



**Glen Almond
Kirkliston**

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.



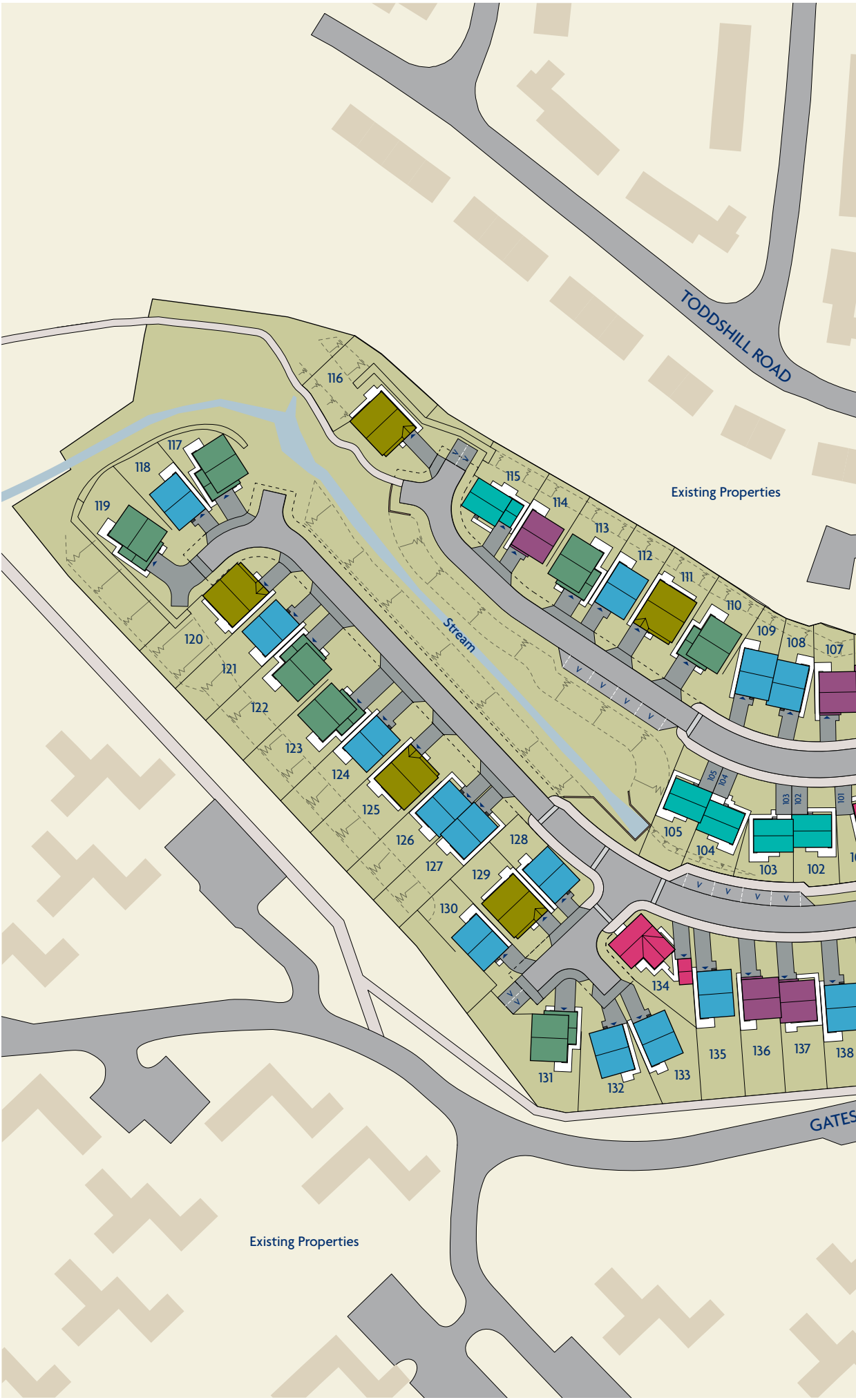
the place to be[®]

- 01 Welcome home
- 02 Living in Kirkliston
- 08 Floor plans
- 16 Specification
- 20 How to find us

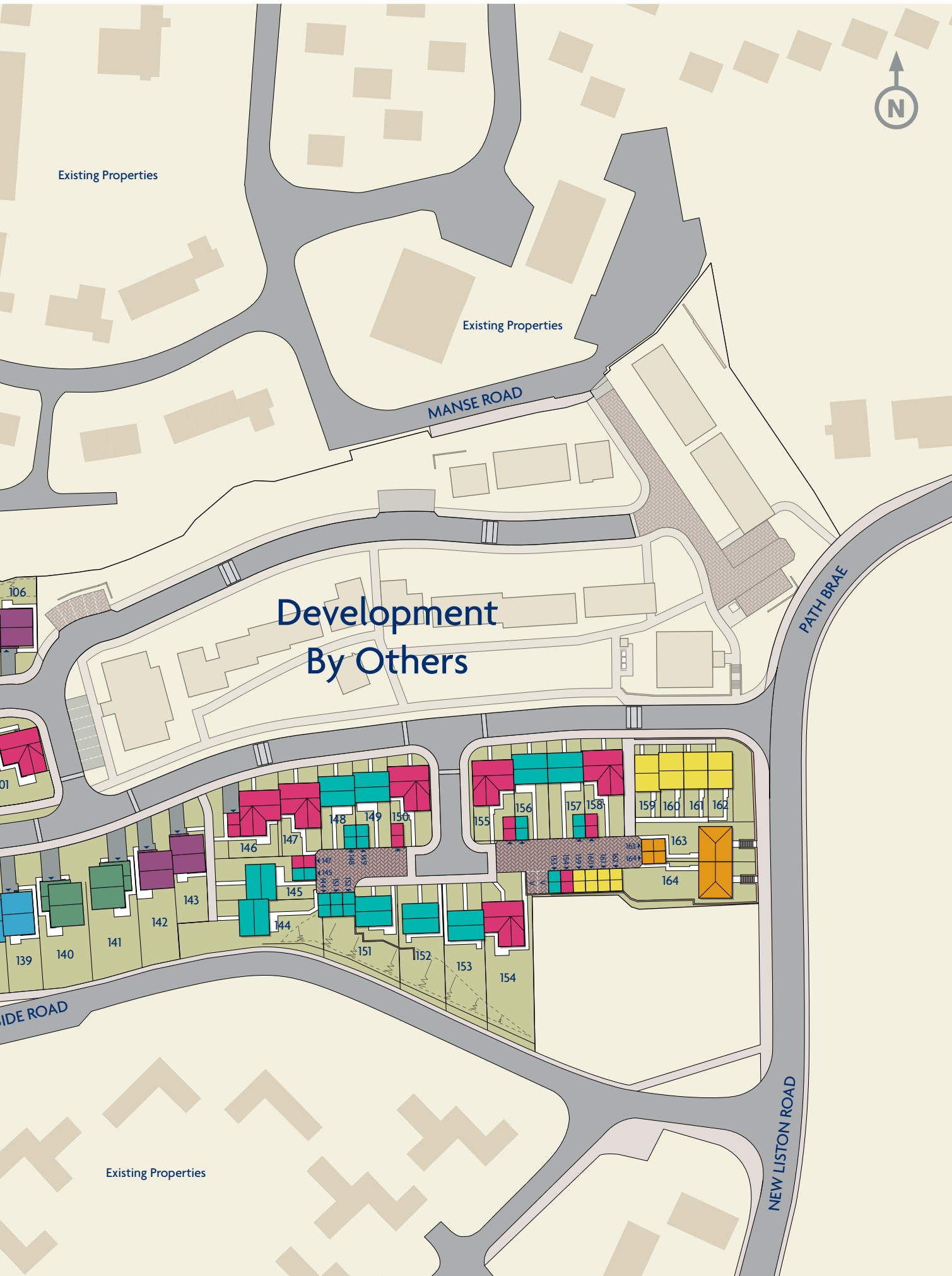
Plot information >

Plot information

- Balvenie B**
See Page 08
- Deanston**
See Page 09
- Dalwhinnie**
See Page 10
- Strathisla**
See Page 11
- Iona**
See Page 12
- Bowmore**
See Page 13
- Dewar**
See Page 14
- Ardmore**
See Page 15

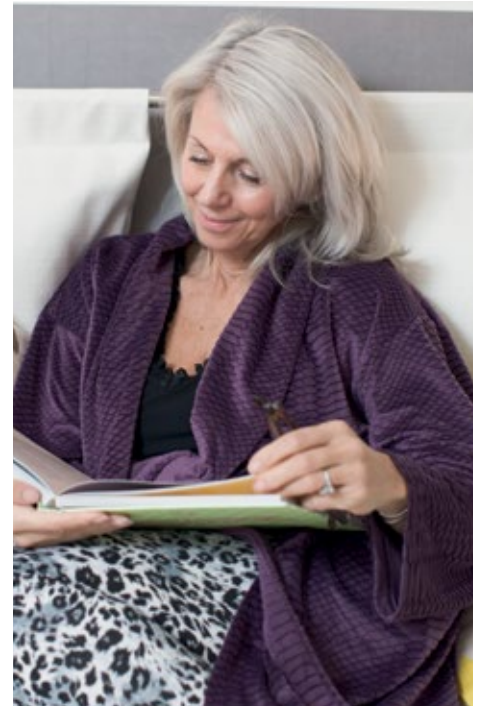


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Welcome to Glen Almond

From its market town location, with the River Almond just a few yards away, it is hard to believe that this attractive development occupies one of the most advantageous locations in the central belt. With the M9 a few minutes drive away and exceptionally fast access to Edinburgh Airport, the M8 and the new Queensferry Crossing, this peaceful development of two, three, four and five bedroom homes presents a unique opportunity to combine a beautiful setting with outstanding convenience.



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 2014, 95% of customers said they'd recommend Miller Homes to their best friend. To check our latest performance results see our website.

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 Glen Almond.







- 1 Port Edgar Marina
- 2 Mr. Fella & Me. Bella Sassoon
- 3 Orocco Pier
- 4 International Climbing Arena

Transport

Just under two miles from the Newbridge Roundabout of the M9 and less than four miles from the Forth crossings, the development offers extremely easy travel into Edinburgh, Stirling, Glasgow and Fife. Edinburgh Airport is just over four miles away, and several First bus services pass through Kirkliston. Lothian Buses have also introduced a service linking the town with the Gyle Shopping Centre, Edinburgh Park and the Riccarton campus.

Education & Health

Kirkliston Primary, a popular and successful non-denominational school around ten minutes walk from the development, is a feeder primary for Queensferry Community High School. There is also a health centre with GP services and a dental surgery within a few minutes walk.

Local Attractions

Newliston House, fifteen minutes walk away, is a beautiful Robert Adam mansion with magnificent gardens and the added appeal, on Sundays, of a passenger-carrying miniature steam railway, and Hopetoun House, possibly Scotland's finest stately home, is five miles away. The waterfront attractions of nearby South Queensferry include boat trips, a museum and choice of excellent bars and restaurants such as the Orocco Pier Hotel and the 3 Bridges with its magnificent terrace views of the Forth bridges.

Leisure & Recreation

Kirkliston Leisure Centre incorporates a comprehensively equipped gym, a sports hall and excellent outdoor facilities including all-weather floodlit pitches and a grass football pitch. The world-class Edinburgh International Climbing Arena at Ratho and the sailing and water sports amenities at Port Edgar are both within three miles, and local golf clubs include Dundas Parks, a nine-hole course in the grounds of the historic Dundas Castle. There is also a local library in the town.

Shopping

Kirkliston has a large Co-op store, newsagents and convenience stores, and local services include the fashionable Mr Fella & Me Bella hairdressers. Glen Almond is also in easy reach of Edinburgh's Gyle Shopping Centre and the capital's comprehensive choice of shopping. Craigie's Farm, an excellent farm shop and delicatessen three miles from the development, also has a café, woodland walks and children's play facilities.

Recycling Facilities

There are recycling facilities for glass bottles and jars, paper and cardboard, plastic bottles, aerosols, packaging and textiles in the car park of Kirkliston Leisure Centre. Larger items such as white goods, computers, garden waste and televisions are accepted at Broxburn Recycling Centre, a little under four miles away.





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Balvenie B

2 Bed

Plots

163*, 164

Overview

Complementing a strikingly long lounge, the open-plan kitchen and dining room has a convivial, natural appeal that is accentuated and enhanced by access to the garden. Upstairs, two charming bedrooms bring enormous character to this instantly attractive home.

Key Features

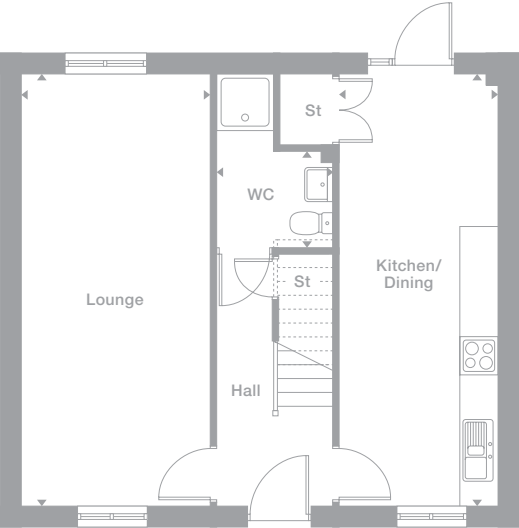
Open-Plan Kitchen/Dining
Master Bed Wardrobes
Downstairs WC With Shower
Storage

Total Floor Space

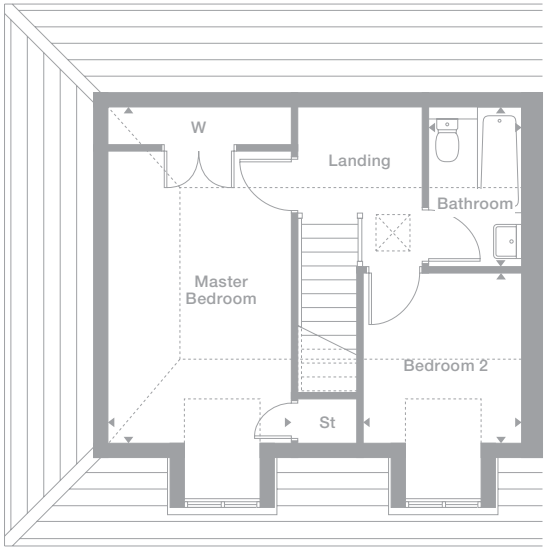
997 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.022m x 7.025m
9'11" x 23'1"

Kitchen/Dining
2.549m x 7.025m
8'4" x 23'1"

WC
1.903m max x 1.557m min
6'3" x 5'1"

First Floor

Master Bedroom
3.112m x 5.435m
10'3" x 17'10"

Bedroom 2
2.547m x 2.749m
8'4" x 9'0"

Bathroom
1.494m x 2.572m
4'11" x 8'5"

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* Plots are a mirror image of plans shown above



3 Bed

Deanston

Plots

102*, 103, 104*, 105, 115, 144, 145*, 148*, 149, 151*, 152, 153*, 156, 157*

Key Features

Separate Dining Room
Master Bed En-Suite
Master Bed Wardrobe
Wardrobe to Bed 2
Utility

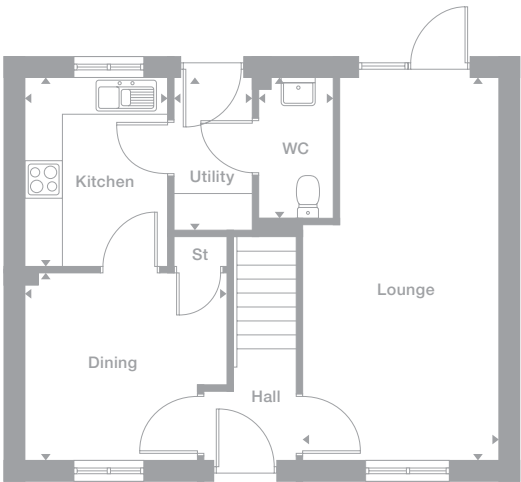
Total Floor Space

1,018 sq ft

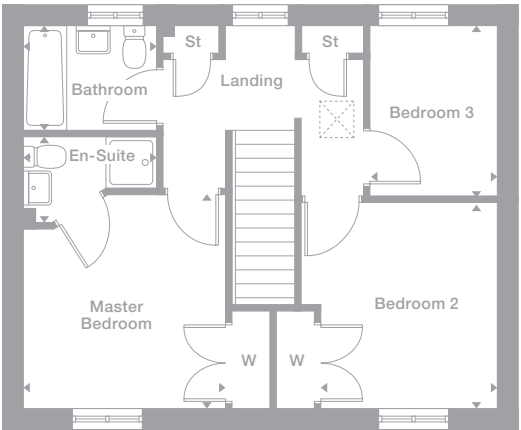
Overview

With its impressive dual-aspect lounge and spacious, light-filled landing, the Deanston has an exceptionally bright, welcoming ambience. The practical arrangement of the dining room and the kitchen will add pleasure and convenience to both family dining and formal entertaining.

Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge	WC
3.142m max x 6.216m max 10'4" x 20'5"	1.200m x 2.309m 3'11" x 7'7"
Dining	Utility
3.239m max x 3.038m max 10'8" x 10'0"	1.250m x 2.484m 4'1" x 8'2"
Kitchen	
2.275m x 3.063m 7'6" x 10'1"	

First Floor

Master Bedroom	Bedroom 3
3.239m max x 3.453m max 10'8" x 11'4"	2.055m x 2.782m 6'9" x 9'2"
En-Suite	Bathroom
2.114m max x 1.355m max 6'11" x 4'5"	2.152m x 1.710m 7'1" x 5'7"
Bedroom 2	
2.828m max x 3.320m max 9'3" x 10'11"	

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Dalwhinnie

3 Bed

Plots
159, 160, 161, 162

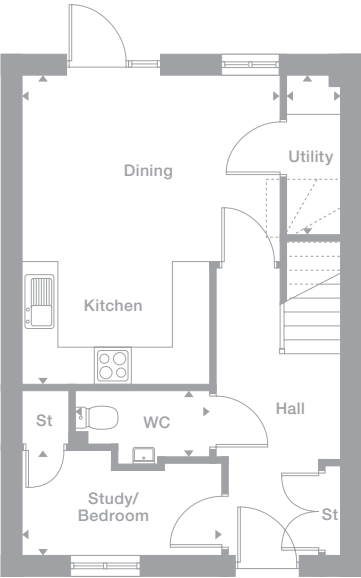
Overview
From the superb, beautifully planned dining room to the delightful dormer bedroom, from the ornamental balcony that enhances the lounge to the adaptable study and the large en-suite shower room, the Dalwhinnie is filled with prestigious and inspiring features.

Key Features
Dormer Window
Master Bed En-Suite
Master Bed Wardrobe
Wardrobe to Bed 2

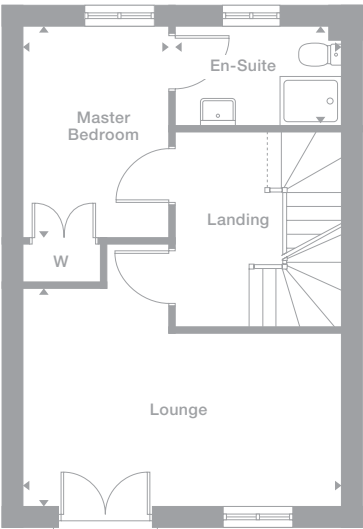
Total Floor Space
1,184 sq ft



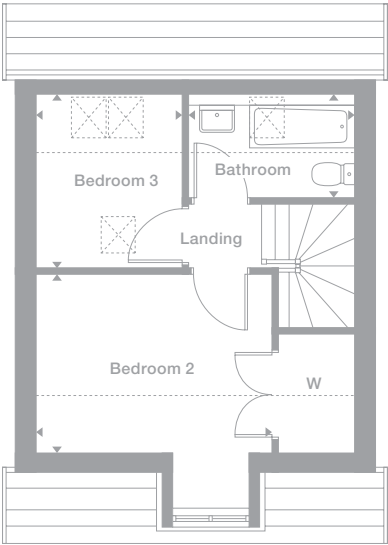
Ground Floor



First Floor



Second Floor



Room Dimensions

Ground Floor

Kitchen/Dining
4.177m max x 5.013m max
13'8" x 16'5"

WC
2.157m x 1.049m min
7'1" x 3'5"

Study/Bedroom
3.229m max x 1.701m max
10'7" x 5'7"

Utility
0.857m x 2.599m
2'10" x 8'6"

First Floor

Lounge
5.167m max x 3.569m
16'11" x 11'9"

Master Bedroom
2.349m x 3.394m min
7'8" x 11'2"

En-Suite
2.666m x 1.585m
8'9" x 5'2"

Second Floor

Bedroom 2
3.730m max x 2.926m min
12'3" x 9'7"

Bedroom 3
2.382m x 2.795m
7'10" x 9'2"

Bathroom
2.664m x 1.673m
8'9" x 5'6"

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4 Bed

Strathisla

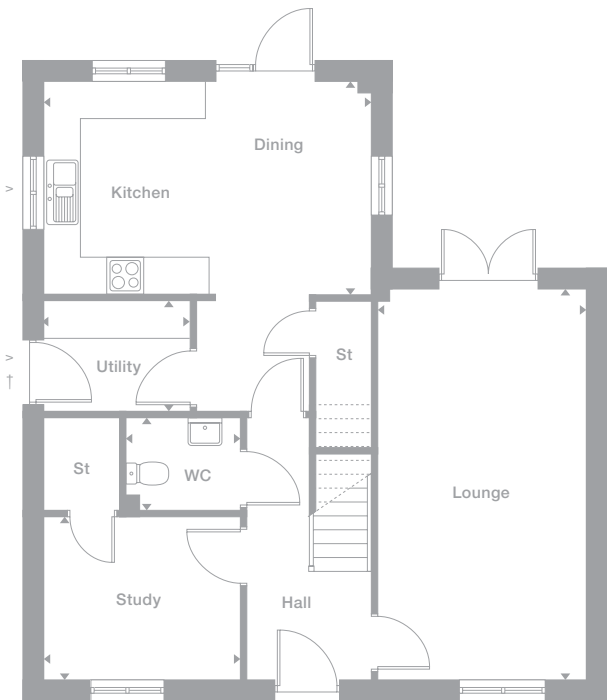
Plots
101, 134, 146*, 147, 150,
154, 155*, 158

Key Features
French Doors
Master Bed En-Suite
Master Bed Wardrobe
Wardrobe to Bed 2
Utility
Study

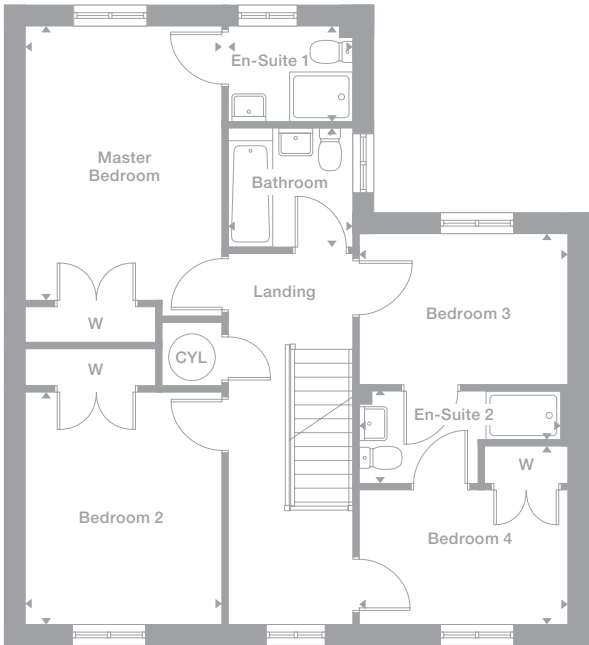
Total Floor Space
1,571 sq ft

Overview
With french doors from the lounge and a dual aspect kitchen and dining room, the Strathisla integrates interior and garden in a fresh, exciting way, while the utility room and the large study add an extra level of flexibility.

Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge 3.340m x 6.329m 11'0" x 20'9"	Utility 2.335m x 1.784m 7'8" x 5'10"
Kitchen/Dining 5.247m max x 3.461m 17'4" x 11'4"	Study 3.160m x 2.625m 10'4" x 8'7"
WC 1.847m x 1.492m 6'1" x 4'11"	

First Floor

Master Bedroom 3.160m x 4.453m 10'4" x 14'7"	En-Suite 2 2.550m max x 1.500m max 8'4" x 4'11"
En-Suite 1 2.000m x 1.554m 6'7" x 5'1"	Bedroom 4 3.341m max x 2.886m max 11'0" x 9'6"
Bedroom 2 3.160m x 3.750m 10'4" x 12'4"	Bathroom 2.000m x 1.924m 6'7" x 6'4"
Bedroom 3 3.341m x 3.329m max 11'0" x 10'11"	

* Plots are a mirror image of plans shown above

† Door to plot 154 only, Plots 150, 155 and 158 fitted with window

> Door and window not applicable to plots 101, 146 or 147

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Iona

4 Bed

Plots
111, 116*, 120, 125*, 129*

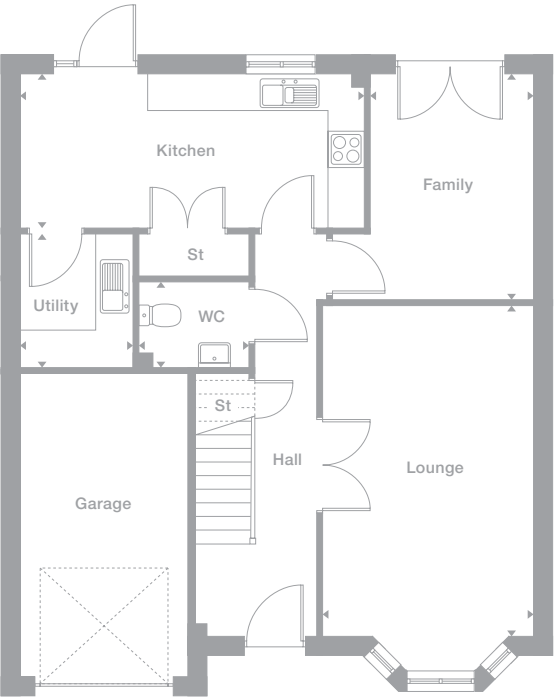
Overview
With its bay-windowed lounge, light-filled kitchen with separate utility room, and a family room with french doors opening to the garden, this is a wonderfully flexible family home. Two bedrooms, including the en-suite master bedroom, incorporate built in wardrobes.

Key Features
French Doors
Feature Bay Window
Master Bed En-Suite
Master Bed Wardrobe
Garage

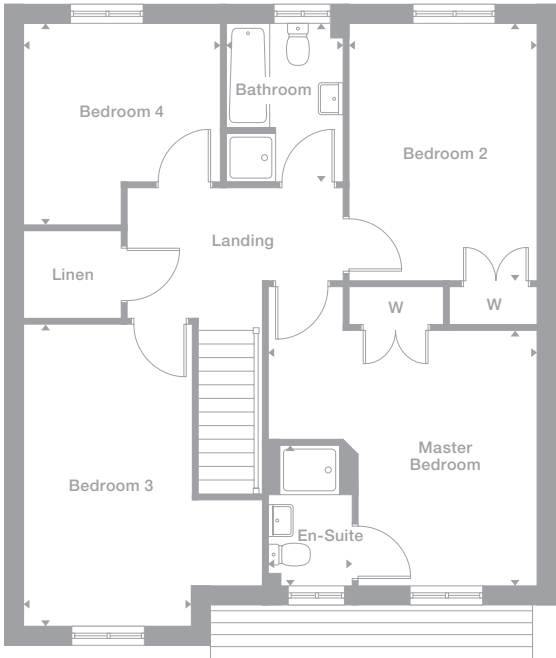
Total Floor Space
1,581 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge	WC
3.475m x 5.440m	1.798m x 1.385m
11'5" x 17'10"	5'11" x 4'7"
Kitchen	Utility
5.679m x 2.519m	1.860m x 2.132m
18'8" x 8'3"	6'1" x 7'0"
Family	
2.685m min x 3.706m	
8'10" x 12'2"	

First Floor

Master Bedroom	Bedroom 3
4.431m max x 4.206m	2.779m min x 4.975m
14'6" x 13'10"	9'1" x 16'4"
En-Suite	Bedroom 4
1.363m x 2.300m	3.249m max x 3.295m max
4'6" x 7'7"	10'8" x 10'10"
Bedroom 2	Bathroom
3.093m x 4.226m	1.906m x 2.588m
10'2" x 13'10"	6'3" x 8'6"

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5 Bed

Bowmore

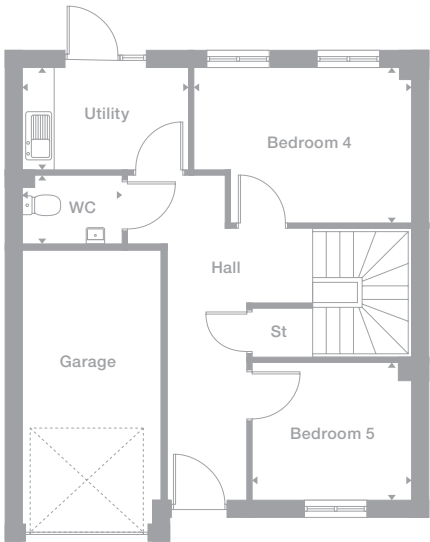
Plots
106, 107, 114, 136*,
137*, 142*, 143*

Key Features
Master Bed En-Suite
Downstairs WC
Garage
Utility

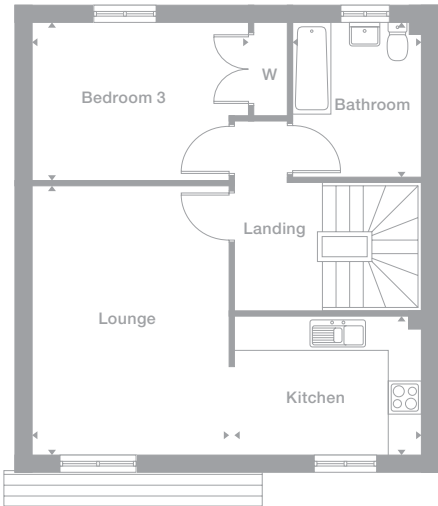
Total Floor Space
1,533 sq ft

Overview
The bright, exciting first floor lounge and adjoining kitchen, offering all the advantages of open-plan design, is complemented by a utility room on the ground floor. The fifth bedroom could be used to create a superb home office.

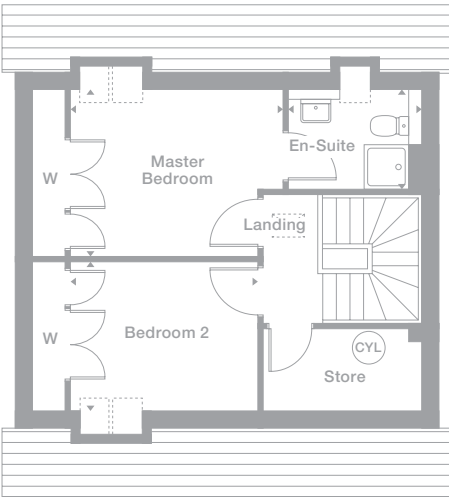
Ground Floor



First Floor



Second Floor



Room Dimensions

Ground Floor

Bedroom 4
3.914m max x 2.821m max
12'10" x 9'3"

Bedroom 5
2.897m x 2.455m
9'6" x 8'1"

WC
1.783m x 1.246m
5'10" x 4'1"

Utility
2.997m x 1.853m
9'10" x 6'1"

First Floor

Lounge
3.545m x 4.902m
11'8" x 16'1"

Kitchen
3.365m x 2.468m
11'0" x 8'1"

Bedroom 3
3.955m max x 2.888m max
13'0" x 9'6"

Bathroom
2.343m x 2.821m
7'8" x 9'3"

Second Floor

Master Bedroom
3.879m x 3.080m
12'9" x 10'1"

En-Suite
2.419m x 1.839m
7'11" x 6'0"

Bedroom 2
3.408m x 2.747m
11'2" x 9'0"

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Dewar

5 Bed

Plots
108*, 109, 112, 118*, 121,
124*, 126, 127*, 128, 130*,
132, 133*, 135*, 138*, 139*

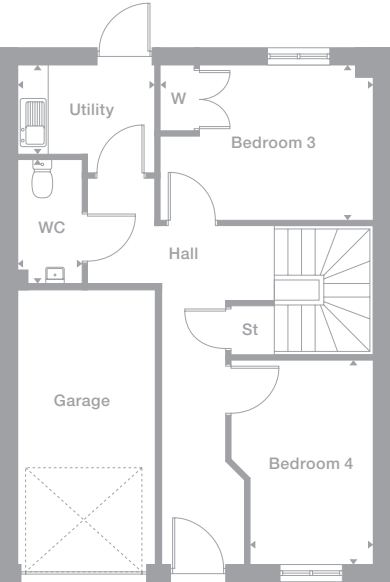
Overview
A light, airy lounge with feature french window and decorative balcony, and a beautiful contemporary kitchen and dining room, provide a flexible, welcoming space for entertaining. The delightful dormer window adds a special character to the second bedroom.

Key Features
Dormer Window
Juliette Balcony
Master Bed En-Suite
Master Bed Wardrobe
Downstairs WC
Utility

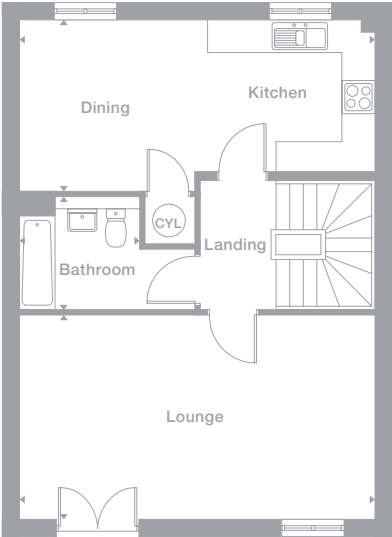
Total Floor Space
1,650 sq ft



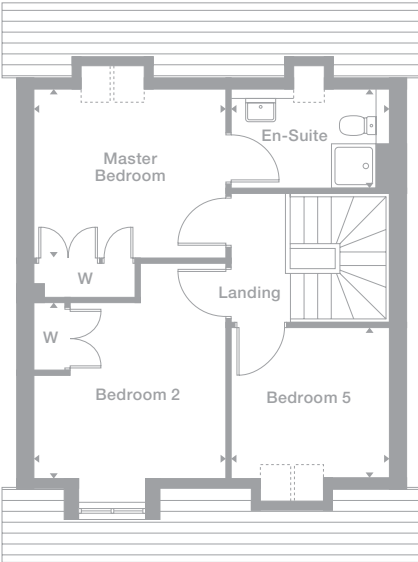
Ground Floor



First Floor



Second Floor



Room Dimensions

Ground Floor

Bedroom 3
3.842m max x 2.837m max
12'7" x 9'4"

Bedroom 4
2.196m min x 3.727m
7'2" x 12'3"

WC
1.214m x 2.213m
4'0" x 7'3"

Utility
2.492m max x 1.650m min
8'2" x 5'5"

First Floor

Lounge
6.445m x 3.727m
21'2" x 12'3"

Dining/Kitchen
6.448m x 3.136m max
21'2" x 10'3"

Bathroom
2.238m min x 2.051m max
7'4" x 6'9"

Second Floor

Master Bedroom
3.494m x 3.117m
11'6" x 10'3"

En-Suite
2.890m x 1.840m
9'6" x 6'0"

Bedroom 2
3.494m x 3.203m
11'6" x 10'6"

Bedroom 5
2.891m x 2.731m min
9'6" x 9'0"

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5 Bed

Ardmore

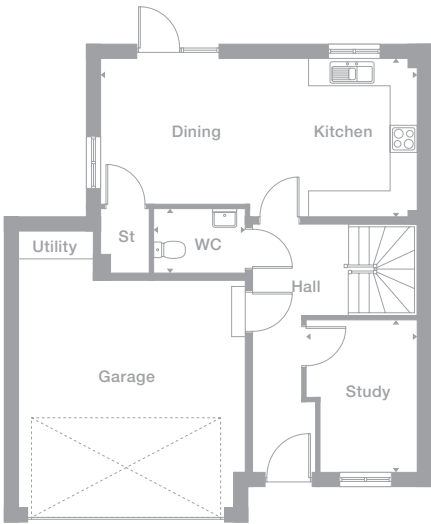
Plots
110, 113*, 117, 119, 122*,
123, 131, 140*, 141

Key Features
Master Bed En-Suite
Shower Room
Double Garage
Study

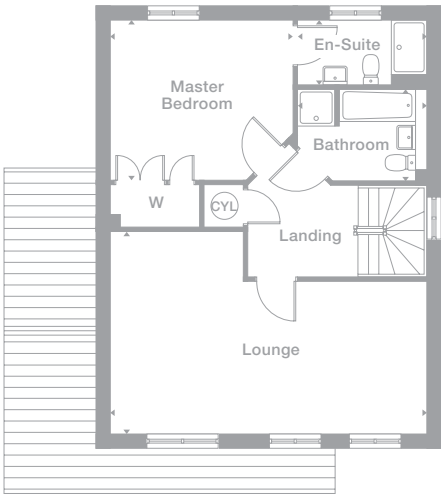
Total Floor Space
1,789 sq ft

Overview
The airy dual aspect kitchen and dining room shares the ground floor with a useful study, while the first floor includes a superb L-shaped lounge and an impressive en-suite master bedroom. Two of the four upper bedrooms have dormer windows.

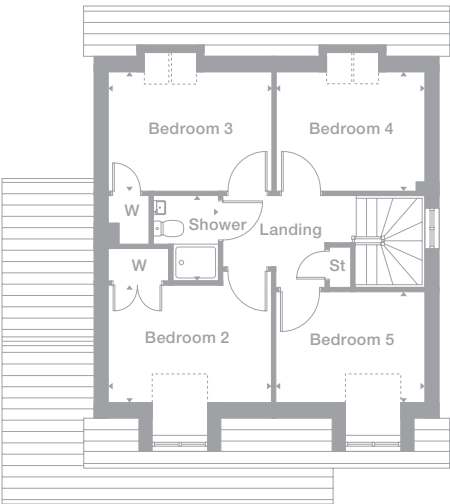
Ground Floor



First Floor



Second Floor



Room Dimensions

Ground Floor

Dining/Kitchen
7.004m x 3.504m max
23'0" x 11'6"

WC
2.019m x 1.410m
6'7" x 4'8"

Study
2.448m max x 3.361m
8'0" x 11'0"

First Floor

Lounge
7.004m x 4.453m max
23'0" x 14'7"

Master Bedroom
4.031m x 3.541m
13'3" x 11'7"

En-Suite
2.859m x 1.427m
9'5" x 4'8"

Bathroom
2.859m x 2.000m
9'5" x 6'7"

Second Floor

Bedroom 2
3.606m x 2.580m
11'10" x 8'6"

Bedroom 3
3.606m x 2.619m
11'10" x 8'7"

Bedroom 4
3.284m x 2.619m
10'9" x 8'7"

Bedroom 5
3.284m x 2.431m
10'9" x 8'0"

Shower
1.432m x 1.871m max
4'8" x 6'2"

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Specification

Kitchens

	Balvenie B	Deanston	Dalwhinnie	Strathisla	Iona	Bowmore	Dewar	Ardmore
Contemporary styled fitted kitchen with choice of mix-n-match frontals	✓	✓	✓	✓	✓	✓	✓	✓
Chunky cladding to base units and panel framing to wall units	✓	✓	✓	✓	✓	✓	✓	✓
Pan drawer type base units	✓	✓	✓	✓	✓	✓	✓	✓
Square PVC edged worktop with upstand to wall	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel one and half bowl sink (where layout permits) and monobloc mixer tap	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single bowl sink and monobloc mixer tap to utility (where layout permits)	○	○	○	○	○	○	○	○
Stainless steel chimney hood and splashback to hob	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 4-burner gas hob	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single fan oven ('A' energy rating)	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single multi-function fan oven ('A' energy rating)	○	○	○	○	○	○	○	○
Stainless steel double multi-function fan oven ('A' energy rating)	○	○	○	○	○	○	○	○
Space for in-column fridge/freezer	✓	✓	✓	✓	✓	✓	✓	✓
Housing for integrated fridge/freezer (appliances not included)	✓	✓	✓	✓	✓	✓	✓	✓
Integrated fridge/freezer ('A+' energy rating)	○	○	○	○	○	○	○	○
Plumbing and electrics for washing machine	✓	✓	✓	✓	✓	✓	✓	✓
Integrated washing machine ('A++' energy rating)	○	○	○	○	○	○	○	○
Plumbing and electrics for dishwasher	✓	✓	✓	✓	✓	✓	✓	✓
Integrated dishwasher ('A+' energy rating)	○	○	○	○	○	○	○	○
Delta downlighters to underside of wall units (optional upgrade)	○	○	○	○	○	○	○	○
3 spot energy efficient LED track light to ceiling	✓	✓	✓	✓	✓	✓	✓	✓
Energy efficient LED downlighters to ceiling	○	○	○	○	○	○	○	○
Ceramic floor tiles	○	○	○	○	○	○	○	○

Bathrooms

Ideal Standard's contemporary styled bathroom suite	✓	✓	✓	✓	✓	✓	✓	✓
Water efficient dual flush toilets	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat to bathroom WC	✓	✓	✓	✓	✓	✓	✓	✓
Soft close seats to all WC's	○	○	○	○	○	○	○	○
Lever operate chrome monobloc mixer taps	✓	✓	✓	✓	✓	✓	✓	✓
Chrome finished electric shower with anti-limescale system	✓	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure	✓	✓	✓	✓	✓	✓	✓	✓
Shaver point to en-suite	○	○	○	○	○	○	○	○
Drum type low energy light to ceiling	✓	✓	✓	✓	✓	✓	✓	✓
Energy efficient LED downlighters to ceiling	○	○	○	○	○	○	○	○
Full height ceramic tiling to shower area	✓	✓	✓	✓	✓	✓	✓	✓
Half height ceramic tiling to walls incorporating sanitaryware appliances	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic floor tiles	○	○	○	○	○	○	○	○

- ✓ Standard
- Optional Extra
- Not Available

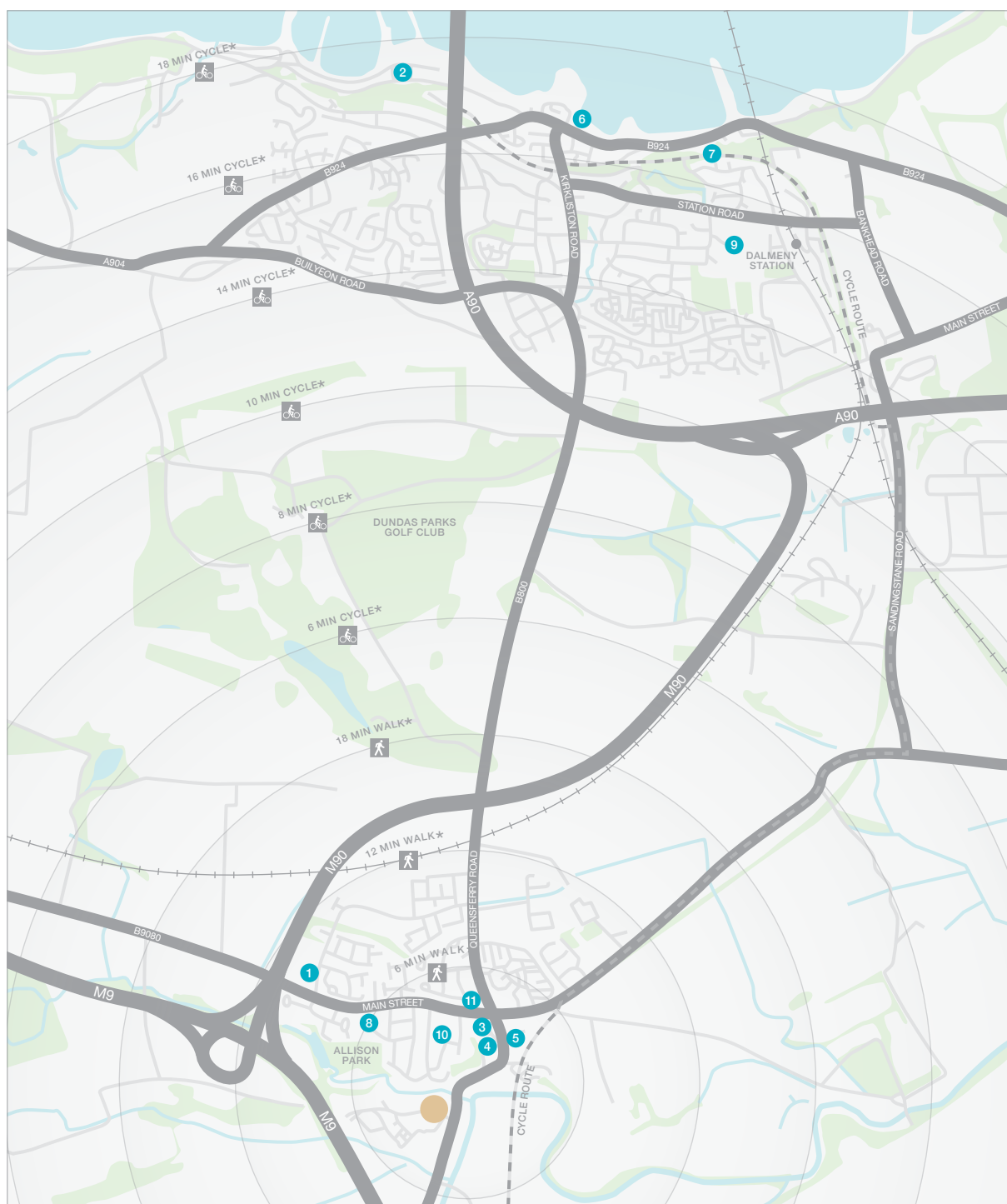
	Balvenie B	Deanston	Dalwhinnie	Strathisla	Iona	Bowmore	Dewar	Ardmore
Electrical								
Mains wired (with battery back-up) smoke and carbon monoxide detectors	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to lounge and master bedroom	✓	✓	✓	✓	✓	✓	✓	✓
BT socket	✓	✓	✓	✓	✓	✓	✓	✓
Motion sensor porch light with energy efficient LED bulb	✓	✓	✓	✓	✓	✓	✓	✓
Front doorbell and chime	✓	✓	✓	✓	✓	✓	✓	✓
Intruder alarm	○	○	○	○	○	○	○	○
White sockets and switches	✓	✓	✓	✓	✓	✓	✓	✓
Brushed stainless steel sockets and switches	○	○	○	○	○	○	○	○
Heating								
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)	✓	✓	✓	✓	✓	✓	✓	✓
Programmable control of heating zones	✓	✓	✓	✓	✓	✓	✓	✓
Chrome towel radiator to bathroom/en-suite	○	○	○	○	○	○	○	○
Exterior								
Double glazed PVCu windows	✓	✓	✓	✓	✓	✓	✓	✓
Double glazed PVCu french casement doors to patio (where layout permits)	✓	✓	✓	✓	✓	✓	✓	✓
PVCu fascias, soffits and gutters	✓	✓	✓	✓	✓	✓	✓	✓
Multi-point door locking system to front and rear doors	✓	✓	✓	✓	✓	✓	✓	✓
House numbers ready fitted	✓	✓	✓	✓	✓	✓	✓	✓
Outside cold water tap	○	○	○	○	○	○	○	○
Decorative								
Stop chamfer moulded spindles and newels to staircase	✓	✓	✓	✓	✓	✓	✓	✓
Moulded skirting boards and architraves	✓	✓	✓	✓	✓	✓	✓	✓
Vertical 5-panel moulded timber effect with chrome lever	✓	✓	✓	✓	✓	✓	✓	✓
Smooth finish ceilings, painted in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓
Walls painted in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓
Woodwork painted satin white	✓	✓	✓	✓	✓	✓	✓	✓
Integrated wardrobe to master bedroom	✓	✓	✓	✓	✓	✓	✓	✓
Integrated wardrobe to bedroom 2	-	✓	-	✓	✓	✓	✓	✓
Integrated wardrobe to bedroom 3	-	-	-	-	○	✓	✓	✓
Integrated wardrobe to bedroom 4	-	-	-	✓	○	○	-	-
Landscaping								
Turf to front garden	✓	✓	✓	✓	✓	✓	✓	✓
800mm post and rail timber fence between plots. 1,800mm high fence to remainder of boundary (please refer to site layout)	✓	✓	✓	✓	✓	✓	✓	✓

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.

Living in Kirkliston

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 of Glen Almond.

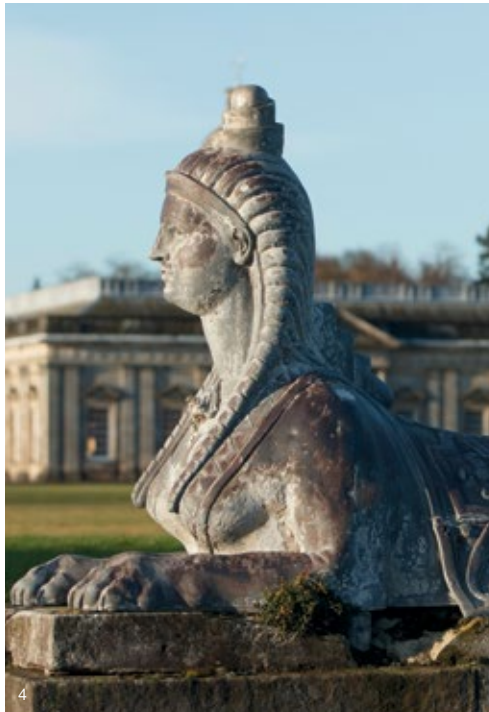
- 1 Craigie's Farm
- 2 Dundas Parks Golf Club
- 3 Craigie's Farm
- 4 Hopetoun House
- 5 Mr. Fella & Me, Bella Sassoon
- 6 The Boathouse, Dundas Castle
- 7 Edinburgh Airport
- 8 South Queensferry
- 9 Newliston Arms



- 1 Kirkliston Leisure Centre
Kirklands Park Street
0131 333 4700
 - 2 Port Edgar Marina
Shore Road
South Queensferry
0131 319 1820
 - 3 Newliston House
Kirkliston
0131 333 3231
 - 4 Kirkliston Library
16 Station Road
0131 529 5510
 - 5 Mr. Fella and Me, Bella
19 Station Road
0131 333 1510
 - 6 Orocco Pier
17 High Street
South Queensferry
0870 118 1664
 - 7 3 Bridges
Newhalls Road
South Queensferry
0131 319 1882
 - 8 Kirkliston Primary School
Carmel Road
0131 333 3260
 - 9 Queensferry Community
High School
Ashburnham Road
South Queensferry
0131 319 3200
 - 10 Kirkliston Health Centre
50 The Glebe
0131 333 3215
 - 11 Dental Logic Surgery
17 Main Street
0131 333 3266
- Broxburn Recycling Centre,
Greendykes Industrial Estate
- Allison Park
- Edinburgh International
Climbing Arena
South Platt Hill
0131 333 6333
- Craigie's Farm
South Queensferry
0131 319 1048
- NB recycling bins at leisure
centre are in front of the
centre, near the road.

* Times stated are averages based on approximate distances and would be dependent on the route taken.

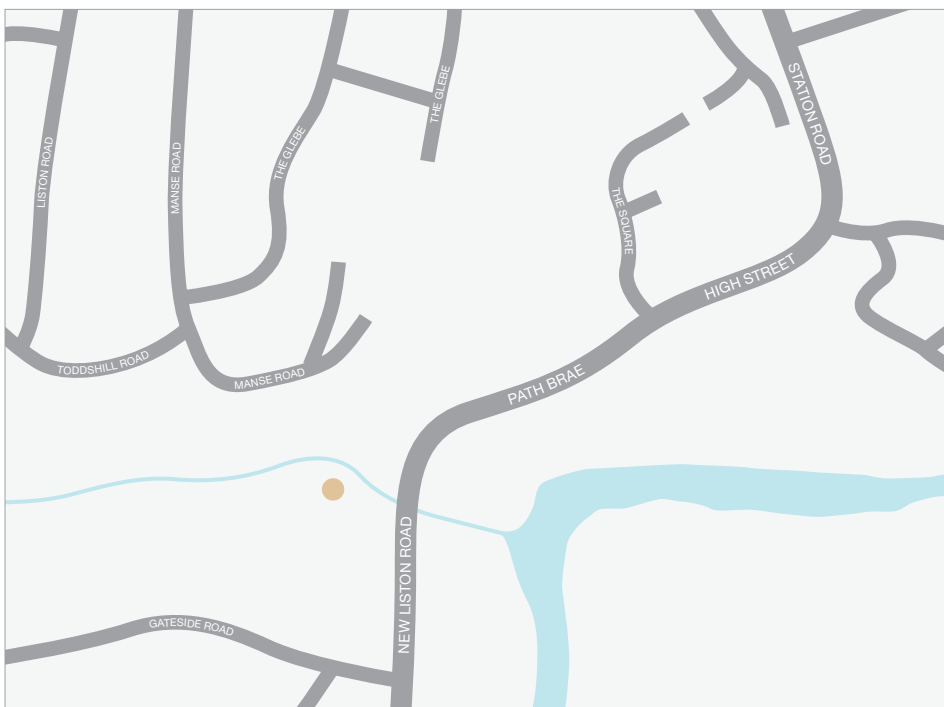
Based on:
0.5km = 5 to 7 mins walk
1.0km = 10 to 14 mins walk
1.5km = 15 to 21 mins walk
2.0km = 5 to 8 mins cycle
2.5km = 6 to 10 mins cycle
3.0km = 7 to 12 mins cycle
3.5km = 8 to 14 mins cycle
4.0km = 10 to 16 mins cycle
4.5km = 12 to 18 mins cycle



How to find us

Please see website for opening times

Telephone: 03301 349 927



From Edinburgh

Leave Edinburgh by the A8 heading west and pass the airport, then at the Newbridge roundabout take the third exit, signposted for Broxburn and the A89. After passing the Eastern BMW dealership on the right, take the next right turn to join the B800, signposted for Kirkliston. Stay on the B800 for one mile, passing under the M9, and just after passing Gateside Road on the left, the entrance to the development is on the left.

From Glasgow

Follow the M8 for Edinburgh and leave M8 at junction 2. Then join the M9, Forth Bridge A90, signposted for Stirling. Leave the M9 at the first junction, the Newbridge Roundabout, and at the roundabout take the second exit to join the A89. Pass the Eastern BMW dealership on the right, then at the traffic lights turn right to join the B800, signposted for Kirkliston. Stay on the B800 for one mile, passing under the M9, and just after passing Gateside Road on the left, the entrance to the development is on the left.

Sat Nav: EH29 9AU Path Brae

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 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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a better place[®]

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.

Why Miller?

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.

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