



**Lady Victoria Grange
Newtongrange**

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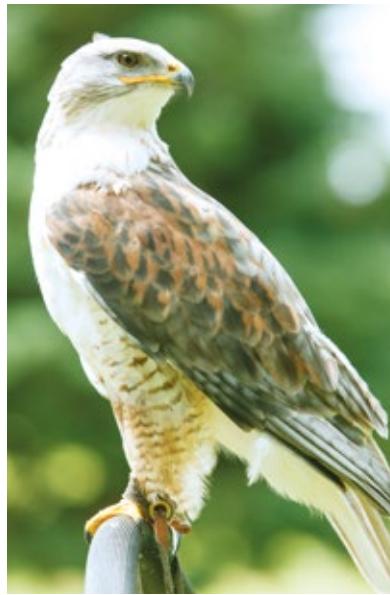
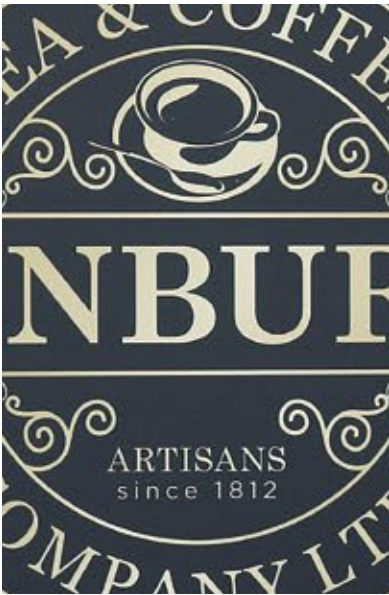
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Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that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



Lady Victoria Grange is just half a mile from the A7 and half an hour's drive from the centre of Edinburgh. Trains from Newtongrange station, on the new Borders line, run twice an hour to Edinburgh Waverley and to Tweedbank in the south. Journey time into the capital is just over half an hour. Newtongrange is served by Lothian Buses route 29 and the express X29 into Edinburgh, and by route 39 which runs between Gorebridge and Dalkeith.

The development is around fifteen minutes walk from Dalhousie Castle hotel and spa, while the choice of bars in and around Newtongrange includes the picturesque Sun Inn and the Dean Tavern, founded in the nineteenth century on the 'Gothenburg' principle of community ownership, with profits used to benefit local activities. Today, it is the only Gothenburg pub in Scotland still operating on these original principles.



Bounded by a belt of mature trees and the River South Esk, with the old farm buildings sensitively renovated to form a striking centrepiece, this delightfully landscaped selection of energy efficient three, four and five bedroom homes adds a prestigious new neighbourhood to Newtongrange. Half a mile from the A7 and the railway station, and nine miles from the centre of Edinburgh, this is the ideal blend of natural, peaceful surroundings and outstanding convenience.

Welcome to Lady Victoria Grange...

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Munro

Overview

The lounge opens, through a separate hallway, into a beautifully designed kitchen and dining room with french doors that keep the room fresh and make outdoor dining an easy option. The master bedroom has an en-suite shower and built-in wardrobe, and there are two useful storage cupboards on the landing.

Ground Floor

Lounge
4.027m x 3.982m
13'3" x 13'1"

Kitchen/Family/Dining
5.076m x 3.217m
16'10" x 11'0"

WC
1.918m x 1.172m
6'4" x 3'10"

First Floor

Master Bedroom
2.760m x 3.968m
9'1" x 13'0"

En-Suite
2.328m x 1.427m
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 x 1.905m
6'11" x 6'3"

Plots

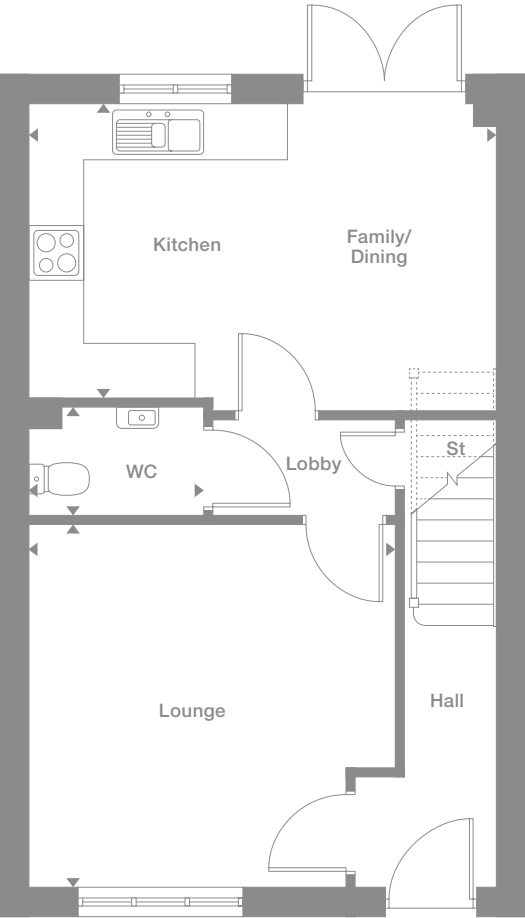
13*, 14, 16*,
17, 28*, 29,
120*, 121,
122*, 123

Floor Space

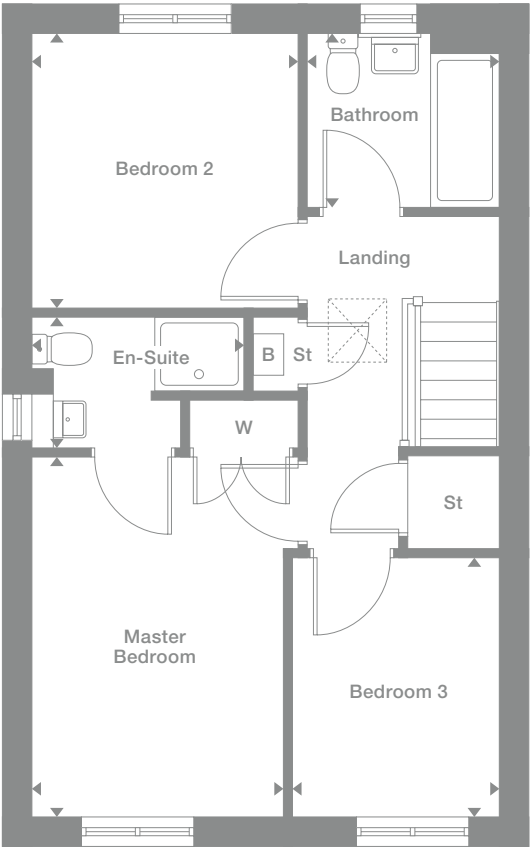
952 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above
† Window dependant on plot

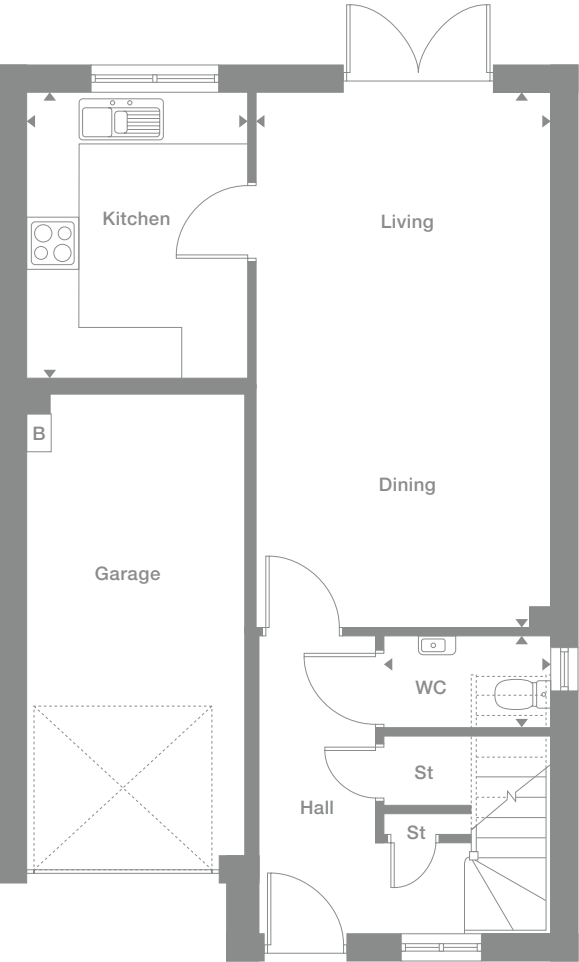
Overview
French doors add a focal point to the living and dining room, while the arrangement of the adjoining kitchen keeps cooking and household management separate from the social space without any loss of convenience. The master bedroom has an en-suite shower, and the fourth bedroom could become a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

Ground Floor	First Floor
Living/Dining 3.497m x 6.360m 11'6" x 20'10"	Master Bedroom 3.101m x 4.413m 10'2" x 14'6"
Kitchen 2.619m x 3.395m 8'7" x 11'2"	En-Suite 2.221m x 1.255m 7'3" x 4'1"
WC 1.980m x 1.100m 6'6" x 3'7"	Bedroom 2 3.015m x 3.436m 9'11" x 11'3"
	Bedroom 3 2.604m x 3.258m 8'7" 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"

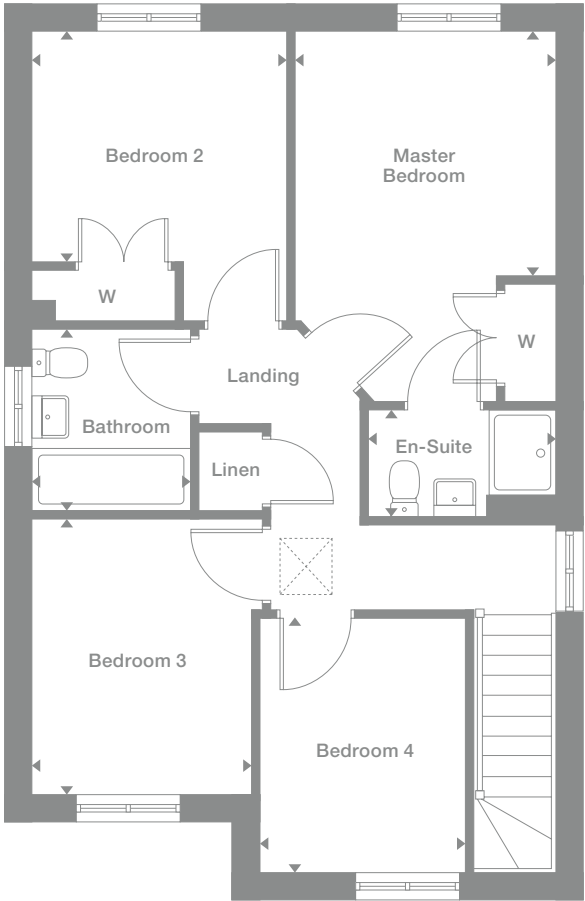
Plots	Floor Space
8*, 9, 115, 116*, 117, 118*	1,117 sq ft



Ground Floor



First Floor



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Douglas

Overview

A bay window and double doors give the lounge a classic elegance that counterpoints the bright, relaxed family kitchen and dining room with its feature french doors. The Douglas also benefits from a separate utility room and a study. The luxurious L-Shaped master bedroom features an en-suite and walk-in wardrobe. Bedroom two also features built-in wardrobes.

Ground Floor

- Lounge
3.042m x 5.203m
10'0" x 17'1"
- Family/Dining
3.077m x 3.017m
10'1" x 9'11"
- Kitchen
4.898m x 3.017m
16'1" x 9'11"
- WC
2.659m x 1.241m
8'9" x 4'1"
- Utility
1.649m x 1.714m
5'5" x 5'7"
- Study
2.659m x 2.337m
8'9" x 7'8"

First Floor

- Master Bedroom
5.309m x 2.962m
17'5" x 9'9"
- En-Suite
1.523m x 2.200m
5'0" x 7'3"
- Bedroom 2
2.565m x 3.101m
8'5" x 10'2"
- Bedroom 3
2.566m x 3.796m
8'5" x 12'5"
- Bedroom 4
2.388m x 2.513m
7'10" x 8'3"
- Bathroom
2.696m x 1.913m
8'10" x 6'3"

Plots

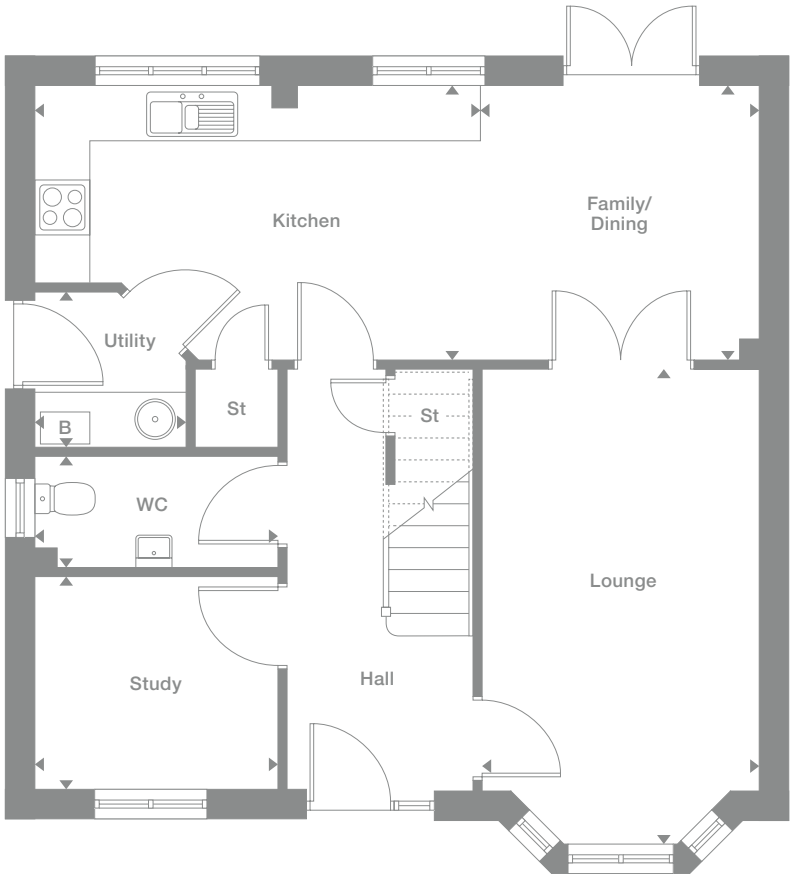
12*, 15, 18*,
20*, 21, 25,
26*, 27, 30*,
32*, 55*, 56,
61, 62,

Floor Space

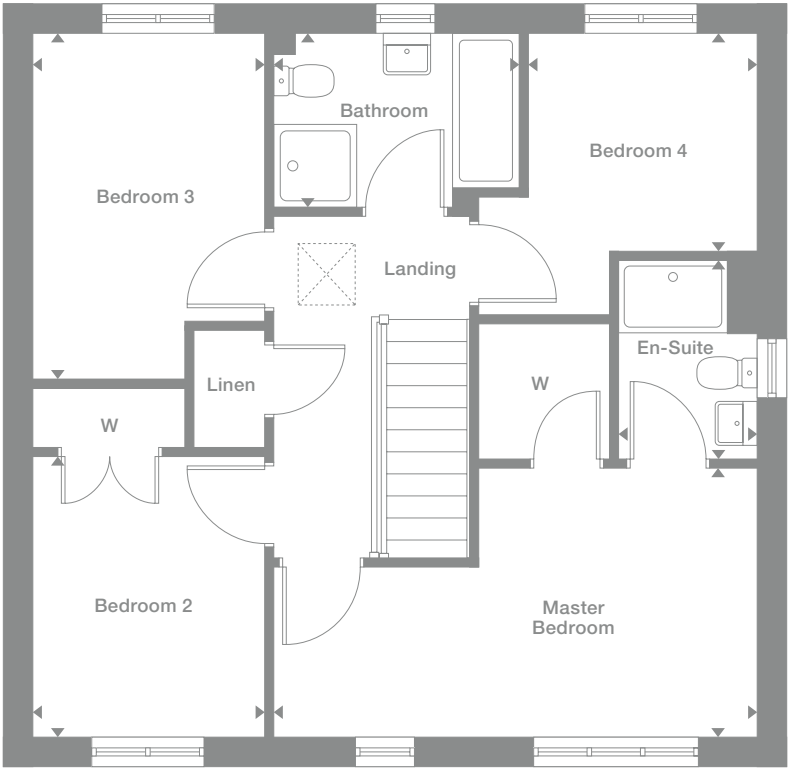
1,342 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Overview
The lounge extends from a traditional bay window through double doors into the family dining area and adjoining kitchen, a flexible space featuring french doors. Two of the four bedrooms have built-in wardrobes, and a cleverly shared private shower room means that three of them have en-suite facilities.

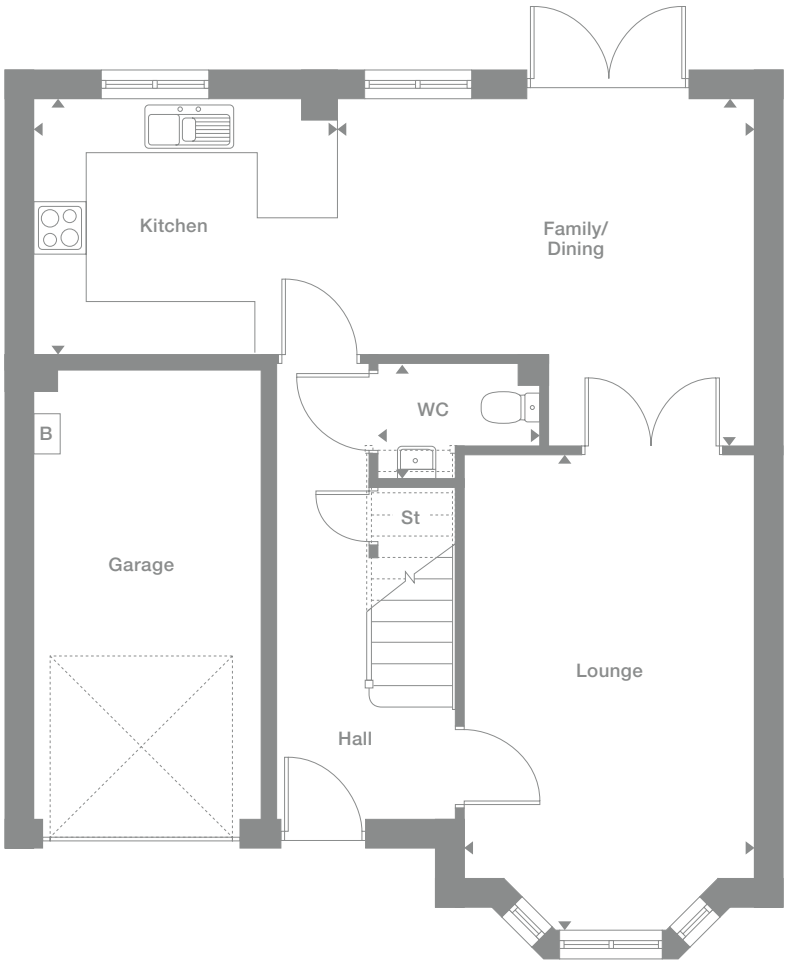
Ground Floor	First Floor
Lounge 3.299m x 5.403m 10'10" x 17'9"	Master Bedroom 3.299m x 4.153m 10'10" x 13'7"
Family/Dining 4.743m x 3.935m 15'7" x 12'11"	En-Suite 1 2.108m x 1.695m 6'11" x 5'7"
Kitchen 3.460m x 2.899m 11'4" x 9'6"	Bedroom 2 4.099m x 3.076m 13'5" x 10'1"
WC 1.832m x 1.289m 6'0" x 4'3"	En-Suite 2 1.713m x 1.858m 5'7" x 6'1"
	Bedroom 3 3.283m x 2.821m 10'9" x 9'3"
	Bedroom 4 2.523m x 3.069m 8'3" x 10'1"
	Bathroom 2.197m x 1.932m 7'3" x 6'4"

Plots
38, 40,
65*, 67

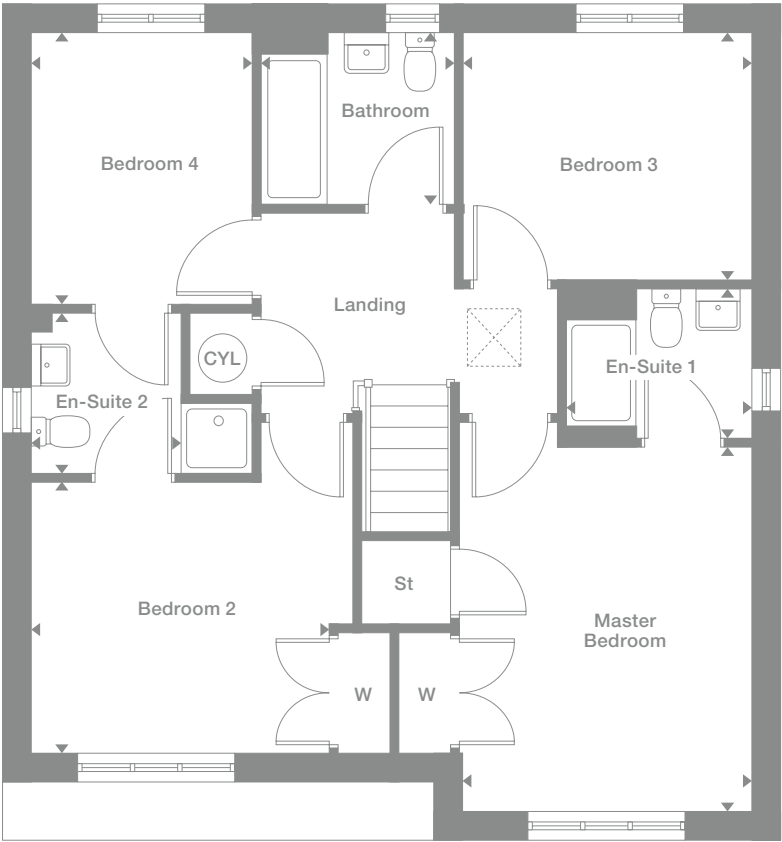
Floor Space
1,351 sq ft



Ground Floor



First Floor



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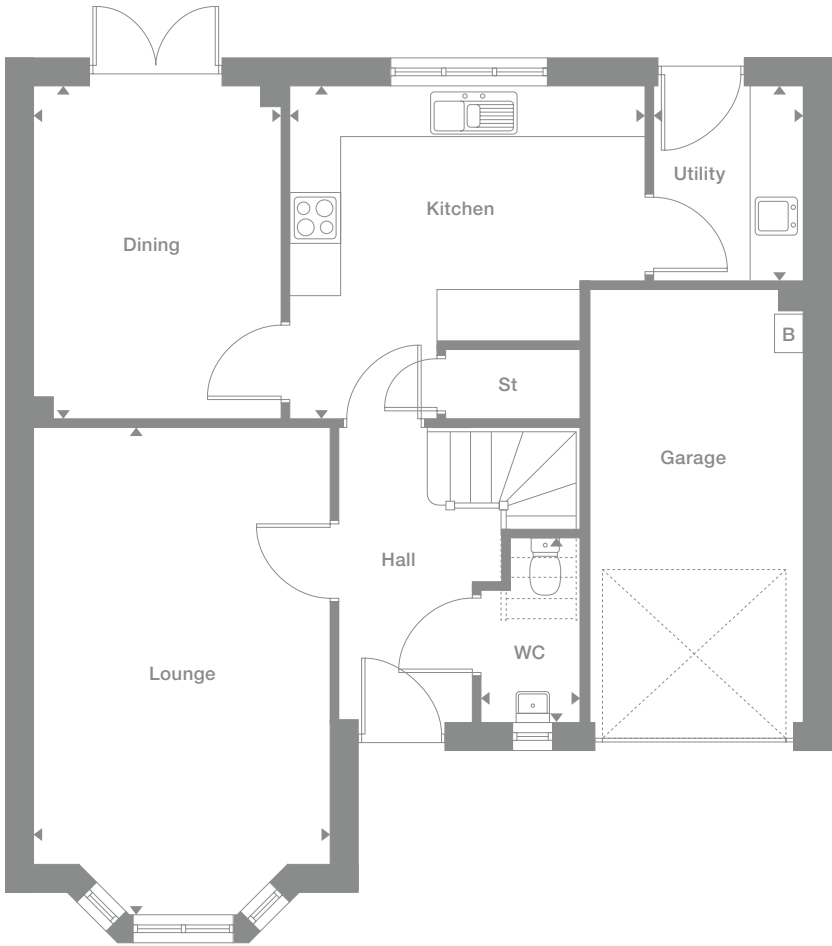
Overview
Behind the decorative canopied entrance, the hall opens on to a bay-windowed lounge and a beautifully planned kitchen that leads in turn to a dining room with french doors and garden access. The staircase ascends to a gallery landing and four bedrooms, two of them with en-suite showers and built-in wardrobes.

Ground Floor	First Floor
Lounge 3.427m x 5.647m 11'3" x 18'6"	Master Bedroom 3.454m x 3.861m 11'4" x 12'8"
Dining 2.866m x 3.838m 9'5" x 12'7"	En-Suite 1 1.210m x 2.711m 4'0" x 8'11"
Kitchen 4.122m x 3.838m 13'6" x 12'7"	Bedroom 2 2.732m x 4.129m 9'0" x 13'7"
WC 1.151m x 2.139m 3'9" x 7'0"	En-Suite 2 1.210m x 2.711m 4'0" x 8'11"
Utility 1.718m x 2.246m 5'8" x 7'4"	Bedroom 3 3.427m x 2.682m 11'3" x 8'10"
	Bedroom 4 2.465m x 2.707m 8'1" x 8'11"
	Bathroom 3.427m x 2.004m 11'3" x 6'7"

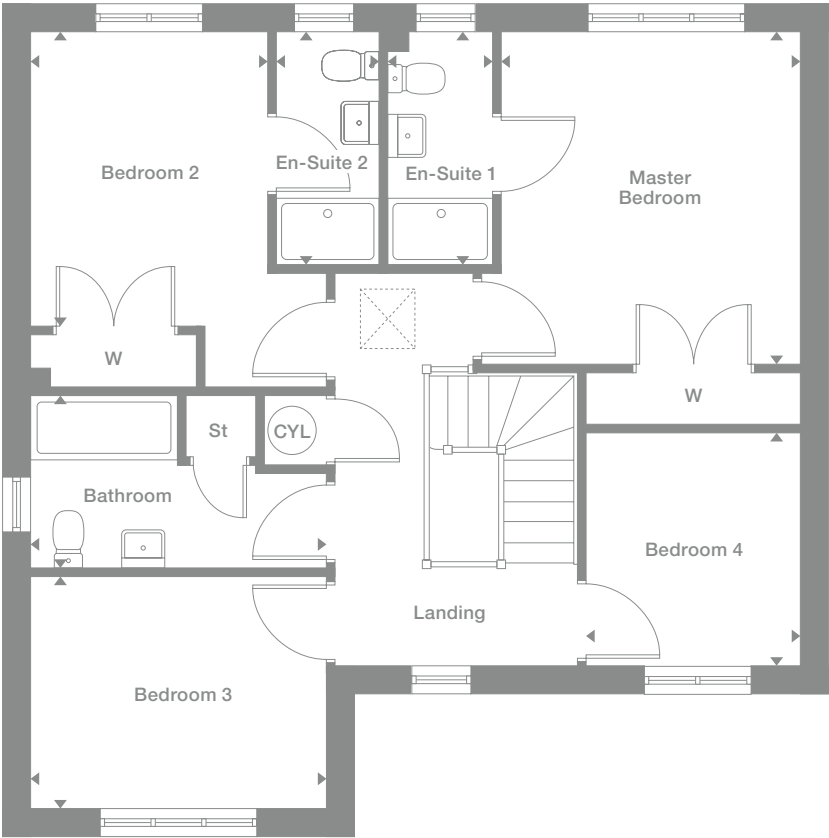
Plots 3, 10, 11*, 23, 24*, 44, 49, 52*	Floor Space 1,404 sq ft
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Ground Floor



First Floor



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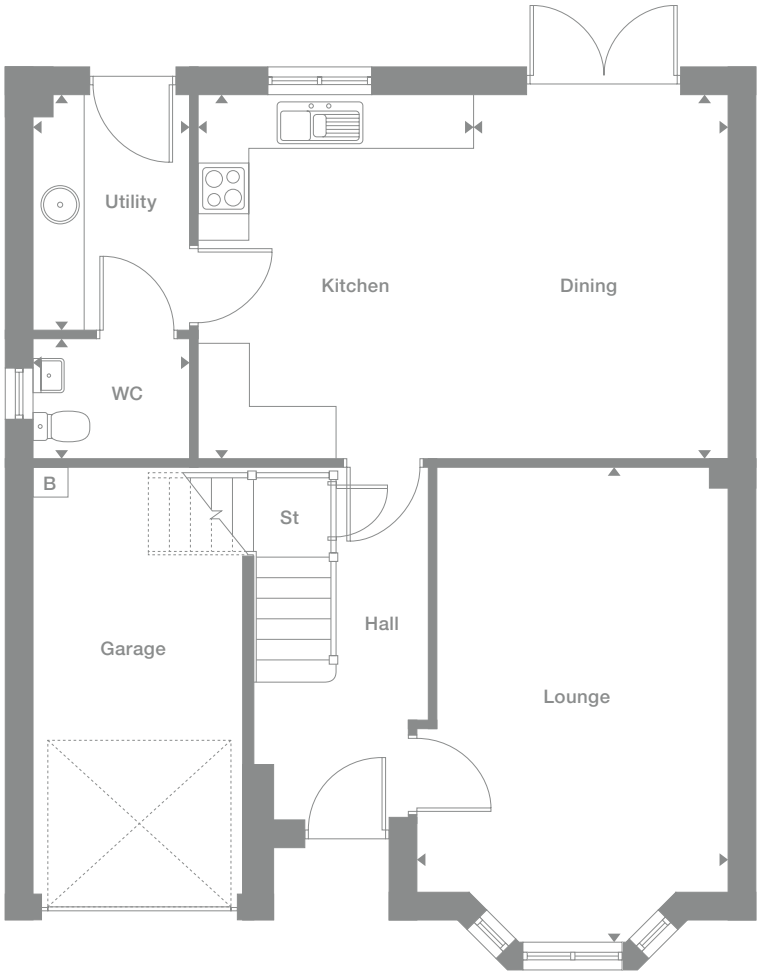
Overview
The elegantly proportioned exterior reflects the immense prestige of this excellent family home. From the bay window in the lounge to the feature staircase with half landing, from the french doors of the dining room to the en-suite showers and built-in wardrobes in two of the four bedrooms, comfort is combined with visual attraction.

Ground Floor	First Floor
Lounge 3.635m x 5.550m 11'11" x 18'2"	Master Bedroom 3.464m x 4.019m 11'4" x 13'2"
Dining 2.977m x 4.223m 9'9" x 13'10"	En-Suite 1 1.982m x 1.670m 6'6" x 5'6"
Kitchen 3.230m x 4.223m 10'7" x 13'10"	Bedroom 2 3.492m x 3.173m 11'5" x 10'5"
WC 1.818m x 1.386m 6'0" x 4'7"	En-Suite 2 1.910m x 2.337m 6'3" x 7'8"
Utility 1.818m x 2.737m 6'0" x 9'0"	Bedroom 3 2.475m x 3.173m 8'1" x 10'5"
	Bedroom 4 2.480m x 2.985m 8'2" x 9'10"
	Bathroom 1.958m x 3.173m 6'5" x 10'5"

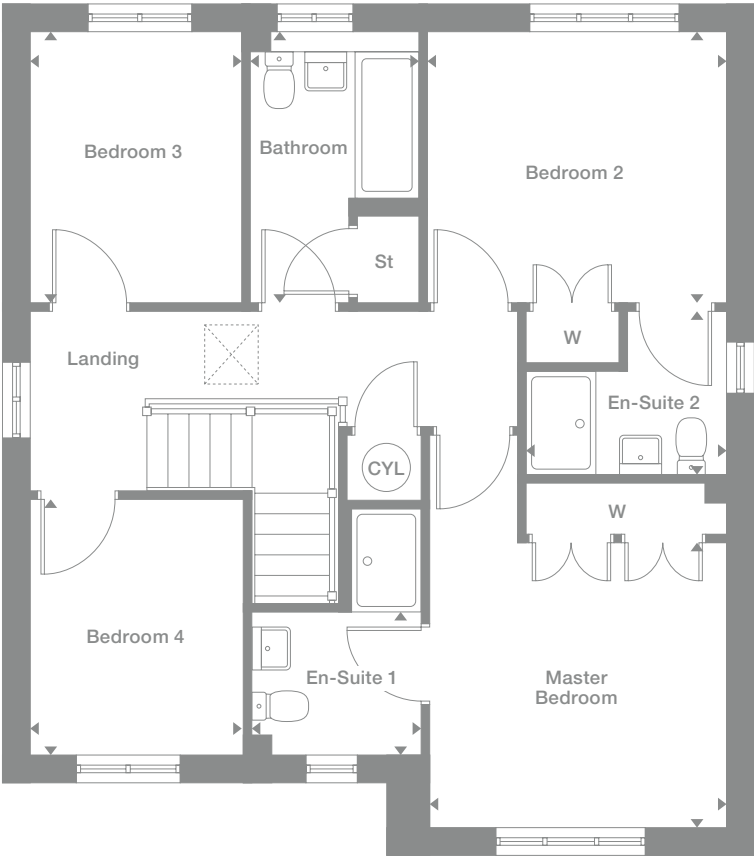
Plots	Floor Space
6, 42, 50, 51*, 59*, 64*, 114, 127, 128	1,438 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Overview
Complementing an elegant lounge with a bay window, and featuring french doors and a separate utility room, the kitchen and dining room forms a natural hub for family life. A shower room shared by two bedrooms means that three of the four bedrooms have en-suite facilities, and two have built-in wardrobes.

- Ground Floor**

Lounge
3656m x 4965m
12'0" x 13'3"

Family/Dining
5.125m x 3.444m
16'10" x 11'4"

Kitchen
3.776m x 4.143m
12'5" x 13'7"

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

Utility
1.634m x 1.961m
5'4" x 6'5"
- First Floor**

Master Bedroom
3656m x 4155m
12'0" x 13'8"

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

Bedroom 2
3.749m x 3.450m
12'4" x 11'4"

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

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

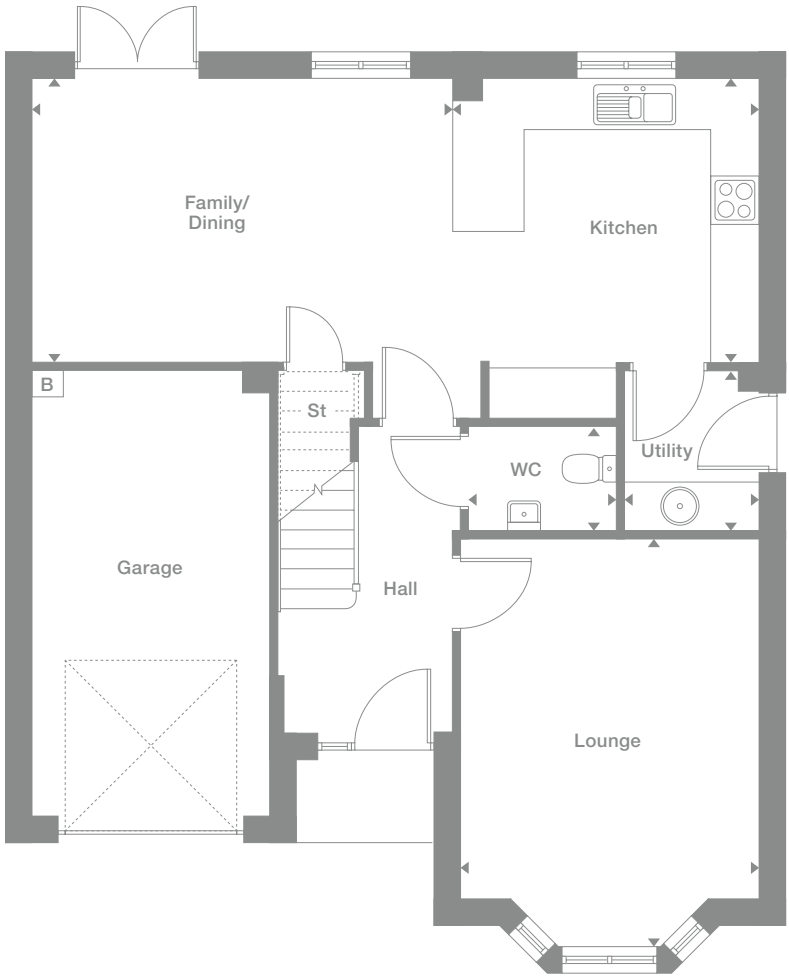
En-Suite 2
2.935m x 1.503m
9'8" x 4'11"

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

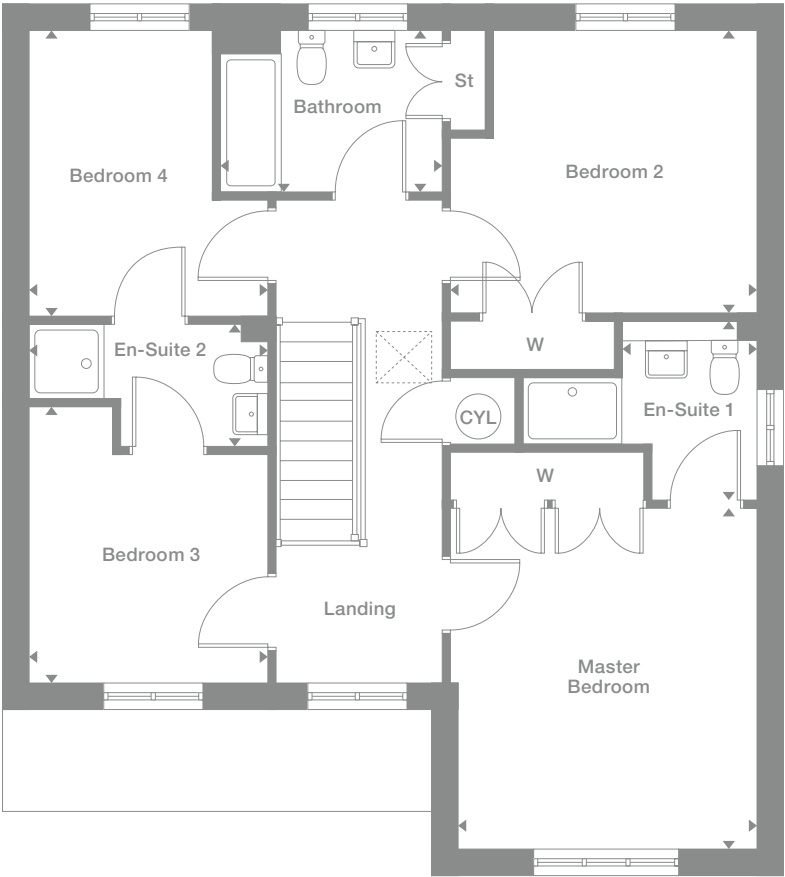
- Plots**
19, 22*,
58*, 60,
66, 70*,
108*, 111,
112*, 130*
- Floor Space**
1,552 sq ft



Ground Floor



First Floor



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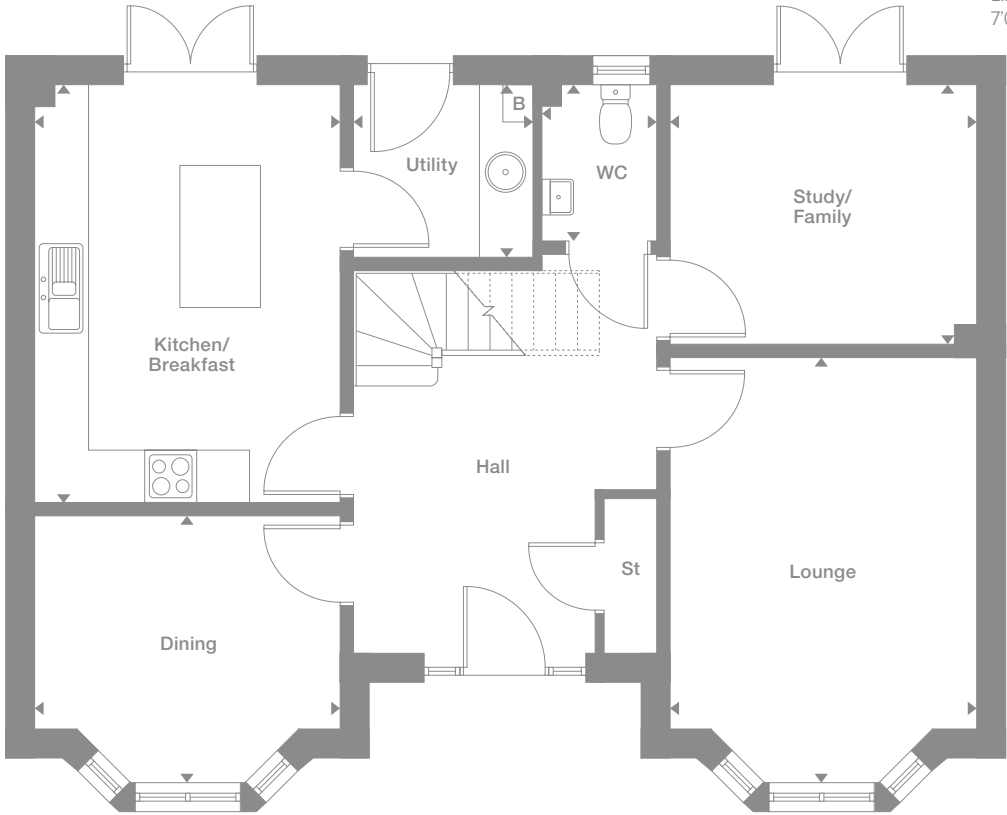
Overview
The lounge and the dining room incorporate bay windows, while the family, kitchen and breakfast area and the study both feature french doors. The utility room provides a third access point to the garden and two of the five bedrooms are en-suite.

Ground Floor	First Floor
Lounge 3.443m x 4.774m 11'4" x 15'8"	Master Bedroom 3.466m x 3.300m 11'4" x 10'10"
Dining 3.443m x 2.990m 11'4" x 9'10"	En-Suite 1 1.750m x 1.955m 5'9" x 6'5"
Kitchen/Breakfast 3.443m x 4.701m 11'4" x 15'5"	Bedroom 2 3.443m x 2.795m 11'4" x 9'2"
WC 1.297m x 1.757m 4'3" x 5'9"	En-Suite 2 1.853m x 1.750m 6'1" x 5'9"
Utility 2.027m x 1.932m 6'8" x 6'4"	Bedroom 3 3.443m x 2.795m 11'4" x 9'2"
Study/Family 3.443m x 2.916m 11'4" x 9'7"	Bedroom 4 2.903m x 2.475m 9'6" x 8'1"
	Bedroom 5 3.470m x 1.945m 11'5" x 6'5"
	Bathroom 2.138m x 1.955m 7'0" x 6'5"

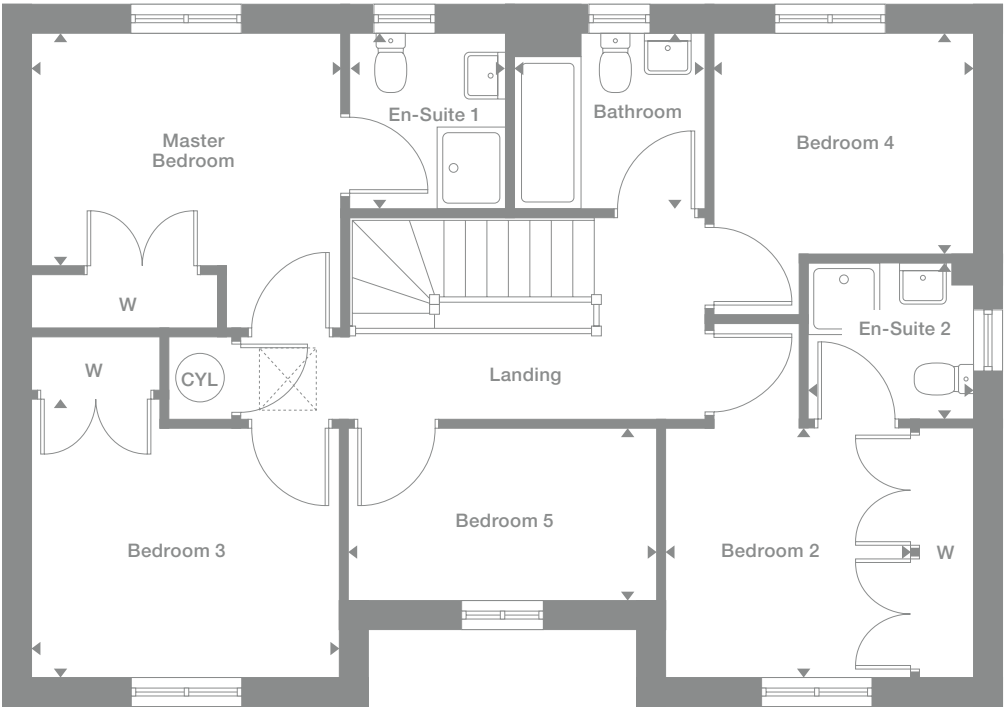
Plots 63*, 75*, 76, 90, 119*	Floor Space 1,597 sq ft
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Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Overview

The bay-windowed lounge opens via double doors into a formal dining room, complementing the family breakfast area, enhanced by french doors, that adjoins the kitchen. A feature gallery landing leads to five bedrooms, two of them with en-suite shower rooms, and a beautifully designed bathroom with separate shower cubicle.

Ground Floor

- Lounge
3.621m x 5.254m
11'11" x 17'3"
- Dining
3.682m x 2.942m
12'1" x 9'8"
- Kitchen
3.960m x 2.942m
13'0" x 9'8"
- Family
2.657m x 2.942m
8'9" x 9'8"
- WC
1.753m x 1.881m
5'9" x 6'2"
- Utility
1.556m x 1.830m
5'1" x 6'0"

First Floor

- Master Bedroom
5.021m x 3.857m
16'6" x 12'8"
- En-Suite 1
2.012m x 1.821m
6'7" x 6'0"
- Bedroom 2
3.079m x 3.685m
10'1" x 12'1"
- En-Suite 2
1.583m x 2.198m
5'2" x 7'3"
- Bedroom 3
3.389m x 2.528m
11'1" x 8'4"
- Bedroom 4
3.731m x 2.965m
12'3" x 9'9"
- Bedroom 5
3.695m x 2.591m
12'1" x 8'6"
- Bathroom
2.560m x 1.970m
8'5" x 6'6"

Plots

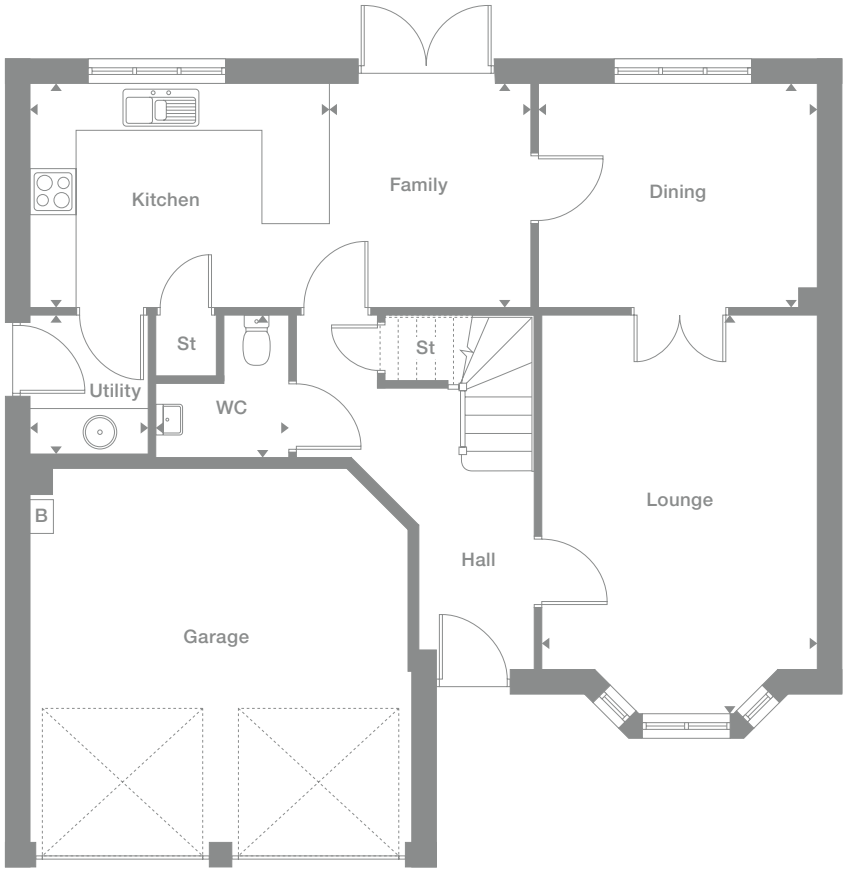
2, 4*, 39*,
41, 48, 87,
106, 129, 131

Floor Space

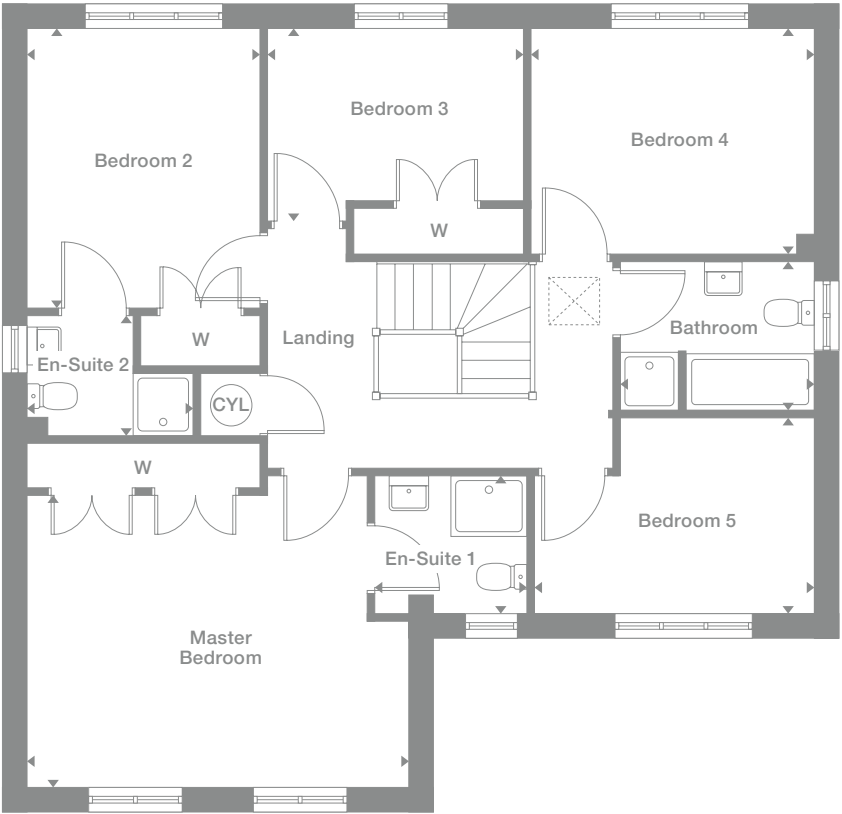
1,716 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Colville

Overview

Twin french doors give the kitchen dining and family room a light atmosphere while a bay window and double doors add a luxurious note to the lounge. Two of the five bedrooms include en-suite shower rooms, and the generous storage space includes built-in wardrobes in three bedrooms.

Ground Floor

- Lounge**
3.683m x 6.048m
12'1" x 19'10"
- Family/Dining**
7.127m x 3.472m
23'5" x 11'5"
- Kitchen**
4.060m x 3.103m
13'4" x 10'2"
- WC**
1.505m x 1.785m
4'11" x 5'10"
- Utility**
3.257m x 1.672m
10'8" x 5'6"

First Floor

- Master Bedroom**
3.683m x 3.327m
12'1" x 10'11"
- En-Suite 1**
1.210m x 2.805m
4'0" x 9'2"
- Bedroom 2**
2.982m x 3.613m
9'9" x 11'10"
- En-Suite 2**
2.793m x 1.210m
9'2" x 4'0"
- Bedroom 3**
2.666m x 3.415m
8'9" x 11'2"
- Bedroom 4**
3.861m x 2.805m
12'8" x 9'2"
- Bedroom 5**
2.355m x 2.925m
7'9" x 9'7"
- Bathroom**
2.134m x 2.805m
7'0" x 9'2"

Plots

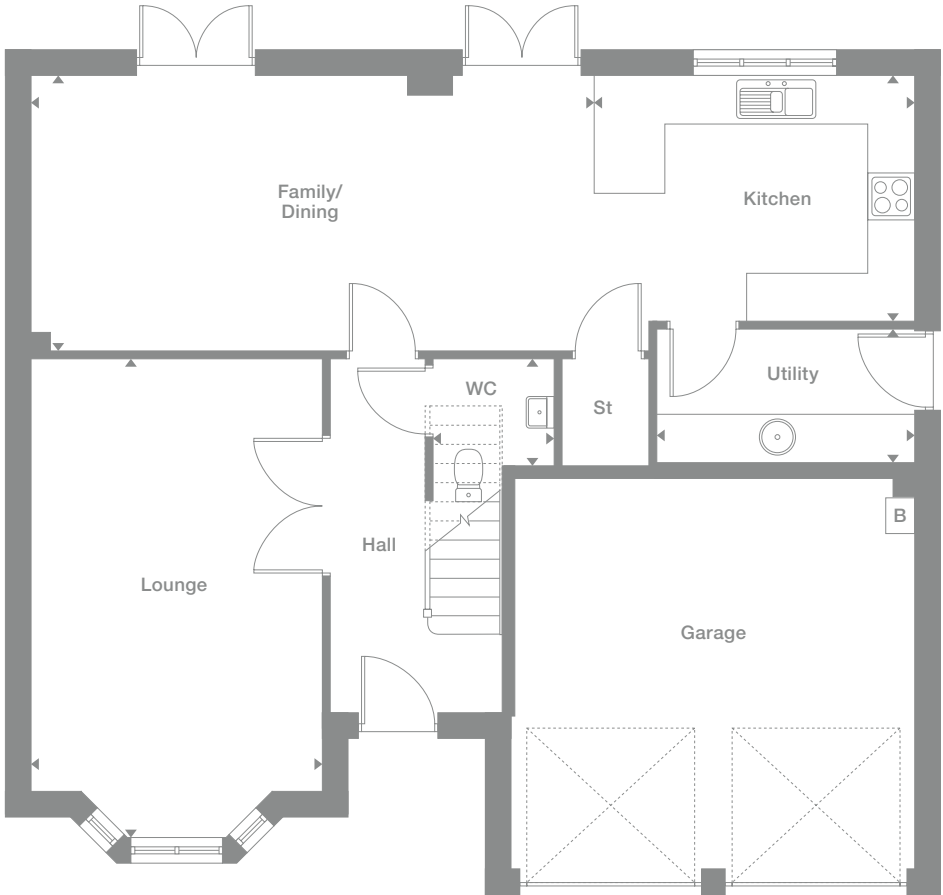
35*, 37*,
43*, 53, 82*,
103, 126

Floor Space

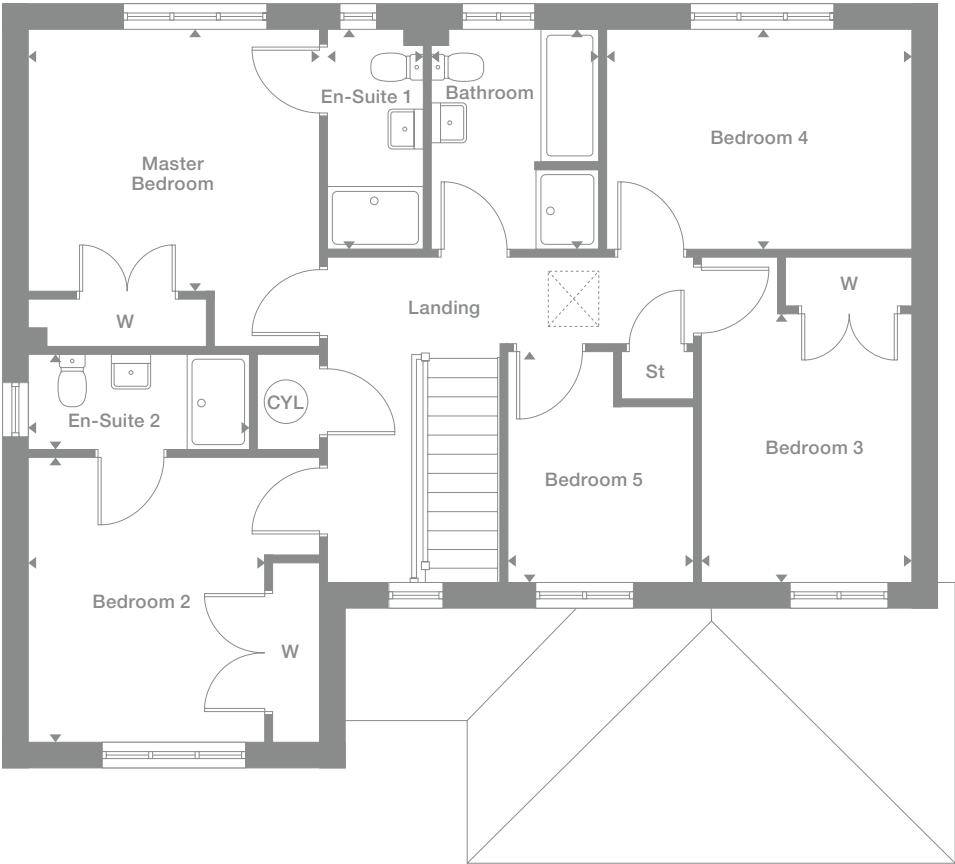
1,771 sq ft



Ground Floor



First Floor



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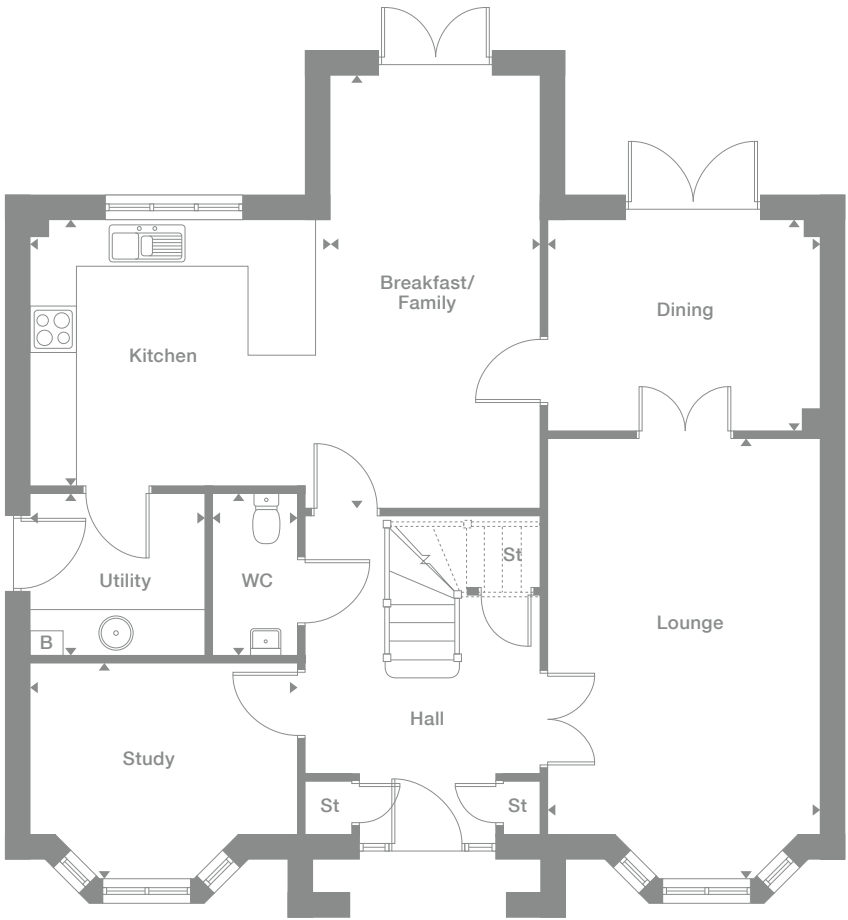
* Plots are a mirror image of plans shown above

Chichester

Overview

From the bay windows that distinguish the lounge and study to the dual french doors in the dining and family rooms, 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



Ground Floor

- Lounge
3.586m x 5.808m
11'9" x 19'1"
- Dining
3.581m x 2.792m
11'9" x 9'2"
- Kitchen
3.966m x 3.504m
13'0" x 11'6"
- Breakfast/Family
2.755m x 5.717m
9'0" x 18'9"
- WC
1.115m x 2.128m
3'8" x 7'0"
- Utility
2.291m x 2.128m
7'6" x 7'0"
- Study
3.506m x 2.846m
11'6" x 9'4"

First Floor

- Master 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"

Plots

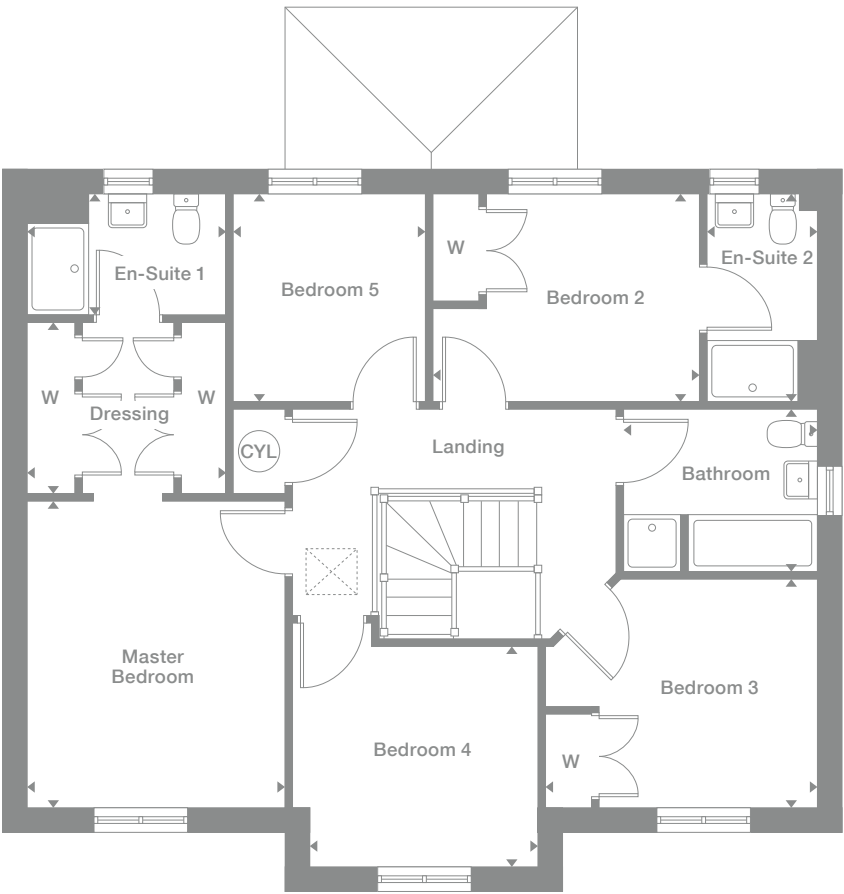
1*, 5*, 7,
31*, 33,
36, 46*,
71, 77,
80, 86*,
100*, 125*

Floor Space

1,928 sq ft



First Floor



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* Plots are a mirror image of plans shown above

Overview
The elegance of the lounge's double doors and bay window, and the bright, welcoming family kitchen and dining space featuring french doors, reflect the flexibility of this outstanding home. Two of the five bedrooms entered from the gallery landing are en-suite, and the master bedroom includes a special french window and balcony.

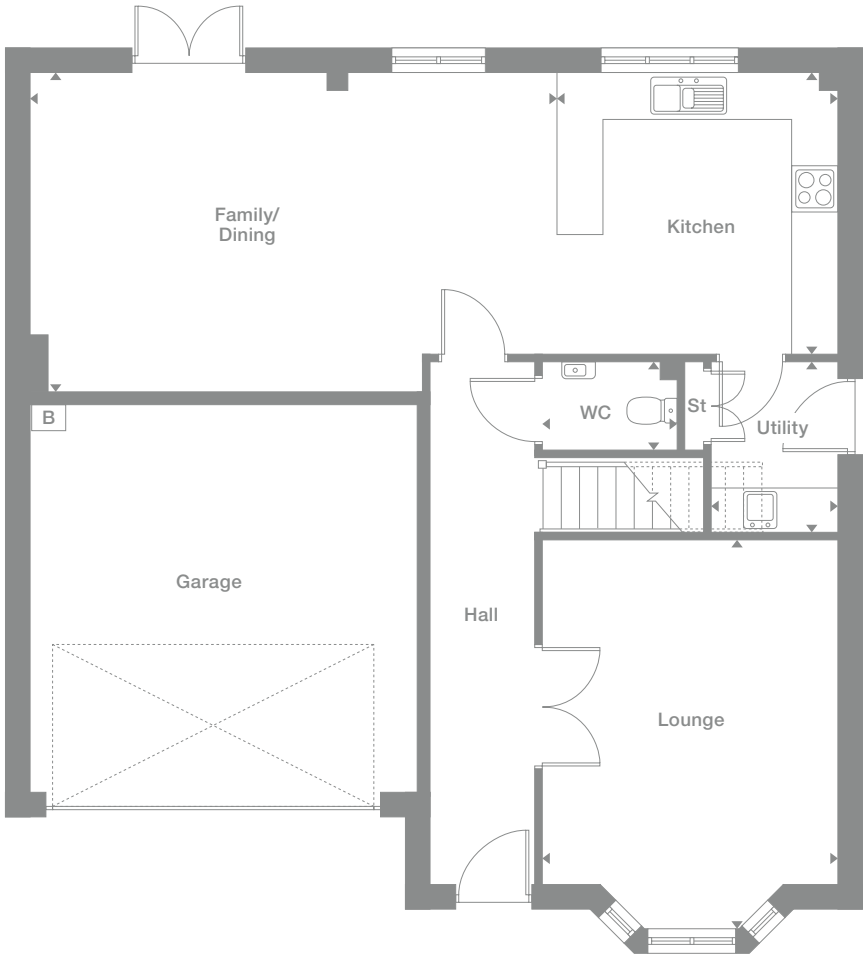
- Ground Floor**
Lounge
3.911m x 5.132m
12'10" x 16'10"
Family/Dining
6.957m x 4.213m
22'10" x 13'10"
Kitchen
3.704m x 3.695m
12'2" x 12'1"
WC
1.791m x 1.170m
5'11" x 3'10"
Utility
1.674m x 2.264m
5'6" x 7'5"
- First Floor**
Master Bedroom
4.489m x 4.101m
14'9" x 13'5"
En-Suite 1
2.623m x 1.781m
8'7" x 5'10"
Bedroom 2
3.868m x 3.425m
12'8" x 11'3"
En-Suite 2
1.466m x 2.935m
4'10" x 9'8"
Bedroom 3
2.990m x 3.900m
9'10" x 12'10"
Bedroom 4
2.621m x 4.539m
8'7" x 14'11"
Bedroom 5
2.650m x 3.338m
8'8" x 10'11"
Bathroom
2.037m x 3.900m
6'8" x 12'10"

Plots
45*, 73, 85*,
92, 93, 98*,
101*, 107, 113

Floor Space
2,033 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Overview
The kitchen and dining room, with french doors into the garden, presents a flexible hub for family life, complementing the more formal lounge. Upstairs, in addition to the large bathroom, the five bedrooms include two with en-suite showers. The master bedroom also features a separate dressing room and a charming Juliette balcony.

- Ground Floor**
Lounge
4.539m x 4.998m
14'11" x 16'5"

Family/Dining
5.652m x 3.538m
18'7" x 11'7"

Kitchen
3.887m x 3.730m
12'9" x 12'3"

WC
2.131m x 1.815m
7'0" x 5'11"

Utility
2.131m x 1.815m
7'0" x 5'11"
- First Floor**
Master Bedroom
3.837m x 4.658m
12'7" x 12'7"

En-Suite 1
1.967m x 2.471m
6'5" x 8'1"

Dressing
2.557m x 1.967m
8'5" x 6'5"

Bedroom 2
3.764m x 3.896m
12'4" x 12'9"

En-Suite 2
2.373m x 2.235m
7'9" x 7'4"

Bedroom 3
3.212m x 4.037m
10'6" x 13'3"

Bedroom 4
3.059m x 3.561m
10'0" x 11'8"

Bedroom 5
2.806m x 3.342m
9'2" x 11'0"

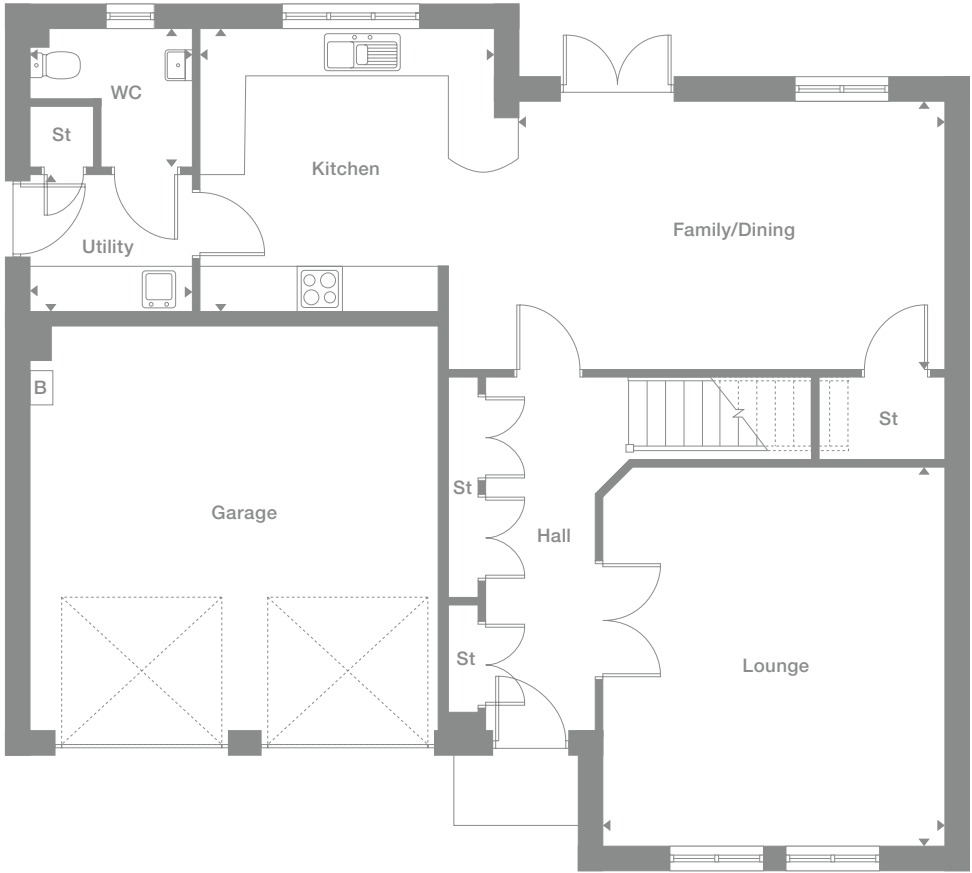
Bathroom
2.727m x 3.561m
8'11" x 11'8"

Plots
78*, 81,
88, 91*,
94*, 95,
96, 97*,
109*, 110

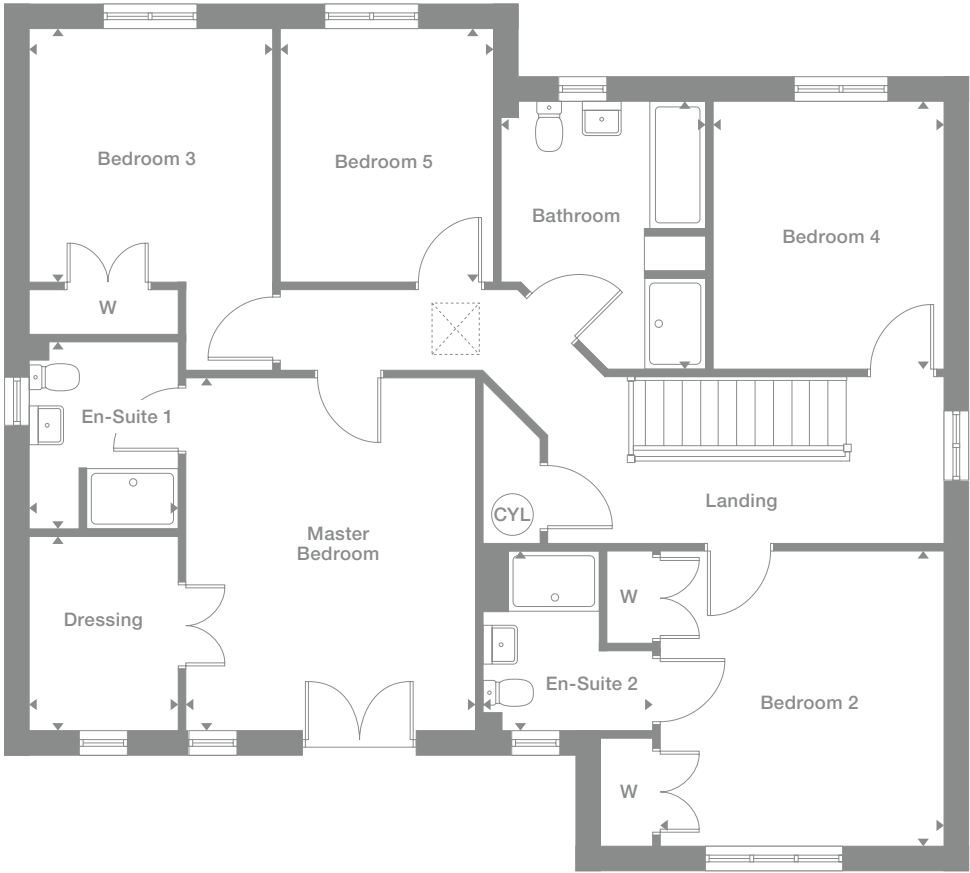
Floor Space
2,114 sq ft



Ground Floor



First Floor

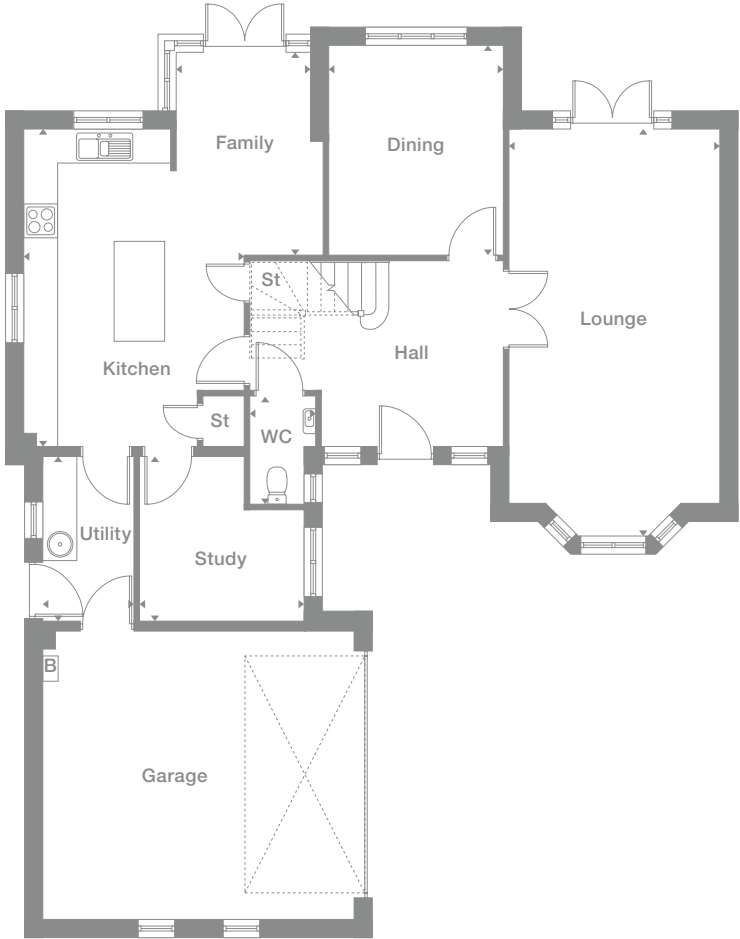


Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important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

* Plots are a mirror image of plans shown above

Overview
Beyond the courtyard entrance lies a succession of impressive interiors including a dramatic lounge with bay window and french doors, an island kitchen and adjoining conservatory-style family space, and a study. Two of the five bedrooms share a second en-suite shower room, and the master bedroom suite incorporates a feature dormer window.

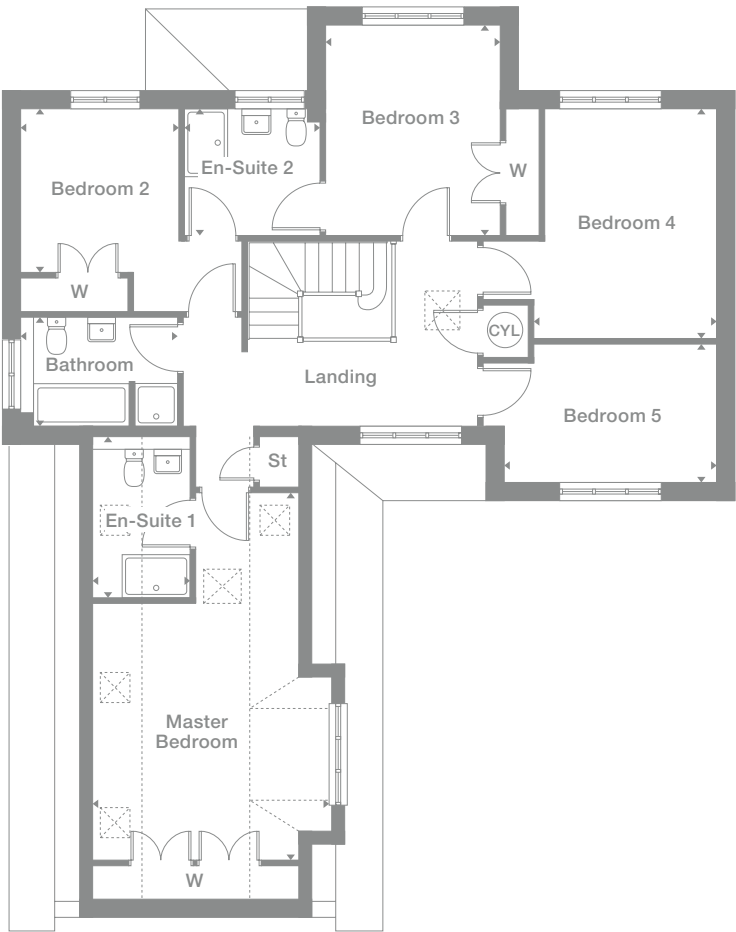
Ground Floor



Ground Floor	First Floor
Lounge 3.750m x 7.255m 12'4" x 23'10"	Master Bedroom 4.291m x 7.268m 14'1" x 23'10"
Dining 3.108m x 3.745m 10'2" x 12'3"	En-Suite 1 1.758m x 2.652m 5'9" x 8'8"
Family 2.626m x 3.579m 8'7" x 11'9"	Bedroom 2 2.813m x 3.617m 9'3" x 11'10"
Kitchen 3.924m x 5.659m 12'10" x 18'7"	En-Suite 2 2.433m x 2.259m 8'0" x 7'5"
WC 1.167m x 1.929m 3'10" x 6'4"	Bedroom 3 3.108m x 3.759m 10'2" x 12'4"
Utility 1.615m x 2.947m 5'4" x 9'8"	Bedroom 4 3.257m x 4.098m 10'8" x 13'5"
Study 2.941m x 2.947m 9'8" x 9'8"	Bedroom 5 3.780m x 2.464m 12'5" x 8'1"
	Bathroom 2.798m x 1.943m 9'2" x 6'4"

Plots 34, 47, 68, 69*, 72, 79, 83, 84*, 89, 102, 104*, 105	Floor Space 2,220 sq ft
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First Floor



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* Plots are a mirror image of plans shown above



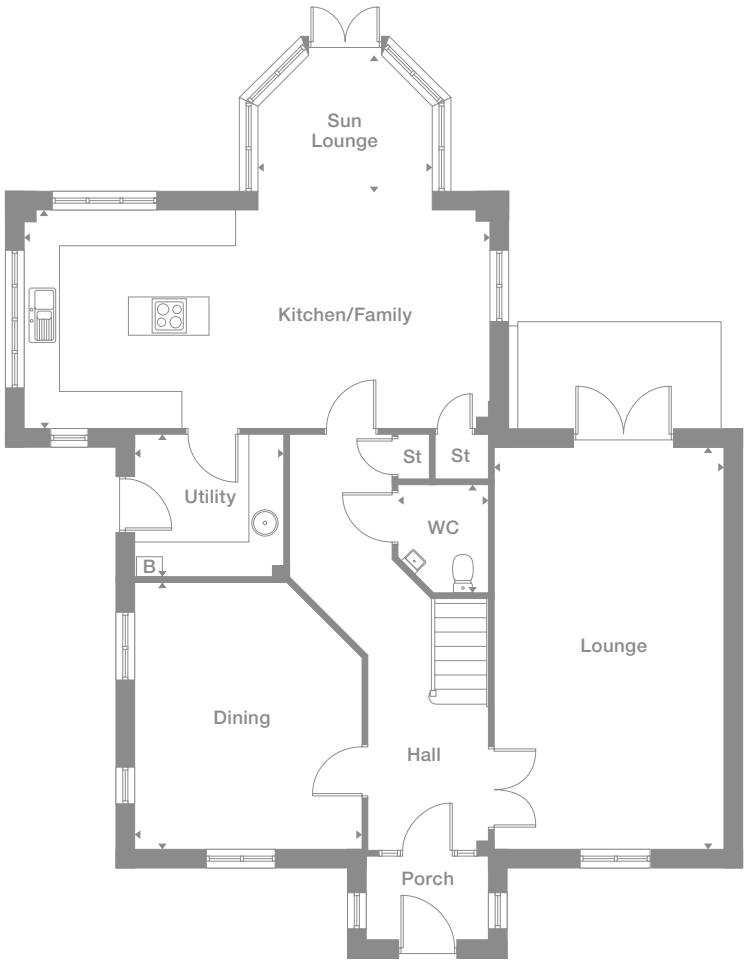
Overview
From the welcoming porch to the en-suite facilities in two of the five bedrooms, this is an outstandingly prestigious home. The many superb features include a lounge opening on to a delightful pergola, and the triple-aspect kitchen adjoining a magnificent sun lounge.

Ground Floor	First Floor
Lounge 3.971m x 6.982m 13'0" x 22'11"	Master Bedroom 3.985m x 3.598m 13'1" x 11'10"
Dining 3.956m x 4.631m 13'0" x 15'2"	En-Suite 1 2.141m x 3.015m 7'0" x 9'11"
Kitchen/Family 8.066m x 3.806m 26'6" x 12'6"	Bedroom 2 4.552m x 3.297m 14'11" x 10'10"
Sun Lounge 2.998m x 2.452m 9'10" x 8'1"	En-Suite 2 1.892m x 1.854m 6'2" x 6'1"
WC 1.583m x 1.882m 5'2" x 6'2"	Bedroom 3 3.055m x 4.042m 10'0" x 13'3"
Utility 2.594m x 2.453m 8'6" x 8'1"	Bedroom 4 3.985m x 2.569m 13'1" x 8'5"
	Bedroom 5 3.925m x 2.865m 12'11" x 9'5"
	Bathroom 1.892m x 2.043m 6'2" x 6'8"

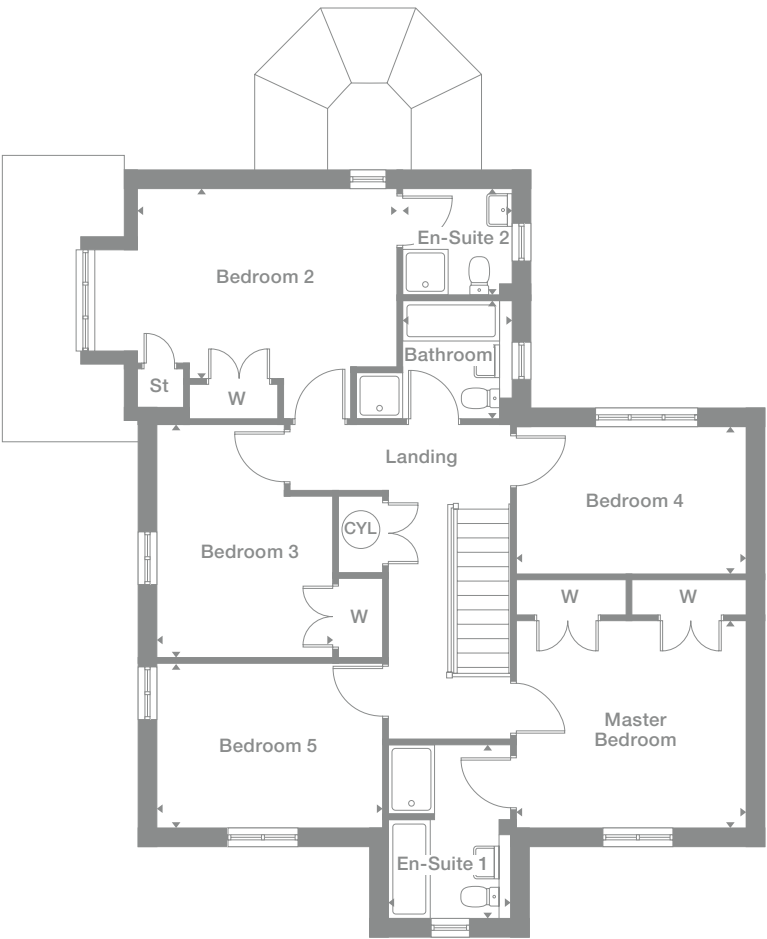
Plots 54, 57*, 74, 99, 124*	Floor Space 2,350 sq ft
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Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Specification

- ✓ Standard
- Optional Extra
- Not Available

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	Munro	Blair	Douglas	Crompton	Conrad	Hughes	Yeats	Thames	Jura	Colville	Chichester	Hargreaves	Atwood	Leader	Ayr
Kitchens															
Contemporary style fitted kitchen with choice of mix-n-match frontals	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Hard-wearing and stylish laminate worktop with upstand to walls	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel one and a half bowl sink with mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single bowl sink with mixer tap to utility	-	-	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel extractor hood and splashback to hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 4-burner gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single fan oven	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel double multi-function fan oven (where layout permits)	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Housing for integrated fridge/freezer (appliance not included)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for washing machine (appliance not included)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for dishwasher (appliance not included)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3 Spot LED track light to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bathrooms*															
Contemporary style white sanitaryware to bathroom, en-suite and WC	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat to bathroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Concealed wall mounted bath control valve with filler waste and overflow arrangement	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray and glass enclosure with chrome style detailing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shaver point to bathroom and en-suite	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
LED downlights to ceiling (bathroom and en-suite)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half height ceramic tiling to walls incorporating sanitaryware appliances (bathroom and en-suite)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
900mm x 1200mm ceramic tiled panel to sink (WC)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower enclosure area	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic floor tiles	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Electrical															
White sockets and switches	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Brushed stainless steel sockets and switches	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
TV socket to lounge and master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT socket	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PIR operated porch light	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doorbell and chime	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains wired smoke detectors with battery back-up	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Sealed battery operated carbon dioxide detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Intruder alarm	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○

*WC features separate specification. Please speak to Sales Adviser for details

Specification

- ✓ Standard
- Optional Extra
- Not Available

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	Munro	Blair	Douglas	Crompton	Conrad	Hughes	Yeats	Thames	Jura	Colville	Chichester	Hargreaves	Atwood	Leader	Ayr
Heating															
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Programmable control of heating zones	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Exterior															
Double glazed PVCu windows and french doors (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PVCu fascia, soffits and gutters (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Multi-point door locking system to front and rear doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Up-and-over steel garage door	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
House numbers ready fitted	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Decorative															
Oak staircase handrail and newel cap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Moulded skirtings and architraves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White ladder style internal doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated wardrobe to master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated wardrobe to bedroom 2	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated wardrobe to bedroom 3	-	-	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓
All ceilings smooth finished and painted in white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
All internal walls painted in white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
All woodwork painted white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Landscaping															
Turf to front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fencing to plot boundary as per boundary treatment layout (please ask Sales Adviser for details)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

The Miller Difference

“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

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 sales adviser 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.



Welfare Park, in the village centre, is a popular leisure space with football and five-a-side pitches, a skatepark and a well-equipped play area. A few yards from the park, Newtongrange Leisure Centre incorporates fitness studio and gym facilities, and Newbattle Swimming Pool has a 25m main pool with a separate toddler pool. Newtongrange is home to the superb National Mining Museum, and other attractions in the area include Butterfly and Insect World at Dobbie's Garden Centre, the Midlothian Snowsports Centre on the edge of the Pentland Hills, and the walks, play areas and miniature railway at Vogrie Country Park. The vast diversity of Edinburgh's museums, galleries and live entertainments are also in easy reach for days and evenings out.

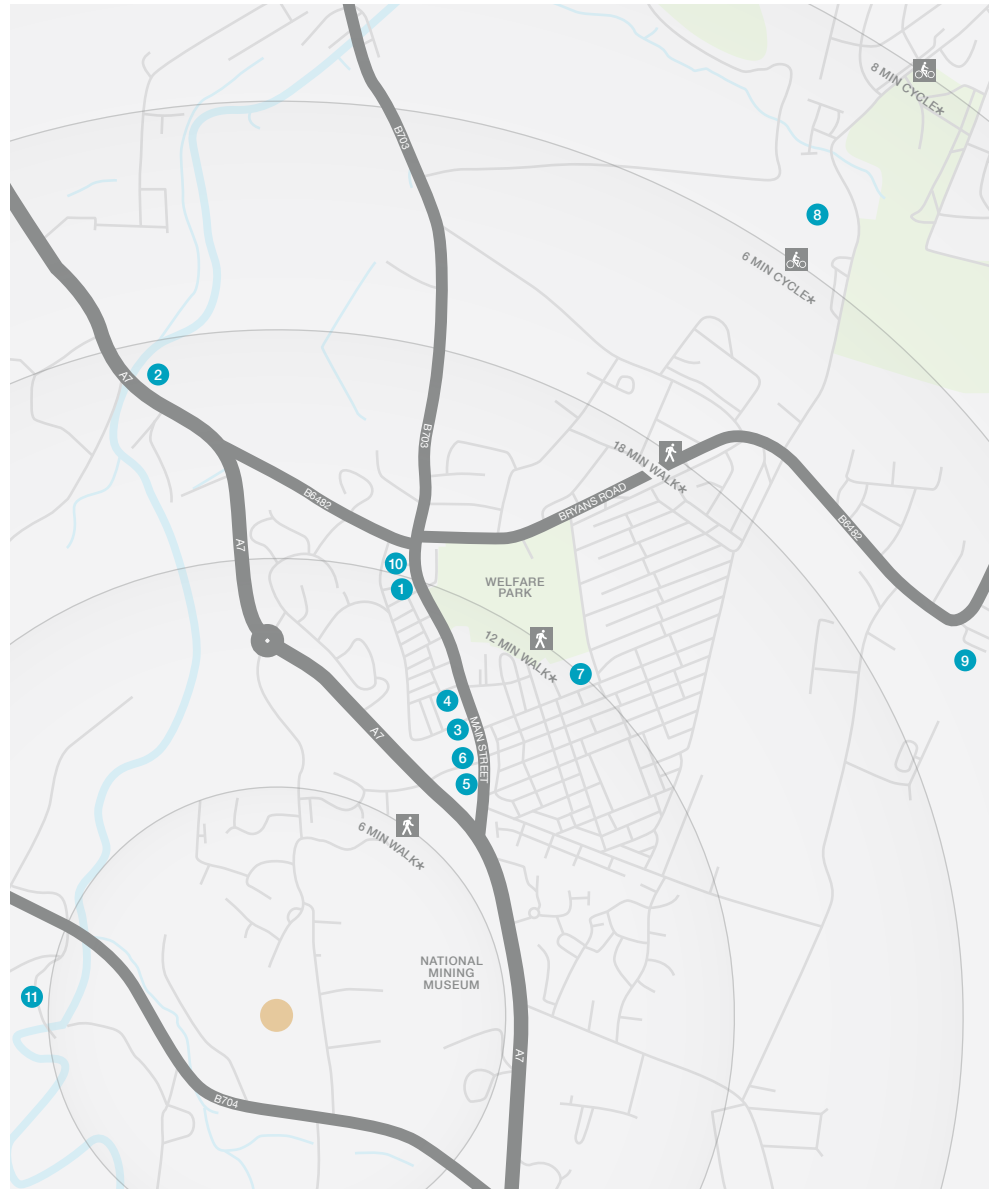
There is a small shopping area in the village that includes convenience stores, hardware and gift shops, a pharmacy, a local bakery, cafés, hairdressers and fast food takeaways as well as a Co-op supermarket with recycling bins for most household packaging and glass. There is also a large Tesco supermarket at Eskbank, two miles 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.

Newtongrange Primary School is around 20 minutes walk from Lady Victoria Grange, with nursery classes on the same site, and there is an RC Primary School, St Andrews, around a mile and a half away in Gorebridge. For secondary education the village is served

by Newbattle Community High School, a modern comprehensive less than two miles away with a self-contained sport and leisure complex. Newbattle Medical Centre, on the edge of the village, houses a large GP practice, and there is a dental surgery in nearby Station Road.



- 1 The Dean Tavern
80 Main Street
0131 663 2419
- 2 The Sun Inn
Lothianbridge
Dalketh
0131 663 2456
- 3 Newtongrange
Leisure Centre,
Main Street
0131 561 5325
- 4 Newbattle
Swimming Pool,
113 Main Street
0131 651 5340
- 5 Newtongrange
Post Office,
133 Main Street
0131 663 2292
- 6 Lloyds Pharmacy
125 Main Street
0131 663 2251
- 7 Newtongrange
Primary School,
Sixth Street
0131 271 4645
- 8 Newbattle
Community
High School,
64 Easthouses,
Dalketh
0131 663 4191
- 9 Newbattle
Medical Practice,
Blackcot
0131 663 1051
- 10 Peutherer A S R
Dental Clinic,
5 Station Road
0131 654 2377
- 11 Dalhousie
Castle Hotel,
Bonnyrigg
01875 820153

* 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



How to find us

Please see website:
www.millerhomes.co.uk
for development
opening times
03331 228 094

From Central Edinburgh
Leave Edinburgh via Dalkeith Road, following signs for Galashiels. At the Sheriffhall Junction, take the fourth exit to stay on the A7. Two and a quarter miles after the Bypass, by the arches of a railway viaduct, take the right hand lane to stay on the A7 for another quarter mile. At the Victoria Park roundabout, take the third exit, signposted for Orchard Grange. The entrance to Lady Victoria Grange is half a mile on.

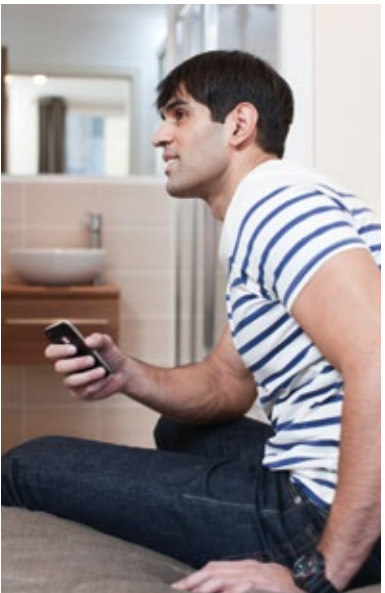
From Glasgow and the West
Follow signs for the City of Edinburgh Bypass. Leave the Bypass at Gilmerton Junction, and follow signs for Galashiels via the A7. At the Gilmerton Road Roundabout take the take the third exit to join the A7. After two miles, at the arches of the railway viaduct follow the directions above.

Sat Nav: EH22 4EA



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®



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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 Adviser 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 Adviser and confirmed with solicitors.

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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.

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