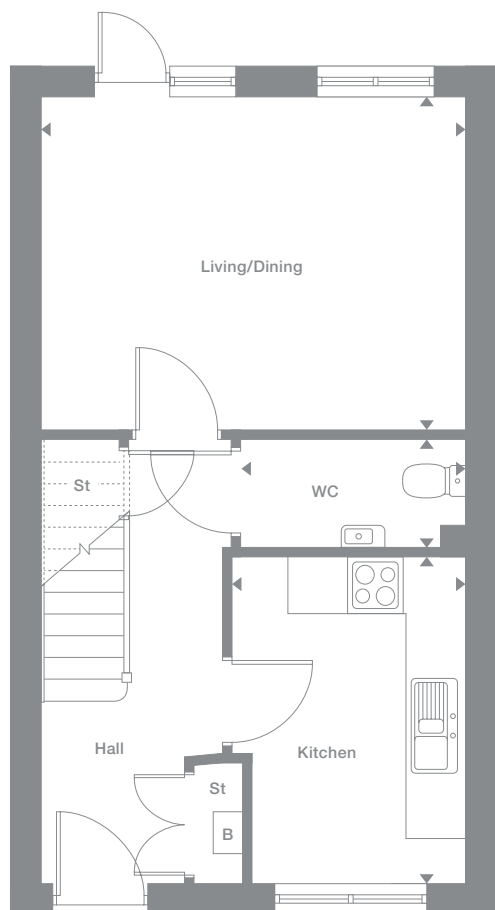
2*, 3*, 4*,
5*, 6

Floor Space

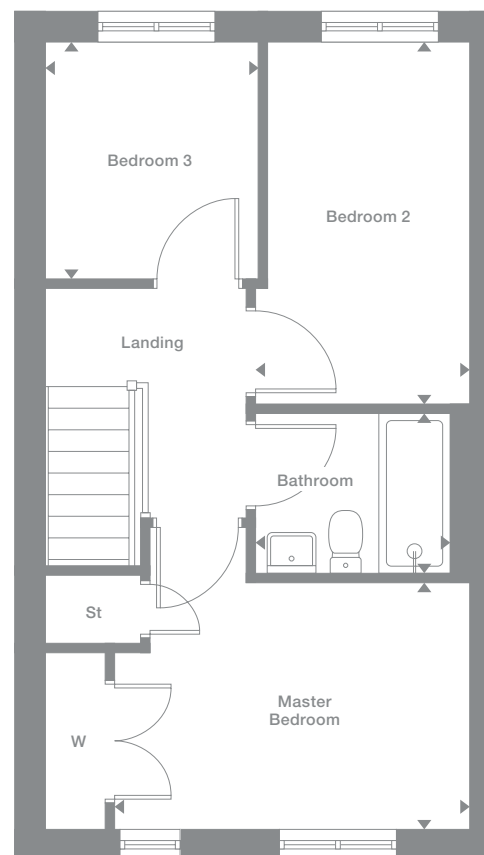
797 sq ft



Ground Floor



First Floor



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*Plots are a mirror image of plans shown above

Overview

The lounge opens through a separate lobby, into a beautifully designed kitchen and dining room with french doors leading to the garden, making outdoor dining an easy option. One of the three bedrooms has an en-suite shower and built-in wardrobe, and there are two useful storage cupboards on the landing.

Ground Floor

Lounge
3.989m max x 3.982m max
13'3" x 13'1"

Kitchen/Family/Dining (Semi)
5.076m max x 3.357m max
16'8" x 11'0"

Kitchen/Family/Dining (Mid Terrace)
5.039m max x 3.357m max
16'6" x 11'0"

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

First Floor

Master Bedroom
2.722m x 3.968m
8'11" x 13'0"

En-Suite
2.328m max x 1.427m max
7'8" x 4'8"

Bedroom 2
2.927m x 3.023m
9'7" x 9'11"

Bedroom 3
2.267m x 2.853m
7'5" x 9'4"

Bathroom
2.100m max x 1.905m max
6'11" x 6'3"

Plots

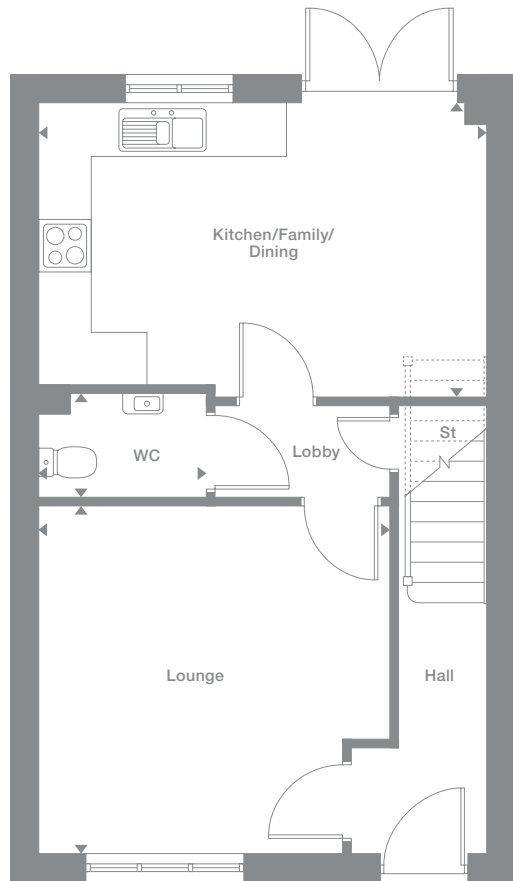
1*, 7, 8*,
9, 24*,
25, 34*,
35, 39,
40*, 41,
42*, 43,
44*, 45,
46*, 47,
48*, 49,
50*, 51,
52*

Floor Space

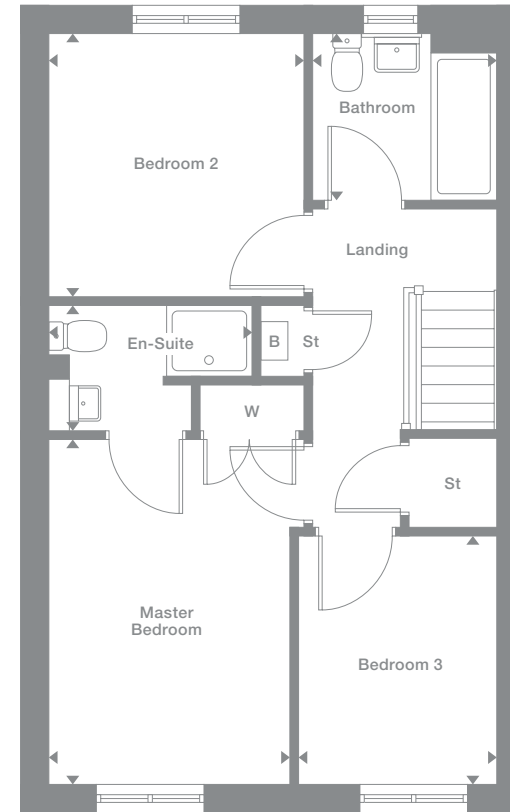
952 sq ft



Ground Floor



First Floor



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Blair

Overview

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

Ground Floor

- Living**
3.497m x 3.581m
11'6" x 11'9"
- Kitchen (Detached)**
2.605m x 3.395m
8'7" x 11'2"
- Kitchen (Semi)**
2.554m x 3.395m
8'5" x 11'2"
- Dining**
3.497m max x 2.779m max
11'6" x 9'1"
- WC**
1.980m x 1.100m
6'6" x 3'7"

First Floor

- Master Bedroom**
3.101m max x 4.413m max
10'2" x 14'6"
- En-Suite**
2.221m max x 1.255m max
7'3" x 4'1"
- Bedroom 2 (Detached)**
3.015m max x 3.436m max
9'11" x 11'3"
- Bedroom 2 (Semi)**
2.977m max x 3.436m max
9'9" x 11'3"
- Bedroom 3 (Detached)**
2.604m x 3.258m
8'7" x 10'8"
- Bedroom 3 (Semi)**
2.567m x 3.258m
8'5" x 10'8"
- Bedroom 4**
2.450m x 3.033m
8'0" x 9'11"
- Bathroom**
1.885m x 2.167m
6'2" x 7'1"

Plots

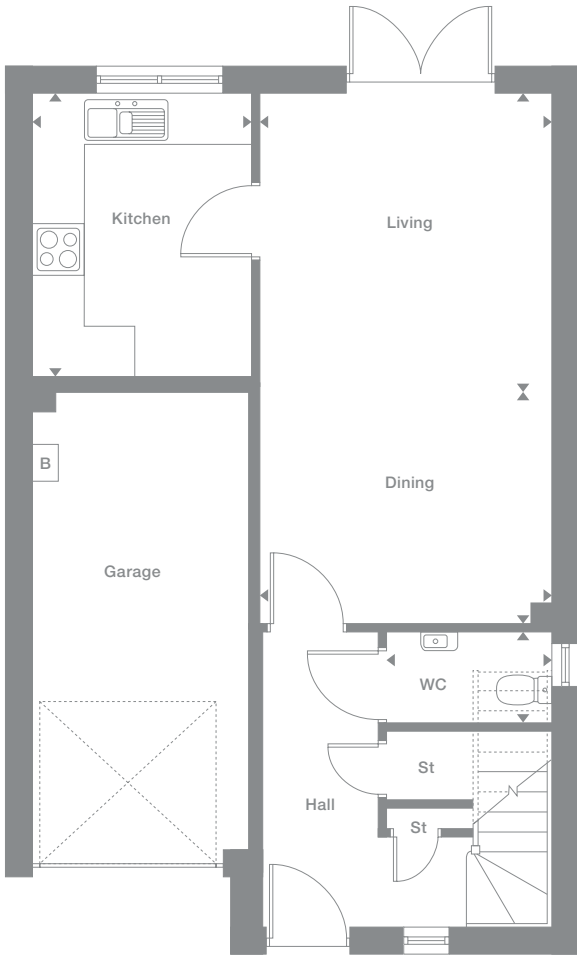
- 11*, 12,
16*, 17*,
18, 21*,
22*, 23,
28*, 29,
33*, 36*,
37, 53,
54*

Floor Space

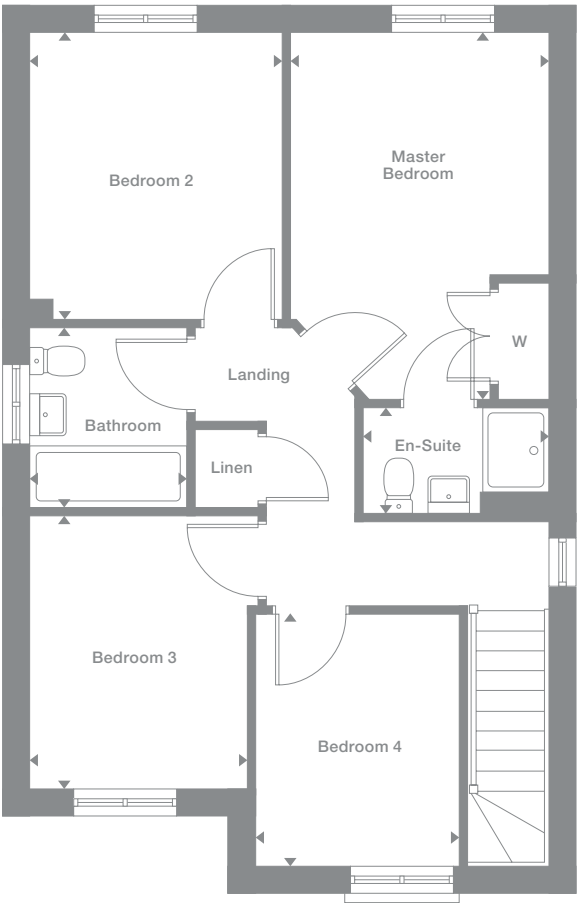
1,117 sq ft



Ground Floor



First Floor



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*Plots are a mirror image of plans shown above † Window to detached plots only

Dale

Overview

Behind the attractive canopied entrance, this comfortable home features an elegant lounge with double doors through to the adjoining family dining space and practical, expertly planned kitchen, with french doors keeping the whole space light and fresh. Upstairs, a cleverly shared shower room means three of the four bedrooms have en-suite facilities.

Ground Floor

Lounge
3.299m max x 4.810m max
10'10" x 15'9"

Kitchen
3.442m max x 3.254m max
11'4" x 10'8"

Breakfast/Family
4.761m max x 4.290m max
15'7" x 14'1"

WC
1.782m max x 1.289m max
5'10" x 4'3"

First Floor

Master Bedroom
3.299m max x 4.153m max
10'10" x 13'7"

En-Suite 1
2.108m max x 1.695m max
6'11" x 5'7"

Bedroom 2
4.099m max x 3.076m
13'5" x 10'1"

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

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

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

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

Plots

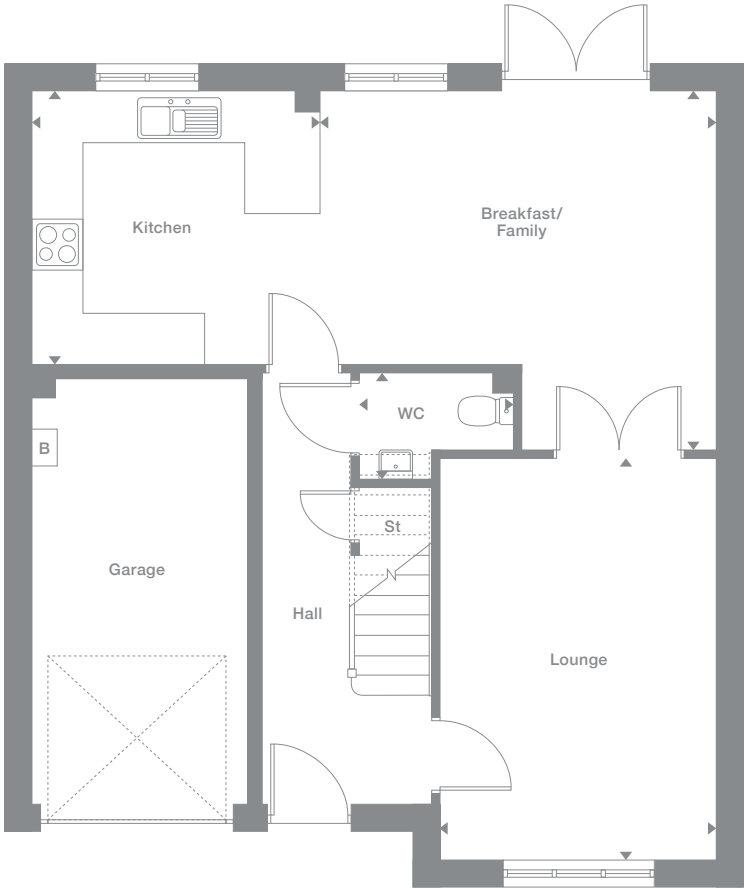
10, 26, 27*

Floor Space

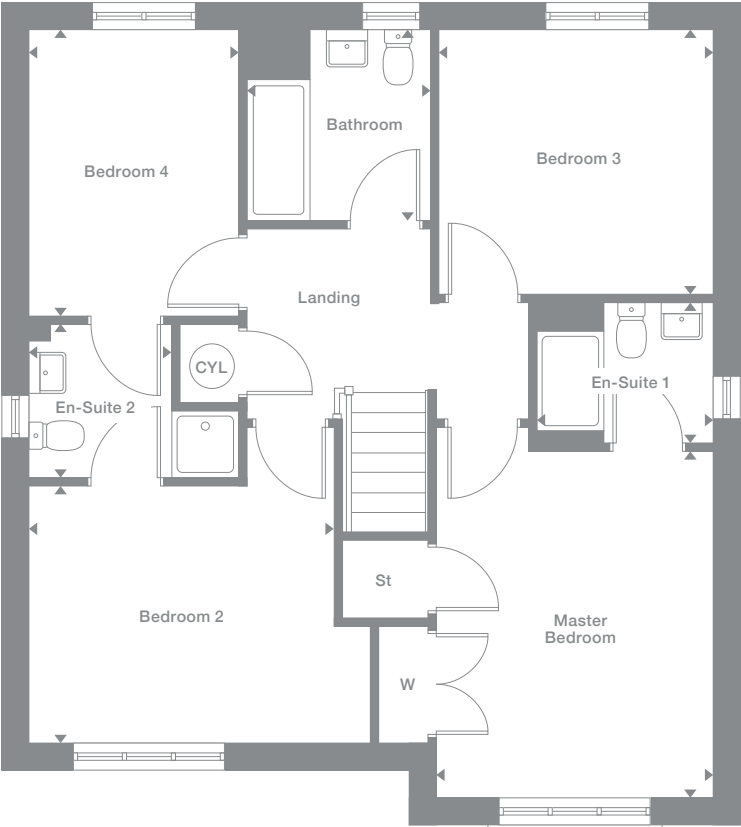
1,400 sq ft



Ground Floor



First Floor



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Overview

Designed for flexibility, with french doors and a separate laundry room, the kitchen and dining room of this exciting home forms a natural hub for family life. A private shower room shared by two bedrooms means that three of the four bedrooms have en-suite facilities.

Ground Floor

Lounge
3.656m x 4.372m max
12'0" x 14'4"

Kitchen
3.761m max x 4.143m max
12'4" x 13'7"

Family/Dining
5.140m x 3.444m
16'10" x 11'4"

Laundry
1.634m max x 1.961m max
5'4" x 6'5"

WC
1.805m x 1.263m
5'11" x 4'2"

First Floor

Master Bedroom
3.656m x 4.155m
12'10" x 13'8"

En-Suite 1
1.642m max x 2.196m max
5'5" x 7'2"

Bedroom 2
3.749m max x 4.145m
12'4" x 13'7"

Bedroom 3
2.935m max x 3.381m max
9'8" x 11'1"

Bedroom 4
2.237m x 3.488m max
7'4" x 11'5"

En-Suite 2
2.935m max x 1.503m max
9'8" x 4'11"

Bathroom
2.715m max x 1.974m max
8'11" x 6'6"

Plots

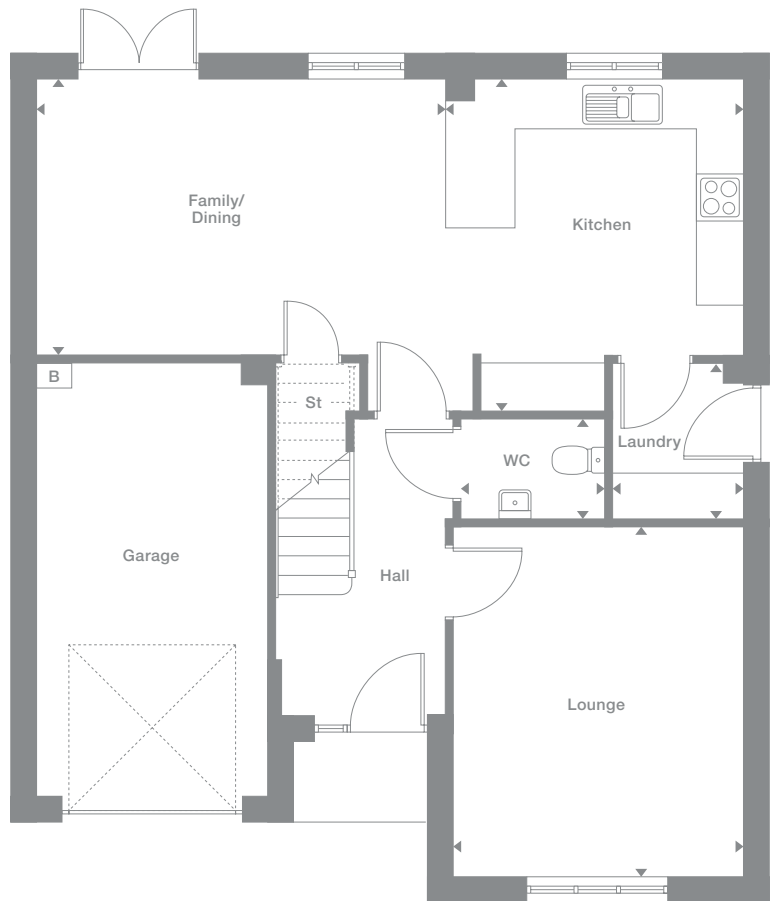
13, 19,
20, 32

Floor Space

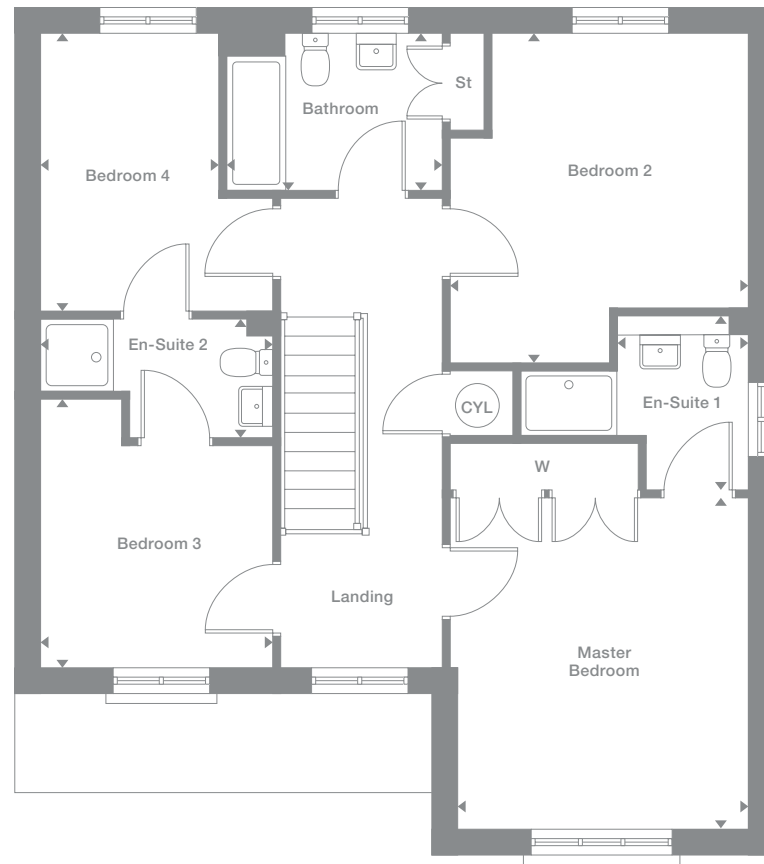
1,539 sq ft



Ground Floor



First Floor



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Chichester

Overview

From the elegant twin double doors of the lounge to the dual french doors in the dining room and family area, from the feature staircase and landing to the five bedrooms, two of them en-suite and one incorporating a luxurious dressing area, this is a home that can provide comfort and privacy to the largest families and their guests.

Ground Floor

- Lounge**
3.586m x 5.215m max
11'9" x 17'1"
- Kitchen**
3.966m max x 3.504m max
13'0" x 11'6"
- Breakfast/Family**
2.755m x 5.717m
9'0" x 18'9"
- Dining**
3.586m max x 2.792m max
11'9" x 9'2"
- Laundry**
2.291m x 2.128m
7'6" x 7'0"
- Study**
3.506m x 2.253m max
11'6" x 7'5"
- WC**
1.115m x 2.128m
3'8" x 7'0"

First Floor

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

Plots

14, 15*, 30,
31*, 38*

Floor Space

1,903 sq ft



Ground Floor



First Floor



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*Plots are a mirror image of plans shown above

The Miller Difference

The Miller Difference

We're enormously proud of the homes we've been building for the last 80 years, and throughout that time we've been listening to our customers and learning from them. From insisting on the best workmanship and the highest quality materials right through to recognising our responsibilities to the environment.

During this time we've seen many generations of families enjoy our homes and developments, and we've seen the happy, thriving communities they've become.

Trust

For us, the most important people are the customers who choose our homes in which to build their future. Their satisfaction and confidence in us, from our very first meeting onwards, is a key measure of our success.

We're proud of the independent surveys that consistently show our high levels of customer satisfaction. That's the real barometer of our quality and our service.

Helping where we can

We invest everything into your customer journey – it's designed not just to please you, but to exceed your expectations.

When you become a Miller customer, we'll listen to you right from the start. From the day you first look around a showhome until long after you've moved in, we're here to offer help and support. We've been doing this a long time so we have a vast amount of experience to draw on.

We don't want you to just be satisfied, we want you to be proud of your new home and delighted by the whole experience. We want you to recommend us, too.

Pushing up standards

We frequently win awards for the quality of our homes. For their generous specification, skilful construction, beautiful locations, and for the teams that build them. We are acknowledged experts in the field. You can see the quality of our product and you will notice the quality of our service as we guide you through the many different ways of buying your home. It's a customer journey that has taken 80 years to perfect.

We know the importance of workmanship and job satisfaction. We look after our teams, we train and employ the best people and we reward safe and careful practice.

Keeping you involved

First you'll meet your Development Sales Manager who will give you any help you need in choosing and buying your home. Then your site manager, who will supervise the build of your home and answer your questions along the way.

We'll invite you to a pre-plaster meeting with your site manager during the construction of your new home, where you'll get to see, first hand, the attention to detail, care and craftsmanship involved.

Wherever practical, we ask you to choose your own kitchen and bathroom including your own tiles, worktops, appliances and other options. Your home becomes personal to you long before we've finished building it.

A Better Place

We don't just create more homes, we enhance locations with our developments. Places where people will make friends, enjoy family life and take pride in their neighbourhoods and surroundings. We even provide a unique www.mymillerhome.com website to keep you up to date on the build progress of your home and to help you get to know the area, your neighbours and live more sustainably once you've moved in.

For your future

For us, success is building exceptional homes, in sustainable communities. And that's how we've built a business that goes from strength to strength.

"Buying a property is one of the most important decisions in life and I am delighted that Miller Homes made it an easy one for me."

Chris Mackenzie
Miller Home Owner

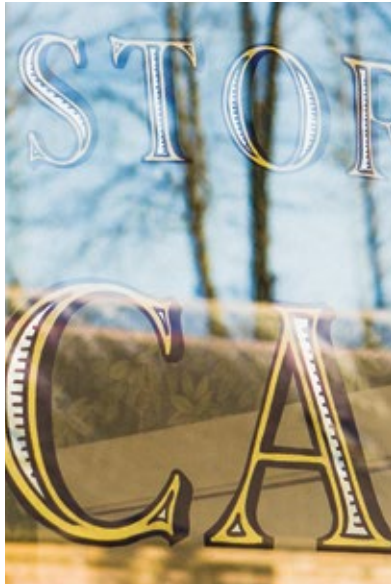
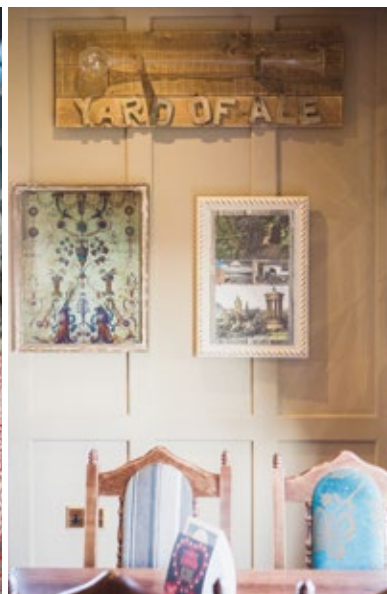
"We are so impressed with the exceptional customer service and quality of our home that we've recommended Miller Homes to a friend."

Helen Moscrop
Miller Home Owner

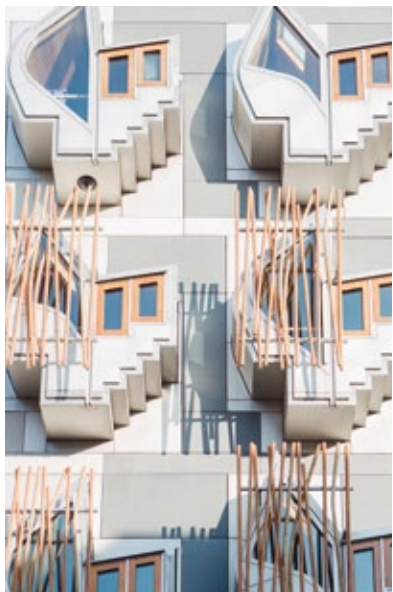
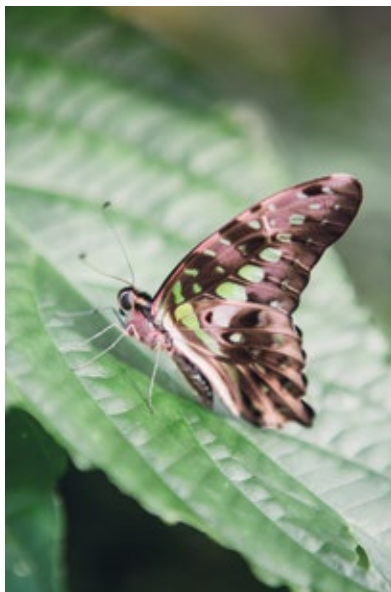


Edinburgh is one of the country's premium shopping destinations. Celebrated names like Harvey Nichols and Jenners contrast with local traders, small antique shops and the character-filled individuality of areas such as Newington, Portobello and Morningside. Alongside a superb diversity of bars, restaurants and nightclubs, the city has an outstanding offering of museums and galleries, theatres, cinemas and live music venues. The vibrant, diverse year-round programme of classical concerts, pub gigs, drama and special events becomes even more exciting during the city's Festivals.

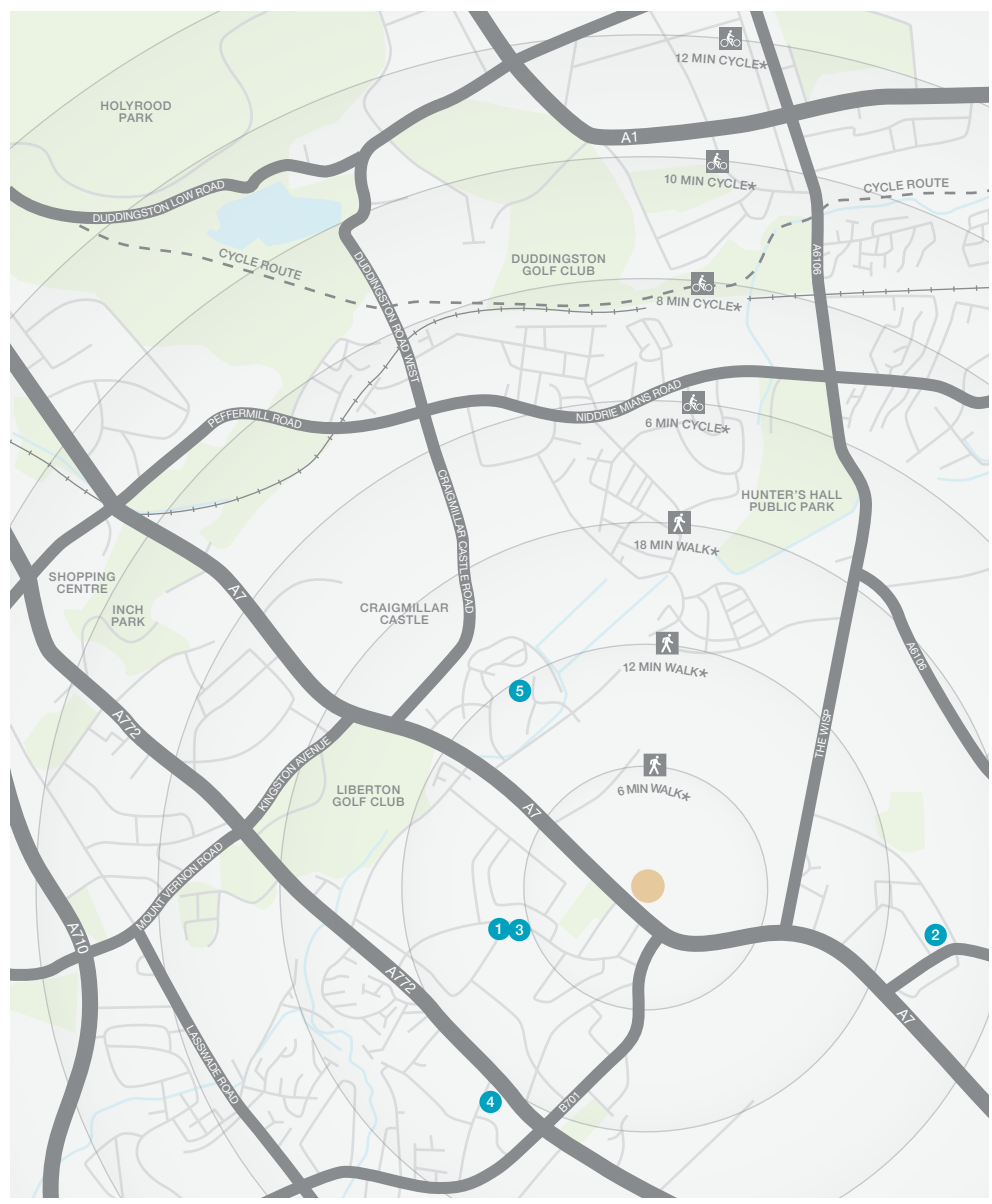
Nearby fitness facilities include a gym at Danderhall Leisure Centre and a swimming pool, gym and sports hall at Gracemount. Manor Wood is in easy reach of several golf courses including Liberton Golf Club. For relaxed walking or cycling, Holyrood Park, Blackford Hill, the Hermitage of Braid and the Pentland Hills are all in easy reach.



The local library at Moredun offers free wi-fi and other services, and hosts a number of activity groups for children and young people. Local Primary and Secondary schools are nearby. Healthcare provision in the immediate area includes the comprehensive A&E facilities of Edinburgh Royal Infirmary and Brite Dental in Gilmerton Road.



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 Moredun Post Office
80-88 Moredun Park Road,
0845 722 3344
- 2 Danderhall Pharmacy
71 Newton Church Road
0131 663 3031
- 3 Moredun Library
92 Moredun Park Road,
0131 529 5652
- 4 Brite Dental Gilmerton
536 Gilmerton Road
0131 666 2307
- 5 Royal Infirmary of Edinburgh,
51 Little France Crescent,
0131 536 1000

* Times stated are averages based on approximate distances and would be dependent on the route taken.
Based on:
0.5km = 5 to 7 mins walk
1.0km = 10 to 14 mins walk
1.5km = 15 to 21 mins walk
2.0km = 5 to 8 mins cycle
2.5km = 6 to 10 mins cycle
3.0km = 7 to 12 mins cycle
3.5km = 8 to 14 mins cycle



How to find us

Please see website:
www.millerhomes.co.uk
for opening times
03301 349 493

From the City of Edinburgh Bypass
Leave the Bypass at Sheriffhall Roundabout for Edinburgh via the A7/Old Dalkeith Road. Stay on the A7/Old Dalkeith Road for one and three quarter miles, bearing left at the traffic lights one and a quarter miles on. Two hundred yards after passing the turn-off for Gilmerton via the B701, the entrance to Manor Wood is on the right.

From Edinburgh City Centre
Leave the city centre by the A7 Clerk Street and carry on through the traffic lights near the Queen's Hall, then at the next lights turn left into East Preston Street. Turn right at the T-junction, on to Dalkeith Road and pass the Royal Commonwealth Pool. After a mile, follow signs for the Royal Infirmary through the Cameron Toll junction. Following Old Dalkeith Road, around half a mile after passing the second entrance to the Infirmary on the left, the entrance to Manor Wood is also on the left.

Sat Nav: EHI7 7DP



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.

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

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.

This brochure is printed on GaleriArt 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.

www.millerhomes.co.uk

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