



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.







Reached by leafy, prestigious residential streets, with woodland providing a peaceful buffer to the rear, Suffolk Row has a secluded ambience that belies its enormously convenient location. Edinburgh city centre and Waverley Station are around twenty five minutes walk away, and the A701 offers direct access to the City Bypass. The road through The Meadows provides a fast route to the West End of the city, Edinburgh International Conference Centre and the airport.

Edinburgh is a very special place to live. Magnificent museums and galleries provide a backdrop for world-class theatre, music, visual art, festivals and other events. One of the city's most exciting venues, the critically-acclaimed Summerhall arts complex, is less than 20 minutes walk away.







Suffolk Row's proximity to the city centre, where department stores like Harvey Nichols and Jenners are interspersed with specialist shops such as the legendary Valvona and Crolla delicatessen and the flagship Apple Store, allow the capital's amenities to be enjoyed to the full. Jewellers, perfumiers and fashion houses around George Street contrast with the boutiques, antiques and cosmopolitan shops of Stockbridge, the Grassmarket and the picturesque alleys of the Old and New Towns.

For everyday needs, Suffolk Row is within a short walk of the diverse shops and cafés of Newington, and even closer to the Cameron Toll shopping centre, with around 40 retailers including a Sainsbury superstore, pharmacies, opticians and travel agents.







The quietly opulent area with its substantial villas and tree-lined gardens, has long been one of Edinburgh's most sought-after neighbourhoods. This exclusive selection of townhouses, sympathetic to their elegant surroundings and finished and equipped to the very highest standards, combines the best values of the past with the exciting opportunities of today's technologies. Uncompromising in every detail, they set a new benchmark for premium urban living. Welcome to Suffolk Row.

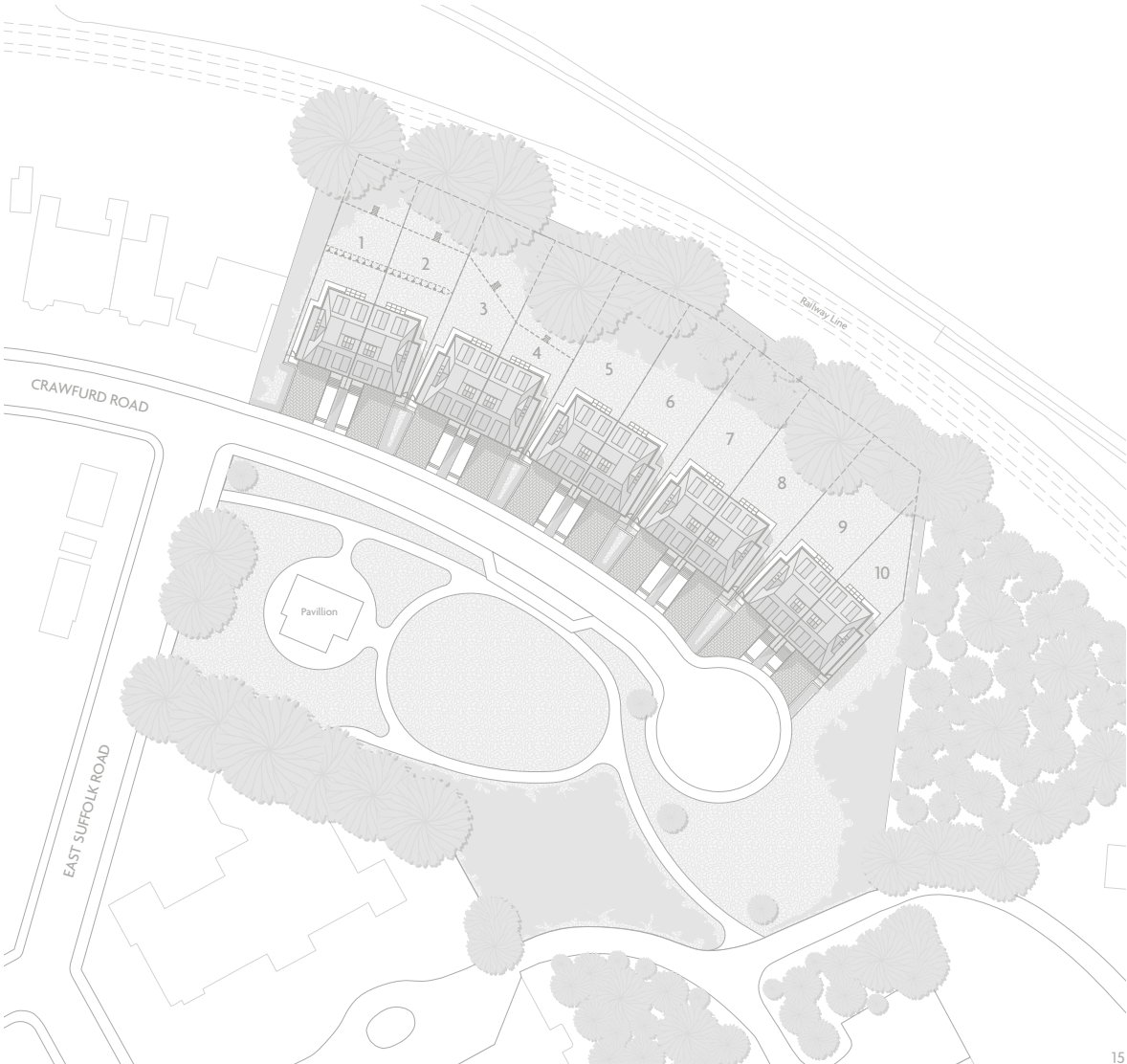




Behind the impressive frontages that enhance their elegant surroundings, every detail of these magnificent homes demonstrates the highest standards of design and specification. A wall of glass slides away to integrate the family room with the garden. Four of the five bedrooms, including the sumptuous master bedroom, are en-suite. Only leisurely exploration of the entire four floors will give a true picture of their spaciousness, quality and appeal.

**Plots**  
1, 2, 3, 4, 5,  
6, 7, 8, 9, 10

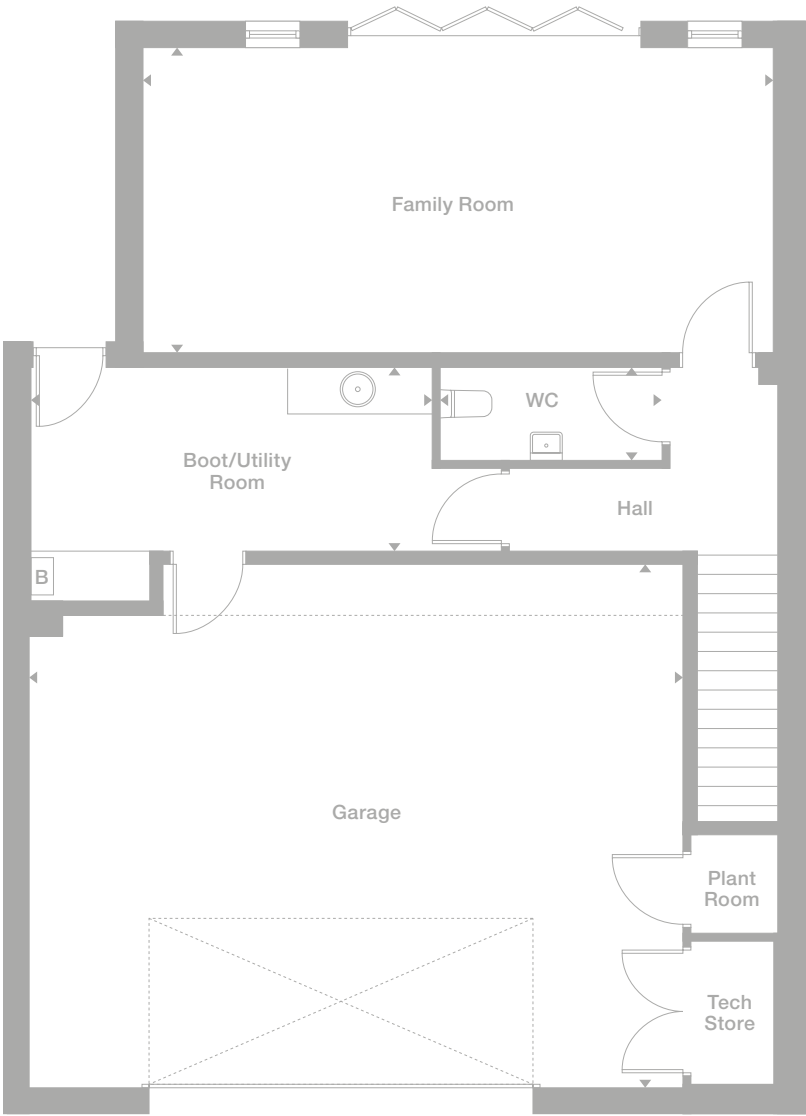
**Floor Space**  
3,928 sq ft  
365 m<sup>2</sup>



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.

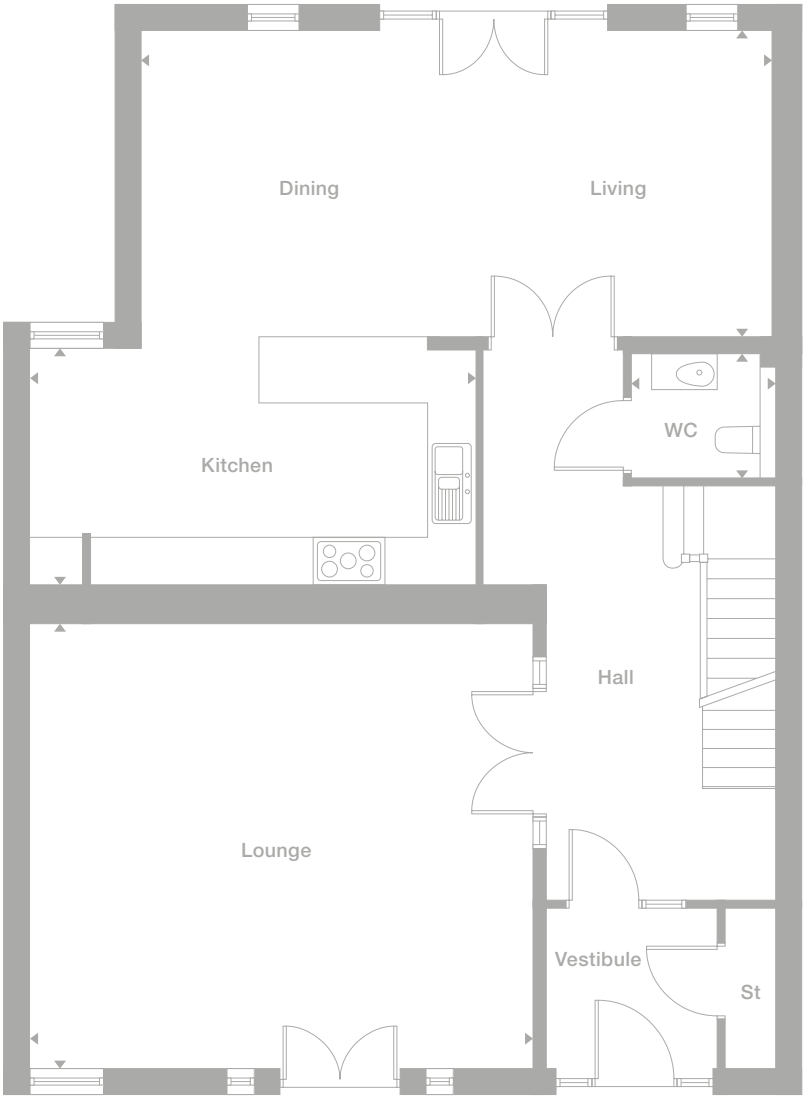
Lower Ground Floor

- Boot/Utility Room  
5.013m x 2.295m  
16'5" x 7'6"
- Family Room  
7.898m x 3.808m  
25'11" x 12'6"
- WC  
2.773m x 1.177m  
9'1" x 3'10"
- Garage  
8.188m x 6.539m  
26'10" x 21'5"



Ground Floor

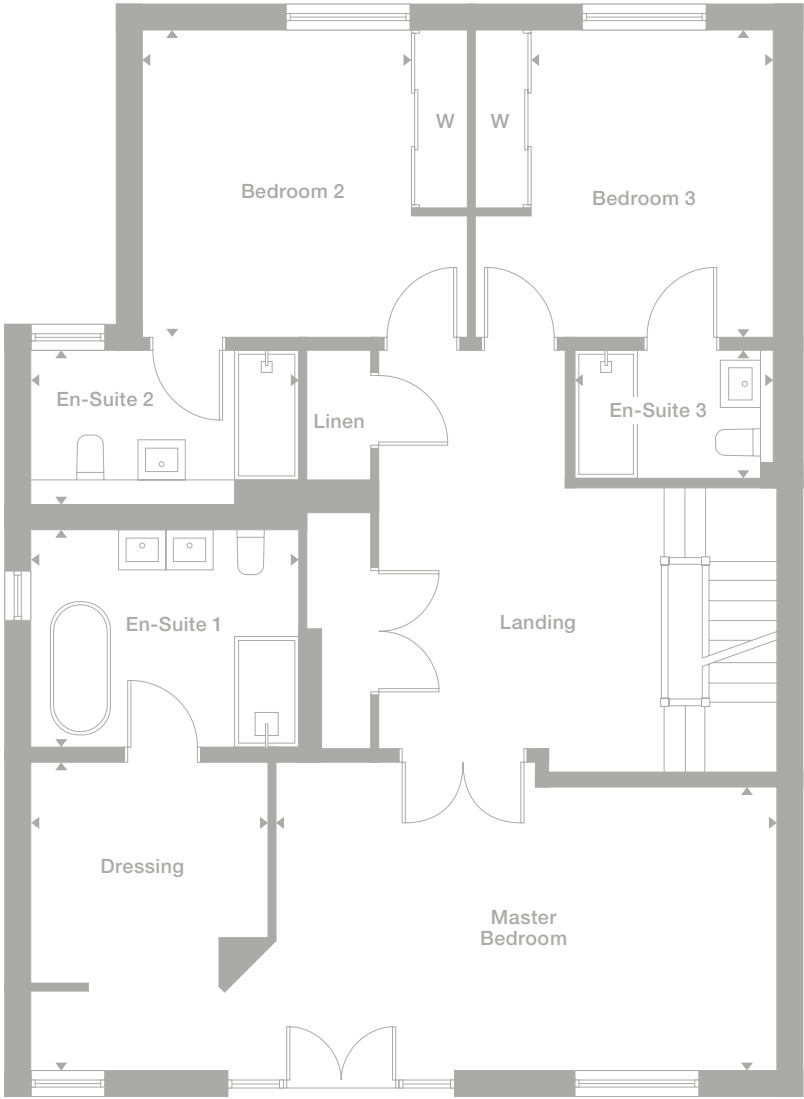
- Lounge  
6.299m x 5.550m  
20'8" x 18'2"
- Kitchen  
5.576m x 2.946m  
18'4" x 9'8"
- Living/Dining  
7.898m x 3.817m  
25'11" x 12'6"
- WC  
1.806m x 1.550m  
5'11" x 5'1"





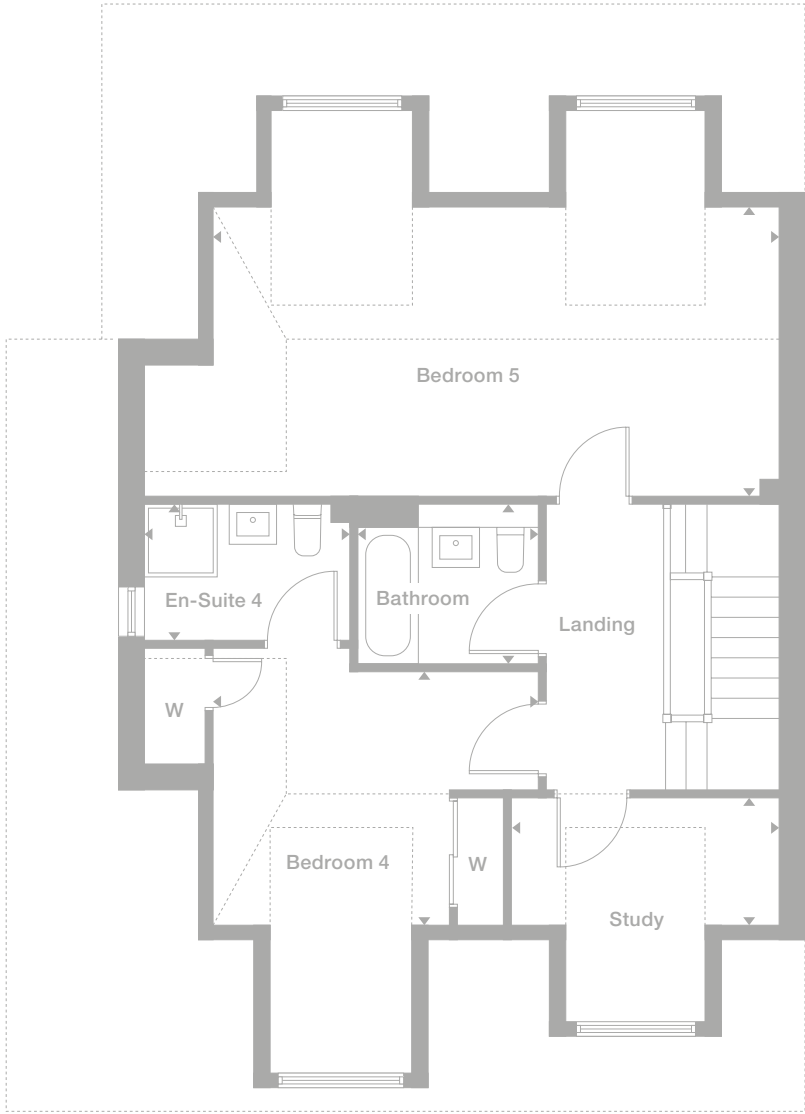
First Floor

Master Bedroom 6.254m x 3.508m 20'6" x 11'6"	En-Suite 2 3.339m x 1.934m 10'11" x 6'4"
Dressing 2.950m x 3.843m 9'8" x 12'7"	Bedroom 3 3.817m x 3.053m 12'6" x 10'0"
En-Suite 1 3.339m x 2.741m 10'11" x 9'0"	En-Suite 3 2.562m x 1.621m 8'5" x 5'4"
Bedroom 2 3.817m x 3.350m 12'6" x 11'0"	



Attic Floor

Bedroom 4 4.076m x 3.161m 13'4" x 10'4"
En-Suite 4 2.584m x 1.700m 8'6" x 5'7"
Bedroom 5 7.066m x 3.604m 23'2" x 11'10"
Bathroom 2.262m x 2.000m 7'5" x 6'7"
Study 3.331m x 1.582m 10'11" x 5'2"



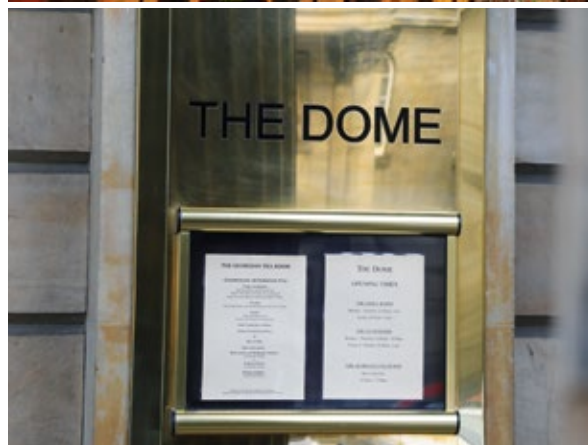
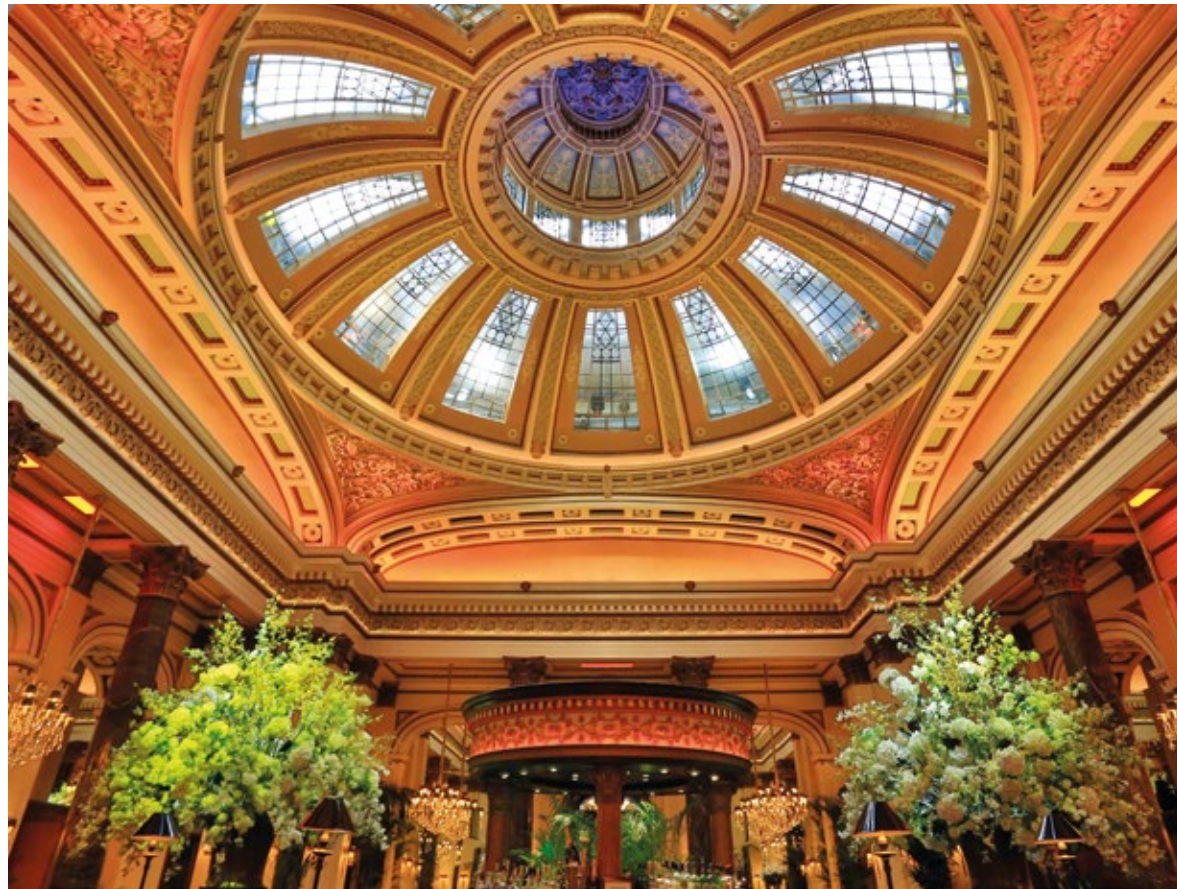
Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.





Specification	Doors, windows and staircases	Internal decoration, finishes and fittings	Kitchens and utility rooms	Bathrooms and en-suites	Television and home entertainment	Lighting, heating and electrical	External details	Options and Choices	Important Notice:
	<p>The front door, custom crafted in timber to a traditional six-panel design, is flanked by side lights to form a bright, welcoming, introduction to your home. The lounge is entered via impressive double doors set in a glazed surround, and other internal doors are finished in oak veneer, perfectly complementing the uncompromisingly contemporary oak staircase with its feature clear glass balustrades. Windows, expertly constructed in timber, are painted grey on the outside and crisp white inside, and the family room features a breathtaking glass bi-fold door that glides away to open the space to the garden. The electrically operated steel sectional garage door is also painted grey to harmonise with the front door and the windows.</p>	<p>Throughout the home, stylish white skirtings, door surrounds and other facings frame internal walls and ceilings finished in white matt emulsion, and the inside of the garage is also painted white. In the living room, a gas supply has been installed to offer the option of adding a feature fireplace. The master dressing room includes shelves, hanging rails and drawers, and wardrobes with shelves and rails are also fitted in bedrooms two, three and four.</p>	<p>Expertly designed by Porcelanosa for optimum versatility and functionality, the kitchens will be completed with your own choice of worktops, glass splashbacks and other details to reflect your personal style. The fully integrated appliances, all from the prestigious Siemens collection, include a five-zone black glass induction hob with a stainless steel extractor canopy, single oven, combi microwave oven and warming drawer in stainless steel and black glass, and a dishwasher, larder-style fridge and separate larder freezer. The utility rooms, also by Porcelanosa, feature 40mm post-formed laminate worktops backed by 100mm upstands.</p>	<p>Bringing the most modern designs into timelessly classic settings, the bathrooms and en-suites are individually designed by Porcelanosa with white sanitary fittings, tiled walls and floors in all wet areas, and heated towel radiators throughout. The luxurious master en-suite incorporates an elegant free-standing bath from the Lounge selection, a floorstanding bath filler, separate shower with a Noken showerhead and wall mounted Cota hand shower, and dual Gelcoat basins with chrome mixer taps set in a double Urban vanity unit beneath a heated, tiled-in mirror. En-suites to the second, third and fourth bedrooms all incorporate showers, wall hung WCs, and Urban vanity units with Gelcoat basins and chrome mixer taps. The ground floor toilet also has a wall-hung WC complemented by a Hotel basin with chrome mixer tap, while the toilet on the garden level has a close-coupled WC with soft-close seat and a basin with a chrome mixer tap.</p>	<p>Because comprehensive connectivity is a fundamental of modern life, the Home Tech Hub that we place conveniently in the garage incorporates Virgin cable services, provision for BT fibre broadband, and a Freeview digital aerial. Boosted WI-Fi coverage is available throughout the home, and a pre-wired network with category 6, HDMI and speaker cabling offers the capability to easily install and integrate your own choice of IT and entertainment technology.</p>	<p>Chrome electrical switches and sockets add a premium feel to the ground floor rooms, with white face plates complementing the paintwork in other rooms. A separate five amp circuit is perfect for creating mood lighting in the living room, family area and master bedroom, and bright, energy efficient LED downlighters, complemented by pendant lights over the breakfast bar, ensure kitchen work areas are well lit. LED downlighters also provide light precisely where it is needed in the WCs, bathrooms and en-suites. External lighting has been added at the front and rear doors, at the garage, outside the family room, and along the footpath leading to the rear garden. Central heating in all rooms is remotely controlled by an app governing the boiler and the hot water supply, and the garage includes provision for an electric car charging point.</p>	<p>Each elevation of your home is finished in classic natural stone that perfectly complements the traditional slate roof, creating a timeless appeal. The gardens are turfed to front and rear, with slabs laid on patios and paths and an external tap and power socket at the rear of the property. Drives are surfaced in Tegula Monoblocks, and the natural border provided by 1.8m screen fencing with a single personnel gate brings privacy and convenience.</p>	<p>Customer options and choices are offered subject to the stage of building.</p>	<p>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 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 Sales Manager and confirmed with solicitors.</p>









The area around Suffolk Row includes many of Edinburgh's finest sports and outdoor attractions, including the Royal Commonwealth Pool, with its 50m swimming pool, separate diving pool, gym and fitness studios. There is another gym in the Cameron Toll centre, and local parks such as the dramatic Arthur's Seat, Blackford Hill, Inch Park and Craigmillar Castle Park afford endless opportunities for walking and cycling. Golf courses in easy reach include the Prestonfield, Liberton and Braid Hills clubs.

Suffolk Row is in the catchment areas for Preston Street Primary and St Peter's RC Primary in Morningside. Pupils from Preston Street normally transfer to James Gillespie High School, rated the Scottish State School of the Year in 2015, with those from St Peter's attending the popular St Thomas of Aquin's High School. There are also several private schools in the area. A choice of dental surgeries and GP practices can be found within a short walk, and Edinburgh Royal Infirmary, which has the largest adult emergency facility in Scotland, is less than two miles away.







- 1 Royal Commonwealth Pool  
21 Dalkeith Road  
0131 667 7211
- 2 Summerhall  
Summerhall Place  
0131 560 1580
- 3 Preston Street  
Primary School,  
Dalkeith Road  
0131 667 4208
- 4 St Peter's RC  
Primary School,  
10 Falcon Road  
0131 447 5742
- 5 James Gillespie's  
High School,  
Lauderdale Street  
0131 447 1900
- 6 St Thomas of Aquin's  
High School,  
2-20 Chalmers Street  
0131 229 8734
- 7 Conan Doyle Medical Centre  
4 Nether Liberton Lane  
0131 667 2863
- 8 Dalkeith Road  
Medical Practice,  
145 Dalkeith Road  
0131 667 7051
- 9 Barbour Dental Practice  
39 Mayfield Gardens  
0131 668 1521
- 10 ERI Emergency Department  
51 Little France Road  
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

**From Edinburgh city centre**

From the junction of The Bridges and the High Street, carry on along South Bridge, Clerk Street and Newington Road for one and a half miles. Turn left into Crawford Road and follow the road as it curves to the right, and Suffolk Row is straight ahead.

**From the city of Edinburgh bypass**

Leave the bypass at the Straiton Junction and follow signs for Edinburgh South and the City Centre via the A701. Stay on the A701 for two and a half miles, following signs for the City Centre. After passing the junction with Lady Road, take the second right turn into East Suffolk Road and Suffolk Row is 200 yards ahead on the right.

Sat Nav: EH16 5PQ

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.

millerhomes

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