



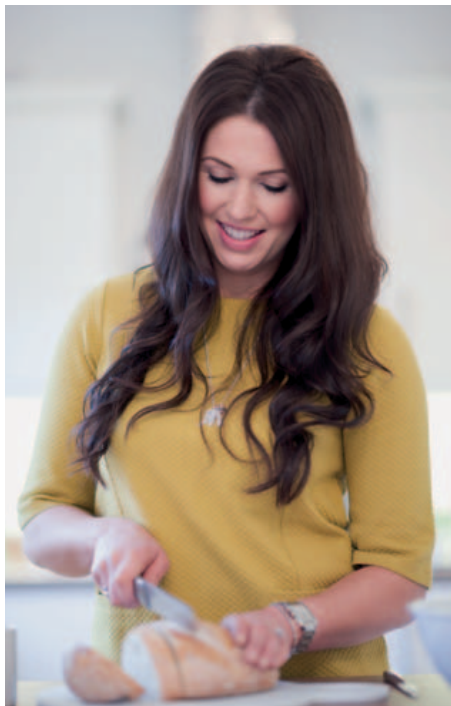
**Gala Meadow  
Galashiels**

**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.



*the place to be*<sup>®</sup>

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## Plot information

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Development By Others



## Welcome to Gala Meadow

Set in the rural heart of the Scottish Borders, Gala Meadow presents a selection of prestigious, imaginatively designed two, three and four bedroom homes. Arranged around a public square, the development has been planned to foster a sense of neighbourhood and character, creating a wonderful opportunity to put down roots in a community steeped in history and tradition. For anyone seeking a revitalising retreat from city life without any sense of isolation, a visit to Gala Meadow is essential.



### We care about you

Every year, we help thousands of homebuyers to make the move. We understand what matters to you. And that's what matters to us. You can be sure we'll do everything we can to make your homebuying experience stress-free and as enjoyable as possible.

### Be Happy

We want you to love living in your new home. That's why everything is built around you. Your complete satisfaction is the only way we know we're getting things right. In fact, during 2011, 97% of customers said they'd recommend Miller Homes to their best friend. To check our latest performance results see our website.

## Living in Galashiels

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 be a pleasant place to live. So here's some useful information about the area around Galashiels.





### Local roots

Gala Meadow on the eastern edge of Galashiels, is fringed by Ellwynd Wood where prehistoric and bronze age finds suggest the site has been a popular place to live for a very long time. Today, it is an outlying part of a historic, traditional market town famed for the quality of its woollen products, and almost as close to the neighbouring town of Melrose and to the glorious Abbotsford House, the home built by Sir Walter Scott. The town, and indeed the area, is rich in living traditions like the annual Braw Lads gathering, a mixture of equestrian extravaganza and family fun week.

### Recreation

Close to the River Tweed, these homes are close to miles of pleasant waymarked walks, presenting an excellent way to explore the beautiful local countryside. Galashiels has a superb swimming pool, designed so you can enjoy panoramic woodland views from the poolside, and the pool's two shallow ends make it ideal for learners. Border communities are famous for their fervent allegiance to Rugby, and both Galashiels and Melrose, birthplace of Rugby Sevens, have highly active clubs. There are also excellent local golfing facilities, including the nearby Meadowfield Golf Range.

### Shopping

While Galashiels has a charming traditional shopping environment, with a wealth of traditional local traders and services, there are also several large supermarkets around the town including Tesco, Asda and Co-ops. Melrose also offers popular and well-established market town shopping.

### Education & Health

Three Primary Schools are within close proximity of Gala Meadow. All are non denominational feeder schools for Galashiels Academy, a large comprehensive set in extensive wooded grounds. Galashiels Health Centre, around two and a half miles away, contains four separate GP practices, and there are also three dental surgeries in the town.

### Entertainment

Galashiels has a four-screen cinema, and the Wynd Theatre in Melrose presents touring shows, musical events and other live entertainment. Both towns also have a wide choice of well-established hotels with excellent bars and dining rooms.

### Transport

The development is served by local buses operating between Galashiels and Melrose, with routes extending to Edinburgh, Peebles and other Borders towns. It is around an hour's drive from the capital.

### Useful Contacts

Pavilion Cinema  
Market Street  
01896 752 767

The Wynd Theatre  
The Wynd, Melrose  
01896 820 028

Galashiels Swimming Pool  
Livingstone Place  
01896 752 154

Meadowfield Golf Range  
Glendearg  
01896 752 413

Galashiels Golf Club  
Ladhope Recreation  
Ground  
01896 753 724

St Peter's Primary School  
Parsonage Road  
01896 753 185

Tweedbank Primary School  
Cotgreen Road  
01896 754 807

Langlee Primary School  
Langlee Drive  
01896 757 892

Galashiels Academy  
Elm Row  
01896 754 788

Waverley Medical Practice  
Currie Road  
01896 661 350

Galashiels Dental Practice  
Albert Place  
01896 752 679

# The Angus

2 Bed

## Plots

108\*, 109, 112\*, 113, 134\*,  
135, 136\*, 137

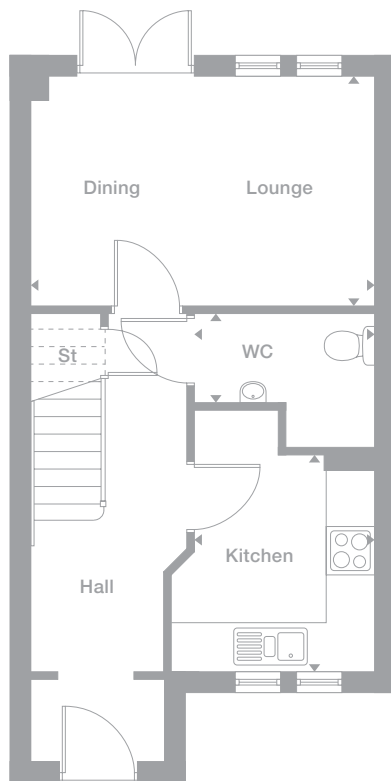
## Key Features

2 Bedrooms  
French doors to garden  
Entrance porch

From the entrance vestibule to the exceptionally comfortable master bedroom with its en-suite shower room and built-in wardrobe, the Angus has a wealth of stylish and functional features waiting to be explored.



## Ground Floor



## Room Dimensions

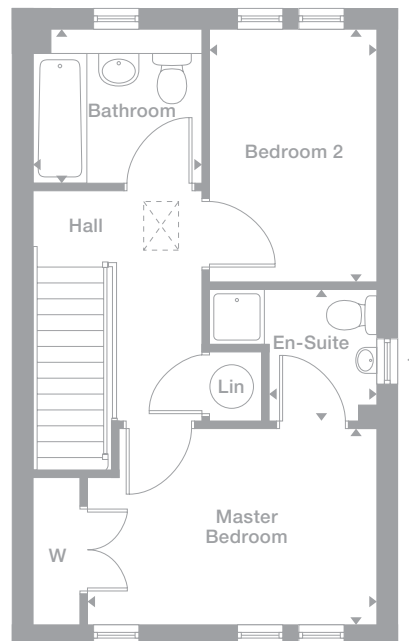
### Ground Floor

Lounge  
4.5m x 3.0m  
14'9" x 9'10"

Kitchen  
2.3m x 2.8m  
7'9" x 9'3"

WC  
2.3m x 1.1m  
7'9" x 3'10"

## First Floor



### First Floor

Master Bedroom  
3.8m x 2.5m  
12'6" x 8'5"

En-Suite  
1.3m x 1.7m  
4'7" x 5'8"

Bedroom 2  
2.1m x 3.3m  
7'2" x 10'10"

Bathroom  
2.2m x 2.0m  
7'3" x 6'7"

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> Windows available on specific plots. See sales adviser for details

\* Plots are a mirror image of plans shown above



## 3 Bed

## The Cather

### Plots

106\*, 107\*, 115, 116\*,  
120\*, 121,

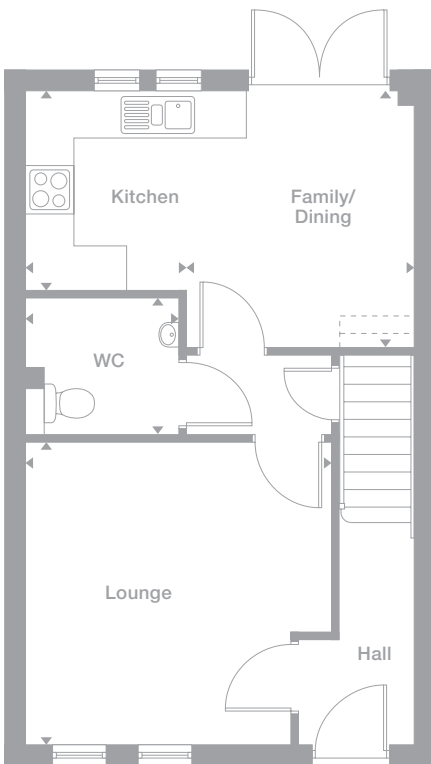
### Key Features

3 Bedrooms  
Master En-Suite  
Downstairs WC

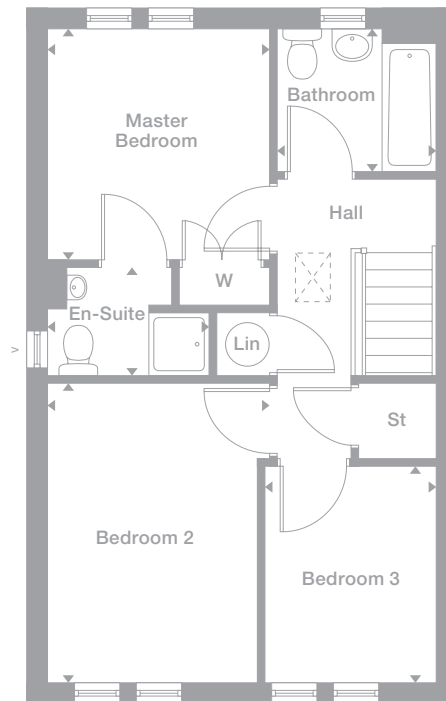
The magnificent open plan Kitchen and Family/Dining room provides a natural gathering place, The Cather has been created with the practicalities of family life in mind.



### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Lounge  
4.0m x 3.9m  
13'2" x 13'0"

Kitchen  
2.1m x 2.6m  
6'11" x 8'7"

WC  
2.0m x 1.7m  
6'7" x 5'9"

Family/Dining  
2.9m x 3.3m  
9'9" x 11'0"

#### First Floor

Master Bedroom  
2.9m x 3.0m  
9'7" x 9'11"

En-Suite  
2.1m x 1.4m  
6'11" x 4'8"

Bedroom 2  
2.7m x 3.9m  
9'0" x 13'0"

Bedroom 3  
2.2m x 2.8m  
7'5" x 9'4"

Bathroom  
2.0m x 1.8m  
6'10" x 6'1"

> Windows available on specific plots. See sales adviser for details

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**Every Step**

When you decide to buy a Miller home, it's the beginning of a journey. And we're with you all the way. We'll always be there with advice and assistance to guide you through the process of buying your new home and even beyond.

3 Bed

# The Stanton

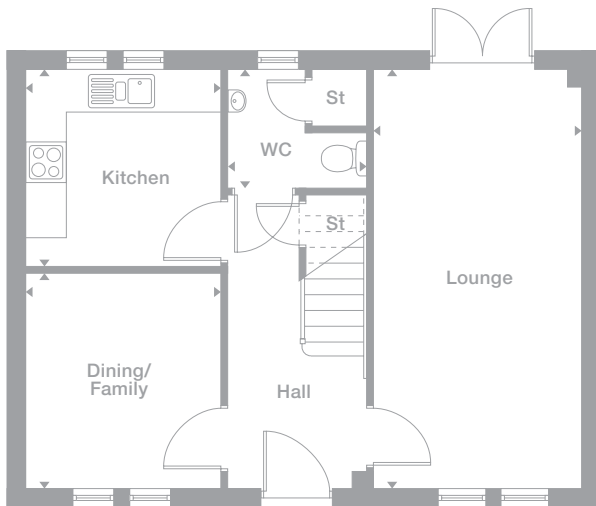
**Plot**  
127

**Key Features**  
3 Bedrooms  
Separate Dining Room  
Detached Garage

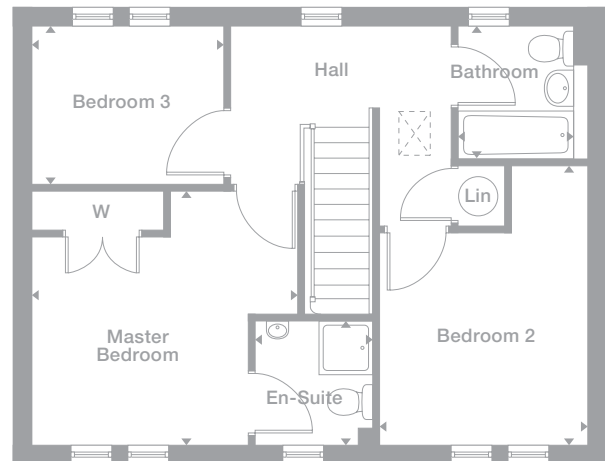
With south-facing windows at one end and French doors at the other, the lounge of the Stanton is a powerfully impressive setting for entertaining. An unusually large, bright landing carries the light-filled ambience into the upstairs accommodation.



## Ground Floor



## First Floor



## Room Dimensions

### Ground Floor

Lounge  
6.0m x 3.0m  
19'11" x 9'10"

Kitchen  
2.8m x 2.8m  
9'4" x 9'5"

WC  
2.0m x 1.7m  
6'8" x 5'7"

Dining/Family  
2.8m x 3.1m  
9'4" x 10'2"

### First Floor

Master Bedroom  
3.8m x 3.7m  
12'9" x 12'2"

En-Suite  
1.7m x 1.7m  
5'8" x 5'10"

Bedroom 2  
3.0m x 4.0m  
9'11" x 13'3"

Bedroom 3  
2.8m x 2.2m  
9'3" x 7'6"

Bathroom  
1.8m x 1.9m  
6'2" x 6'4"

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# The Isla

# 3 Bed

## Plots

86\*, 87\*, 93, 94\*

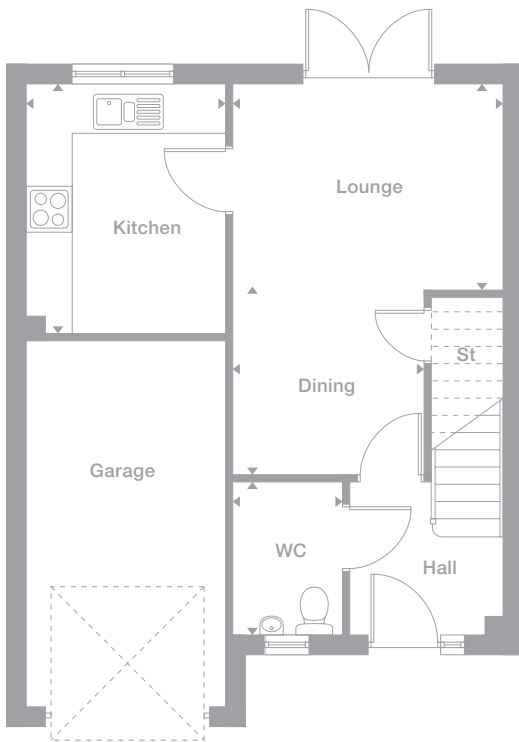
## Key Features

3 Bedrooms  
Master En-Suite  
Integral Garage

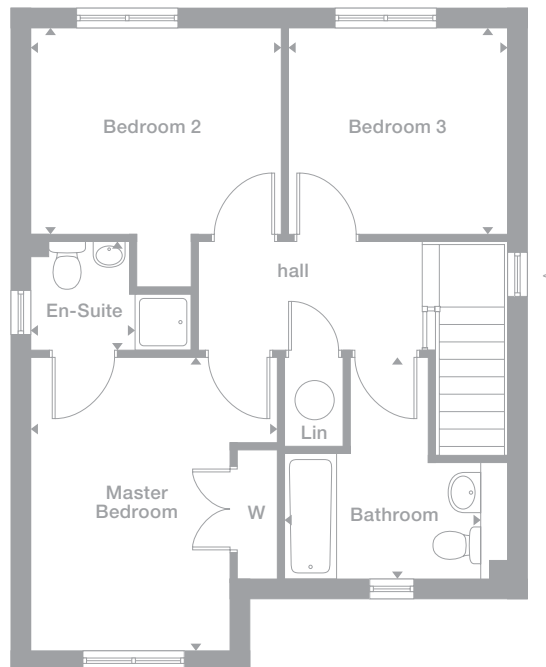
The cloakroom, generous storage and en-suite shower add practical convenience to this welcoming home. The bright, L-shaped living space opens out to the garden to create a light-filled focal point for family life.



## Ground Floor



## First Floor



## Room Dimensions

### Ground Floor

Lounge Area  
3.7m x 2.8m  
12'2" x 9'3"

Dining Area  
2.6m x 2.5m  
8'8" x 8'6"

Kitchen  
2.7m x 3.4m  
9'0" x 11'3"

WC  
1.5m x 2.0m  
4'11" x 6'9"

### First Floor

Master Bedroom  
3.4m x 4.0m  
11'2" x 13'3"

En-Suite  
1.3m x 1.5m  
4'5" x 4'11"

Bedroom 2  
3.4m x 2.8m  
11'4" x 9'4"

Bedroom 3  
3.0m x 2.8m  
9'11" x 9'3"

Bathroom  
3.0m x 2.8m  
10'1" x 10'0"

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> Windows available on specific plots. See sales adviser for details

\* Plots are a mirror image of plans shown above

## 3 Bed

## The Wallace



### Plots

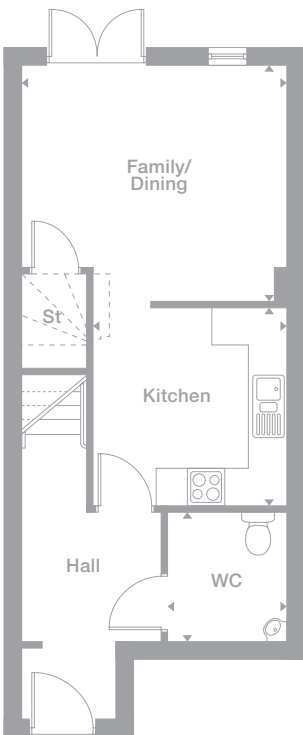
104\*, 105, 110\*, 111,

### Key Features

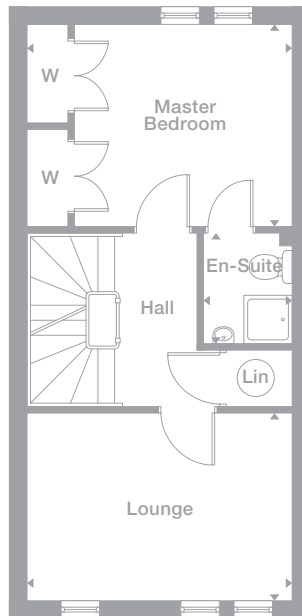
3 Bedrooms  
Entrance Porch  
3 Storey

On the ground floor of this exciting, unusual home you pass a beautifully designed kitchen area to enter an impressively light, welcoming family/dining area, complementing a large lounge on the first floor.

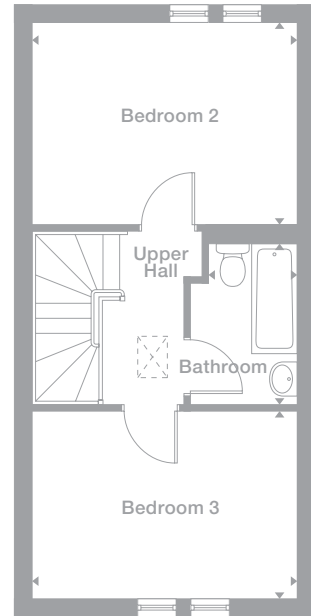
### Ground Floor



### First Floor



### Second Floor



### Room Dimensions

#### Ground Floor

Family/Dining  
4.1m x 3.6m  
13'6" x 12'0"

Kitchen  
3.0m x 3.0m  
9'10" x 10'11"

WC  
1.8m x 1.9m  
6'2" x 6'7"

#### First Floor

Master Bedroom  
4.1m x 3.1m  
13'6" x 10'3"

En-Suite  
1.4m x 1.7m  
4'7" x 5'8"

Lounge  
4.1m x 2.8m  
13'6" x 9'6"

#### Second Floor

Bedroom 2  
4.1m x 3.1m  
13'6" x 10'5"

Bedroom 3  
4.1m x 2.8m  
13'6" x 9'6"

Bathroom  
1.6m x 2.7m  
5'6" x 8'10"

\* Plots are a mirror image of plans shown above

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# The Carsewell

4 Bed

## Plots

91\*, 92, 123, 133

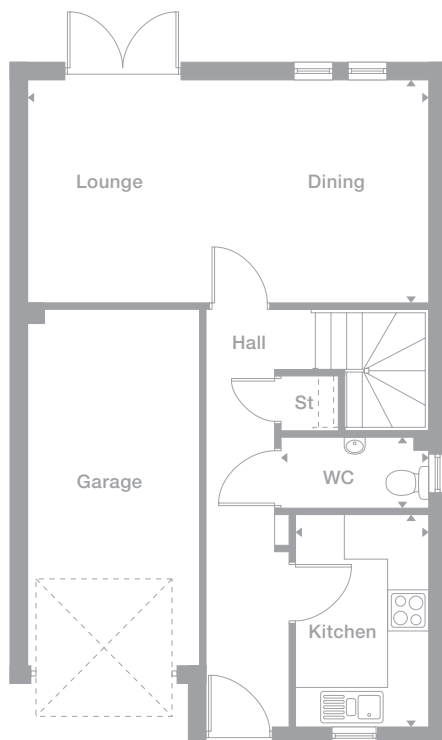
## Key Features

4 Bedrooms  
French Doors to Garden  
Integral Garage

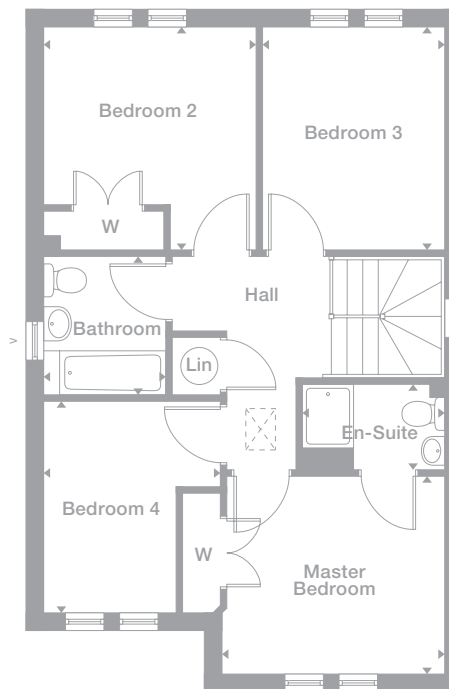
The magnificent open plan lounge/dining room provides a natural gathering place, while beyond the inviting staircase and gallery landing the four bedrooms include a master bedroom with shower room and built-in wardrobe.



## Ground Floor



## First Floor



## Room Dimensions

### Ground Floor

Lounge/Dining  
6.1m x 3.3m  
20'4" x 11'2"

Kitchen  
3.2m x 2.0m  
10'8" x 6'9"

WC  
1.1m x 2.2m  
3'8" x 7'6"

### First Floor

Master Bedroom  
3.4m x 3.0m  
11'5" x 10'0"

En-Suite  
2.2m x 1.3m  
7'3" x 4'4"

Bedroom 2  
3.2m x 3.4m  
10'8" x 11'3"

Bedroom 3  
2.8m x 3.4m  
9'3" x 11'3"

Bedroom 4  
2.0m x 3.2m  
6'8" x 10'8"

Bathroom  
1.8m x 2.1m  
6'2" x 7'1"

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> Windows available on specific plots. See sales adviser for details

\* Plot is a mirror image of plans shown above

## 4 Bed

## The Kesson

### Plots

117\*, 118, 131\*, 132

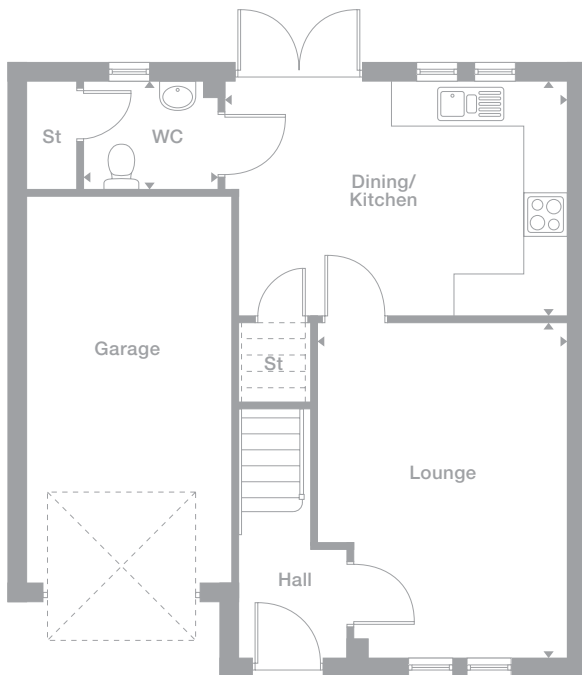
### Key Features

4 Bedrooms  
French Doors to Garden  
Integral Garage

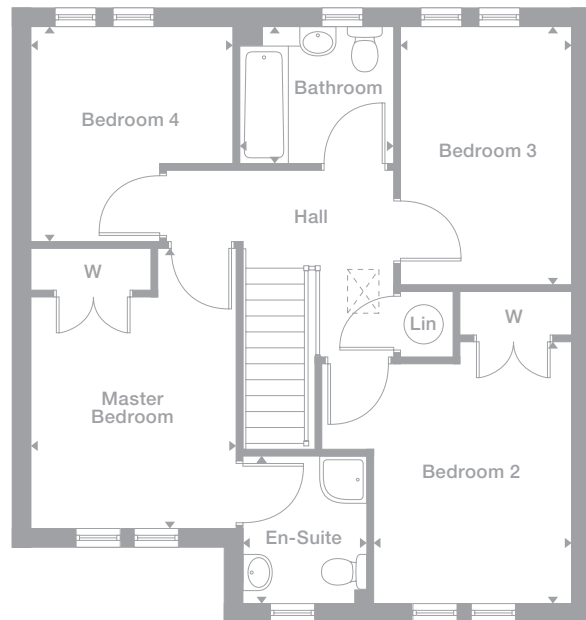
With a bright, airy kitchen/dining room entered via the lounge, the layout of the Kesson presents an ideal setting for entertaining. Upstairs, two of the bedrooms have built-in wardrobes and the master bedroom also includes en-suite shower.



### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Dining/Kitchen  
4.6m x 3.3m  
15'2" x 10'11"

Lounge  
3.5m x 4.7m  
11'8" x 15'6"

WC  
1.9m x 1.5m  
6'4" x 5'0"

#### First Floor

Master Bedroom  
2.9m x 3.3m  
9'8" x 10'0"

En-Suite  
2.0m x 1.7m  
6'10" x 5'10"

Bedroom 2  
2.7m x 3.7m  
9'2" x 12'3"

Bedroom 3  
2.4m x 3.6m  
7'11" x 12'1"

Bedroom 4  
2.2m x 1.9m  
7'3" x 6'4"

Bathroom  
2'2"m x 1.9m  
9'5" x 10'0"

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# The Earn

## 4 Bed

### Plot

114

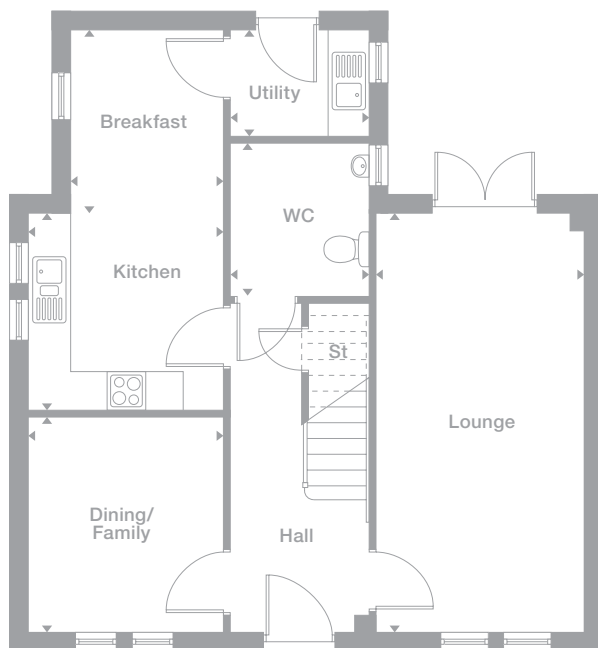
### Key Features

4 Bedrooms  
Kitchen/Breakfast  
Separate Utility

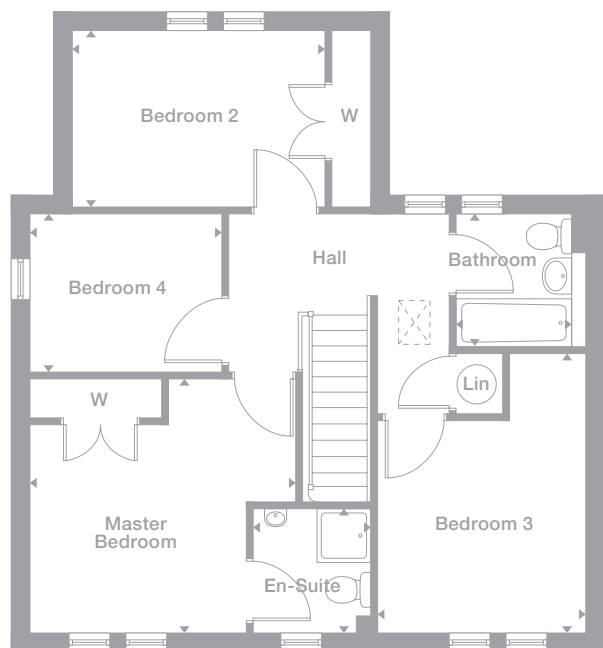
Delightfully situated facing an open green area, the Earn has both a formal dining room and separate utility room, leaving the large kitchen/breakfast room for creative cookery.



### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Lounge  
6.0m x 3.0m  
19'11" x 9'10"

Kitchen  
2.8m x 2.8m  
9'4" x 9'5"

Family/Dining  
2.8m x 3.1m  
9'4" x 10'2"

WC  
2.0m x 1.7m  
6'8" x 5'7"

#### First Floor

Master Bedroom  
3.8m x 3.7m  
12'9" x 12'2"

En-Suite  
1.7m x 1.7m  
5'5" x 5'10"

Bedroom 3  
2.8m x 2.2m  
9'5" x 7'6"

Bedroom 2  
2.8m x 2.2m  
9'5" x 7'6"

Bedroom 4  
2.8m x 2.2m  
9'3" x 7'6"

Bathroom  
1.8m x 1.9m  
6'2" x 6'4"

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**Building Quality**

The craft of the housebuilder lives on at Miller Homes. Every new home we build benefits from the highest standards of workmanship in every detail. We take pride in our work, so you can take pride in your home.

# The Hughes

4 Bed

## Plots

82, 83\*, 85\*, 122\*,  
126, 129\*, 130

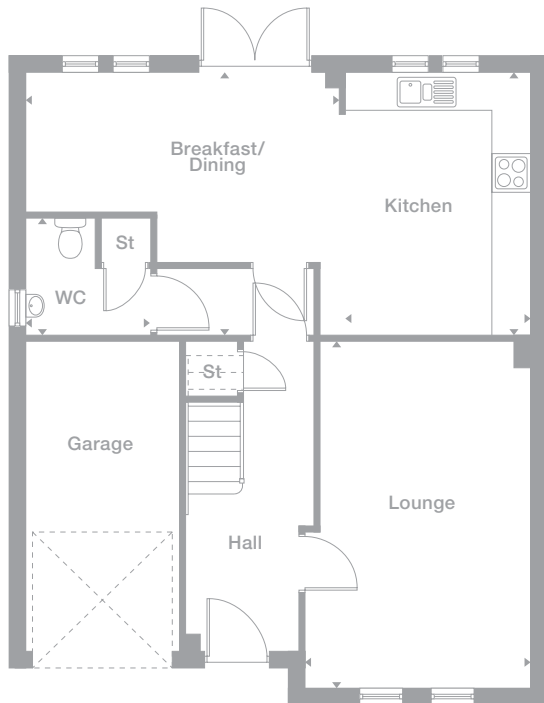
## Key Features

4 Bedrooms  
2 En-Suites  
Downstairs WC

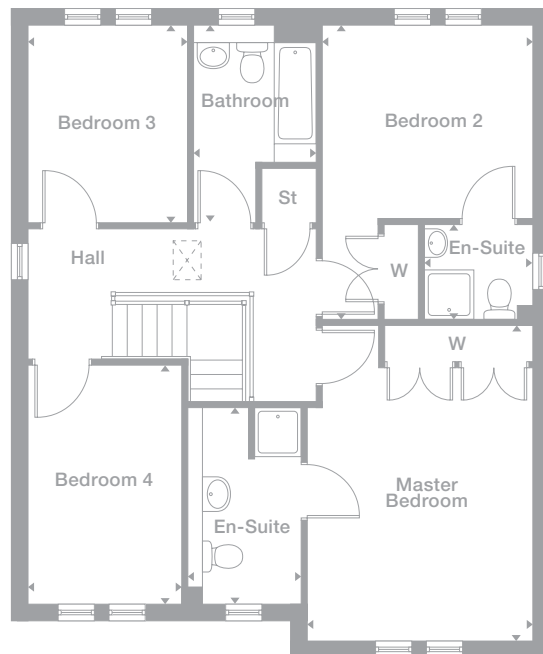
The magnificent broad dining/kitchen room provides a natural gathering place, while beyond the inviting staircase and large gallery landing, two of the four bedrooms have luxurious en-suite shower rooms and built-in wardrobes.



## Ground Floor



## First Floor



## Room Dimensions

### Ground Floor

Lounge  
3.6m x 5.5m  
11'10" x 18'2"

Kitchen  
2.9m x 4.2m  
9'9" x 13'10"

Breakfast/Dining  
5.0m x 3.0m  
16'6" x 10'0"

WC  
2.0m x 1.8m  
6'7" x 6'2"

### First Floor

Master Bedroom  
3.5m x 4.4m  
11'8" x 14'8"

En-Suite  
1.8m x 2.2m  
6'2" x 7'6"

Bedroom 2  
3.3m x 4.7m  
11'1" x 15'5"

En-suite 2  
1.7m x 1.5m  
5'7" x 5'0"

Bedroom 3  
2.5m x 3.1m  
8'4" x 10'4"

Bedroom 4  
2.4m x 3.0m  
8'1" x 9'10"

Bathroom  
1.9m x 2.1m  
6'6" x 7'0"

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\* Plots are a mirror image of plans shown above

## 4 Bed

## The Yeats

### Plots

84, 88, 124, 125\*

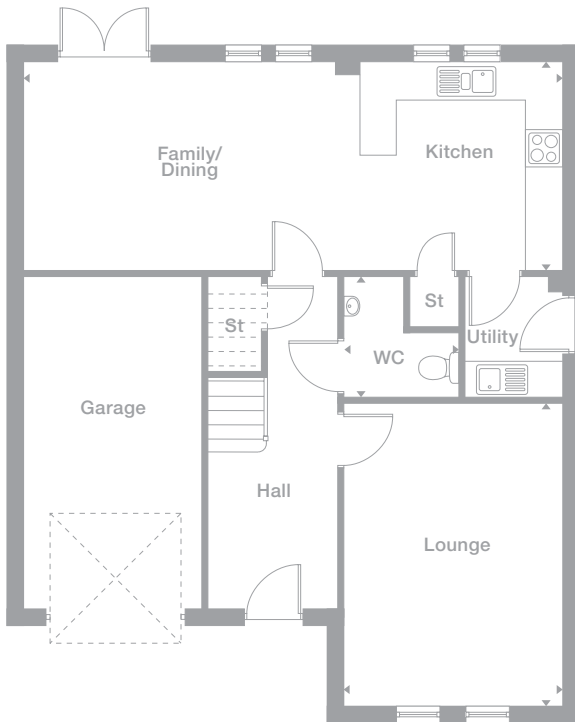
### Key Features

4 Bedrooms  
Family/Dining/Kitchen  
Separate Utility

Every time you enter the incredibly spacious open plan kitchen/family room, you will be delighted by the way the room just floods with light. This is a home designed to add real joy to family life.



### Ground Floor



### Room Dimensions

#### Ground Floor

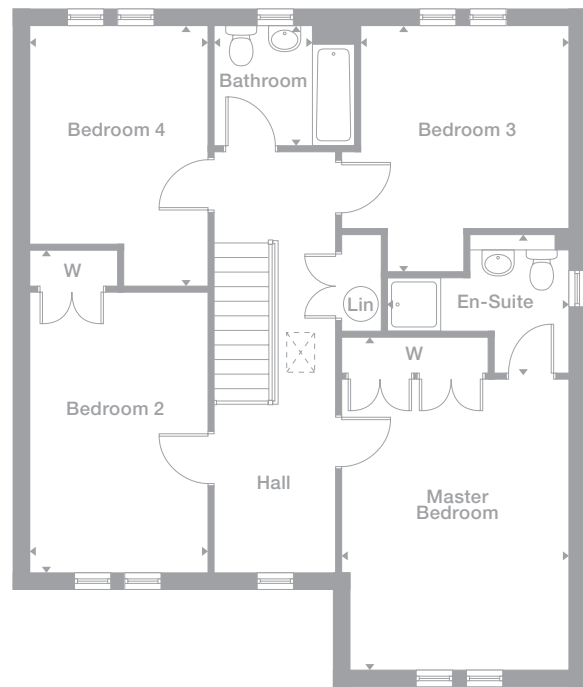
Lounge  
3.6m x 4.9m  
11'11" x 16'3"

WC  
1.9m x 1.9m  
6'3" x 6'6"

Family/Dining/Kitchen  
8.8m x 3.4m  
29'1" x 11'3"

Utility  
1.6m x 1.9m  
5'4" x 6'6"

### First Floor



#### First Floor

Master Bedroom  
3.7m x 4.8m  
12'3" x 15'11"

En-Suite  
2.9m x 2.2m  
9'10" x 7'6"

Bedroom 2  
2.9m x 4.2m  
9'7" x 14'0"

Bedroom 3  
3.4m x 4.0m  
11'3" x 13'3"

Bedroom 4  
2.9m x 4.2m  
9'7" x 14'0"

Bathroom  
2.3m x 1.9m  
7'8" x 6'5"

\* Plot is a mirror image of plans shown above

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.

# The Gala

4 Bed

## Plots

81, 89\*, 90, 119\*, 128\*, 138

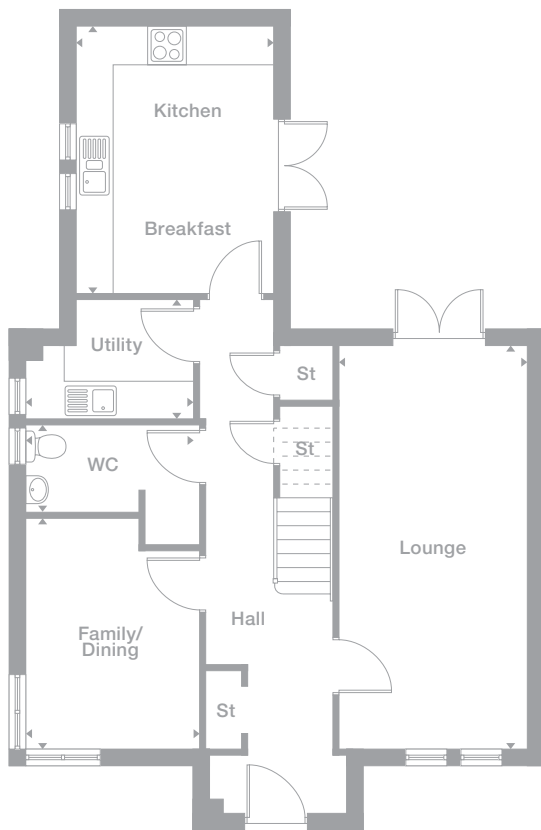
## Key Features

4 Bedrooms  
Dual Aspect Lounge  
Separate Dining

With its twin french doors to the garden and its dual aspect windows in most rooms, including unusual corner windows in the dining room and one of the bedrooms, this is a gloriously bright home.



## Ground Floor

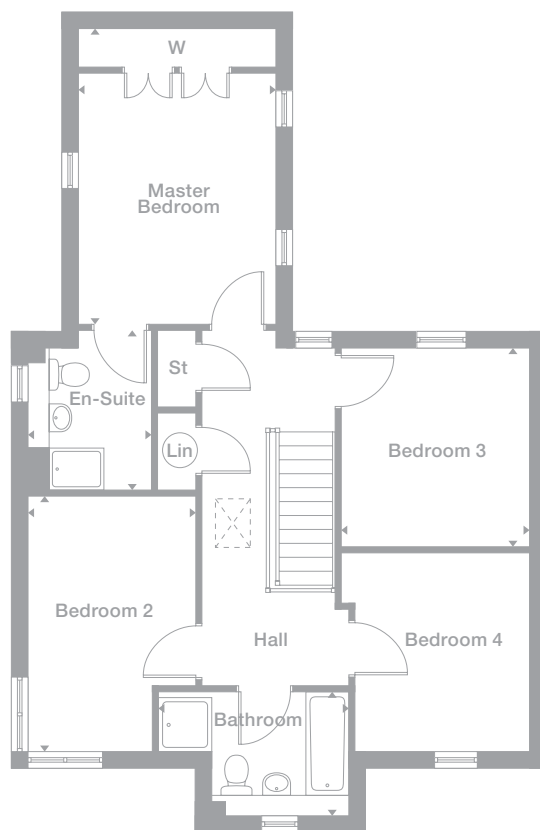


## Room Dimensions

### Ground Floor

<b>Lounge</b> 3.0m x 6.6m 10'1" x 21'9"	<b>Utility</b> 2.7m x 1.9m 8'11" x 5'5"
<b>Kitchen/Breakfast</b> 3.2m x 4.3m 10'7" x 14'5"	<b>WC</b> 2.8m x 1.4m 9'3" x 4'9"
<b>Family/Dining</b> 2.8m x 3.7m 12'4" x 9'3"	

## First Floor



### First Floor

<b>Master Bedroom</b> 3.2m x 4.8m 10'8" x 15'11"	<b>Bedroom 3</b> 3.0m x 3.2m 10'2" x 10'9"
<b>En-Suite</b> 2.0m x 2.6m 6'7" x 8'8"	<b>Bedroom 4</b> 3.0m x 3.2m 10'2" x 10'9"
<b>Bedroom 2</b> 2.7m x 4.1m 9'0" x 13'7"	<b>Bathroom</b> 2.2m x 2.0m 7'4" x 6'7"

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

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# Specification

	Angus	Cather	Stanton	Isla	Wallace	Carsewell	Kesson	Earn	Hughes	Yeats	Gala
<b>Kitchen</b>											
Stainless steel chimney hood with stainless steel splashback	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single fan oven	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 4 ring gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbed space for washing machine	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Strip-lights under wall units	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3 spot track ceiling lights	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White plastic switches and sockets	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel one and a half sink (where layout permits) and monobloc tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single bowl sink and monobloc tap to utility (where layout permits)	-	-	-	-	-	-	-	✓	-	✓	✓
Post-formed worktops with 100mm upstand	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated dishwasher	○	○	○	○	○	○	○	○	○	○	○
Integrated fridge-freezer	○	○	○	○	○	○	○	○	○	○	○
Floor tiling	○	○	○	○	○	○	○	○	○	○	○

## Bathrooms and en-suites

Shaver point	○	○	○	○	○	○	○	○	○	○	○
Complete shower in enclosure (to en-suite)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome taps	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
'Ideal Standard' sanitaryware with bath	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full-height tiling to shower enclosure	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White downlighters	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Splashback wall tiling behind WHB in WC, bathroom & en-suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Floor tiling	○	○	○	○	○	○	○	○	○	○	○

## Electrical

TV sockets in lounge and master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT socket	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Co-axial digital cable fitted	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front porch light ready-fitted with PIR	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doorbell and chimes ready-fitted	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

- ✓ yes
- optional extras
- not available

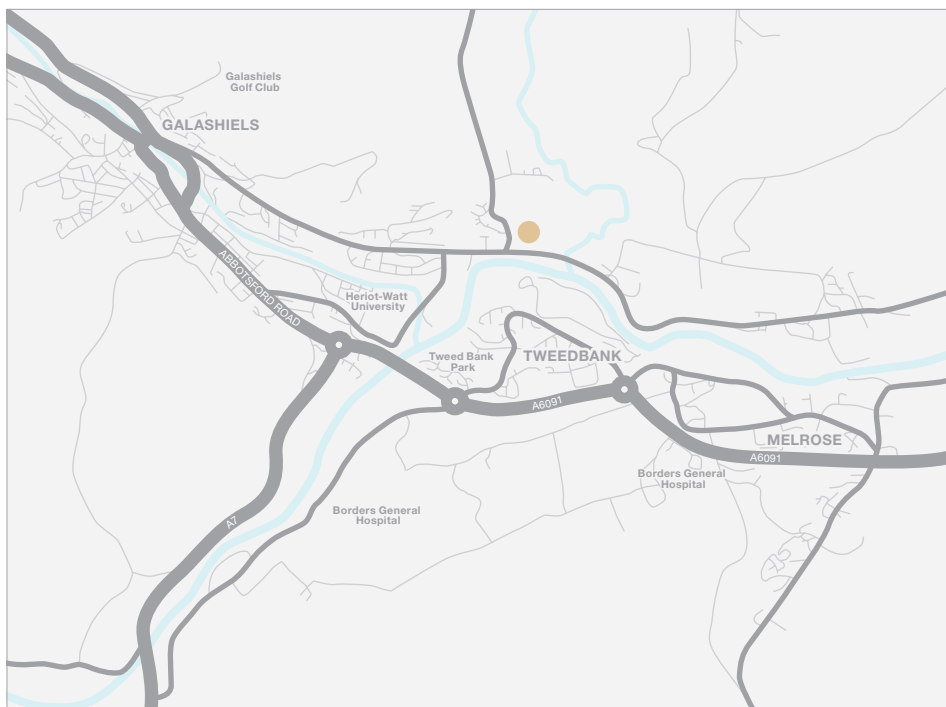
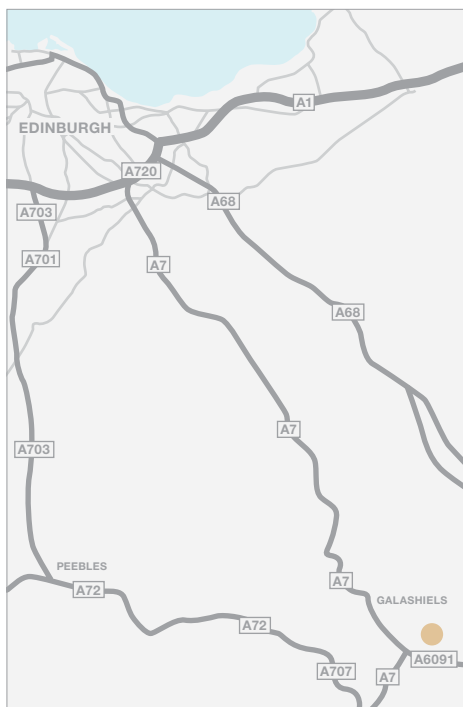
	Angus	Cather	Stanton	Isla	Wallace	Carsewell	Kesson	Earn	Hughes	Yeats	Gala
<b>Security</b>											
Multi-point locking front door system	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
UPVC fascias, soffits and bargeboards (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Dry roofing system to ridges, verges and hips (where roof pitch and planning allows)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Alarm	○	○	○	○	○	○	○	○	○	○	○
<b>Heating</b>											
Double-glazing to all windows	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms (except where roomstat is fitted)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electrical point for fire	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Decorative</b>											
Smooth finish ceilings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
French doors (where local ground conditions permit)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
House numbers ready fitted	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Woodwork painted white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walls painted Gardenia/barely white except wet rooms which will be white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stop-charmfered spindles and newels to stairs	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Semi-solid 6 panel colonial style internal doors with chrome plated levers	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
150mm skirting and 63mm architrave	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fitted wardrobes to master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fitted wardrobes in bedroom 2	○	○	○	○	○	✓	✓	✓	✓	✓	○
Fitted wardrobes in bedroom 3	-	○	○	○	○	○	○	○	○	○	○
<b>External</b>											
Post and rail or 1.8m solid fencing (refer to site fencing layout)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turfed front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turfed rear garden	○	○	○	○	○	○	○	○	○	○	○
Outside cold water tap	○	○	○	○	○	○	○	○	○	○	○

All customer choices and optional extras can only be included at an early stage of building construction please check with the Sales Adviser for specific details. These sales particulars do not constitute a contract, form part of a contract or a warranty. Please refer to the 'Important Notice' section at the back of this brochure for more information. Photography represents typical Miller Homes' fittings and options.

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### From Galashiels and the West

Take the A7 from Edinburgh to Galashiels, and stay on the A7 to pass the Ladhope Inn on your right. As you approach the Asda supermarket, turn left into Currie Road following signs for Langlee and Gattonside. At the Station Brae roundabout take the first exit on to Station Brae, and carry on for around a mile and a half. Pass Easter Langlee Industrial Area on the left, then take the next left, immediately before a cottage building and signposted for Langlee, and immediately turn right to enter the development.

Sat Nav: TD1 2NU

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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 fully committed to sustainable solutions in the way we design and build your home. For example, around 75% of the homes we build stand on 'brownfield' sites - that's previously used land. Find out how you can do your bit too by taking the environment test.

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

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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.

**mill**erhomes

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