



## Keeper's Gate at Ellismuir Broomhouse

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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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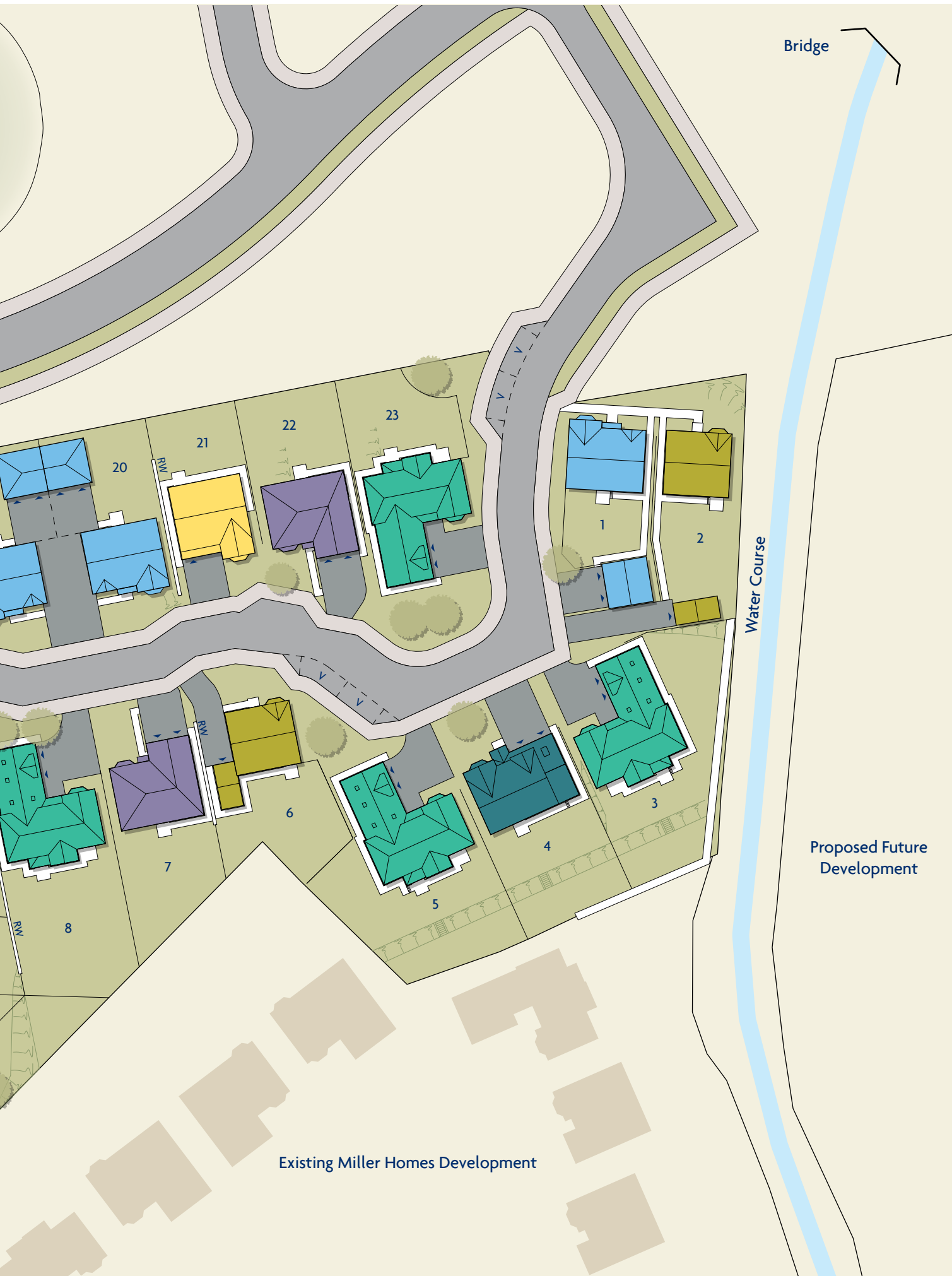
Plot information >

# Plot information

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Bridge

Water Course

Proposed Future Development

Existing Miller Homes Development

## Welcome to Keeper's Gate at Ellismuir

Once the picturesque setting of Glasgow Zoo, chosen for its attractive landscape and wonderfully convenient location, Keeper's Gate at Ellismuir is fast becoming one of the most sought after residential neighbourhoods in the city. Set alongside Calderbraes Golf Course and buffered by open green space, the sense of spacious calm is complemented by exceptionally fast and easy access to both Glasgow city centre and the whole of the Central Belt.

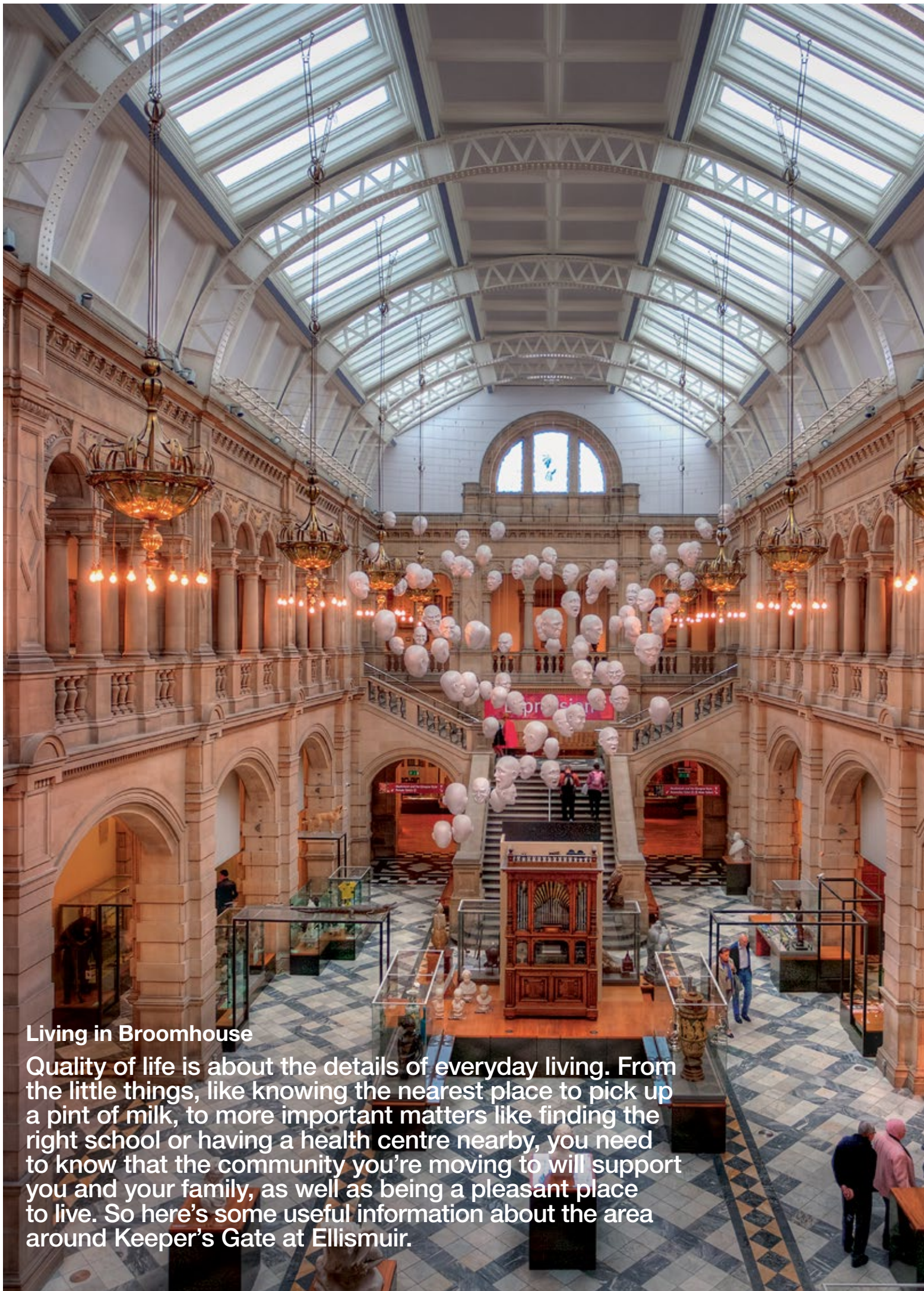


### We care about you

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.



## Living in Broomhouse

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 Keeper's Gate at Ellismuir.



### Outdoor Activities

Keeper's Gate at Ellismuir has an excellent selection of outdoor leisure amenities within easy reach. Approximately three miles to the north, Drumpelier Country Park includes five hundred acres of heath and woodland and two natural lochs with picnic sites, an adventure playground and facilities for boating and angling. To the east, the vast Strathclyde Country Park offers a watersports centre based on Strathclyde Loch, complementing mature woods and wetland habitats that are ideal for walking, cycling, horse-riding, sunbathing and bird-watching. Strathclyde Country Park also hosts major events, from exhibitions to regattas and country fairs, throughout the year. And, even closer, the 13th-century Bothwell Castle set in beautiful grounds overlooks the River Clyde.

### Transport

Keeper's Gate at Ellismuir is ideally located for access to the motorway network. The M73, M74 and M8 all pass close to the development, offering rapid travel in every direction. Glasgow, Edinburgh and the surrounding towns can also be reached easily by public transport, and the local train station at Baillieston is within walking distance of the development.

### Sport & Leisure

There are several gyms and health clubs in the area around Keeper's Gate at Ellismuir, including DW Sports Fitness Club which is only a short drive away at Glasgow Fort. There are also five golf clubs in easy reach, including the nine hole course at Calderbraes Golf Club, just a short walk away, and the excellent eighteen hole Sandyhills Golf Club, around one and a half miles to the east. Other leisure facilities serving Keeper's Gate include Uddingston Library, which lends music CDs as well as books and has a number of computers for free public use.

### Entertainment

In addition to the attractions of Glasgow city centre, which are easily accessible for days and evenings out, the many amenities in the immediate area include a Showcase cinema and Hollywood Bowl at the Barrbridge Leisure Centre. There is also a Beefeater restaurant and pub in Hamilton Road, virtually adjacent to the development, and Uddingston offers a further range of fine bars and restaurants, such as the Angels Hotel. The exciting adventure rides of M&D's Theme Park in Strathclyde Country Park are also within easy reach.

**Plots**

11\*, 12

**Overview**

Designed and equipped to make light of the most adventurous cookery, the kitchen and dining room of the Esk is a perfect setting for relaxed entertaining, and complements an impressive living room with a stylish traditional bay window.

**Key Features**

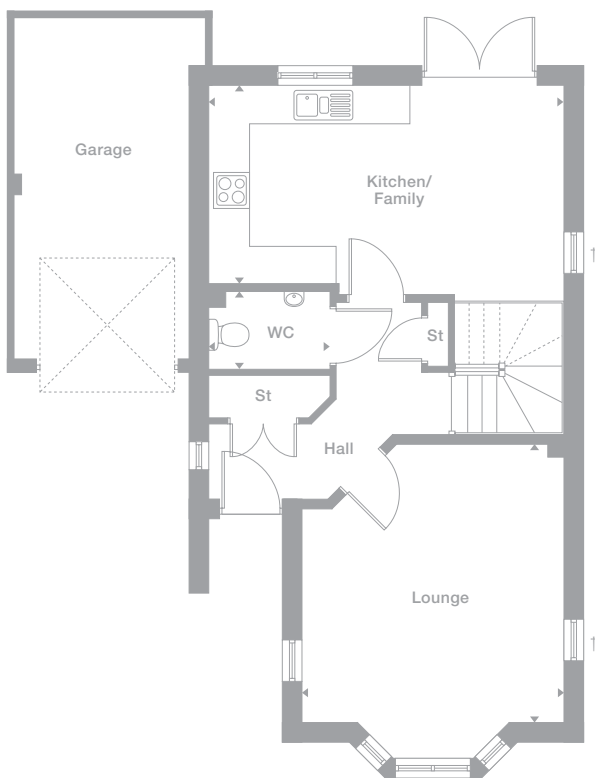
- French Doors
- Feature Bay Window
- Master Bed En-Suite
- Master Bed Wardrobe
- Downstairs WC
- Single Garage

**Total Floor Space**

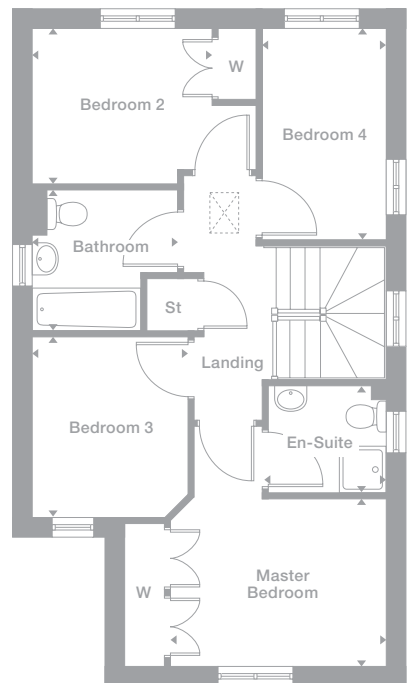
1,129 sq ft



**Ground Floor**



**First Floor**



**Room Dimensions**

**Ground Floor**

**Lounge**  
4.414m x 4.103m  
14'6" x 13'6"

**Kitchen/Family**  
5.566m x 3.139m  
18'3" x 10'4"

**WC**  
1.884m x 1.229m  
6'2" x 4'0"

**First Floor**

**Master Bedroom**  
3.403m max x 2.644m  
11'2" x 8'8"

**En-Suite**  
1.826m x 1.693m  
6'0" x 5'7"

**Bedroom 2**  
2.433m x 2.826m  
8'0" x 9'3"

**Bedroom 3**  
2.852m x 2.450m  
9'4" x 8'0"

**Bedroom 4**  
3.322m x 1.940m  
10'11" x 6'4"

**Bathroom**  
2.282m max x 2.218m max  
7'6" x 7'3"

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. 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 Notices' section at the back of this brochure for more information.

\* Plots are a mirror image of plans shown above

† Additional windows on plot 12 only



## 4 Bed

## Douglas

### Plots

2\*, 6\*, 10

### Key Features

French Doors  
Feature Bay Window  
Master Bed En-Suite  
Master Bed Wardrobe to Bed 2  
Downstairs WC  
Utility  
Study  
Single Garage

### Total Floor Space

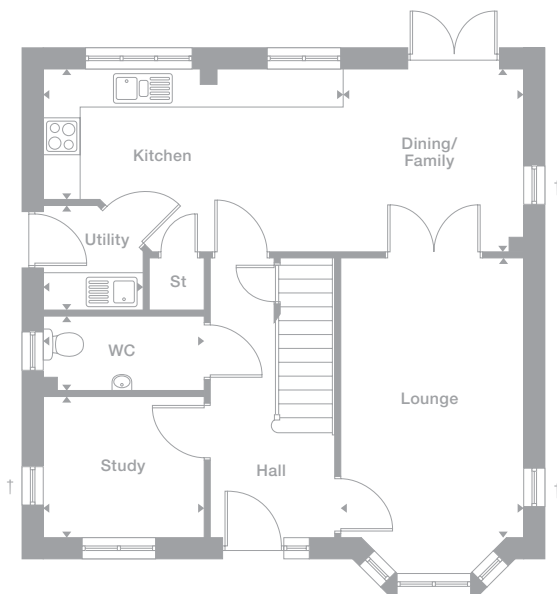
1,346 sq ft

### Overview

With the double connecting doors between the living and dining rooms that open to create an exciting L-shaped space, the Douglas combines stylish flexibility with delightful details like the walk-in wardrobe in the master bedroom.



### Ground Floor

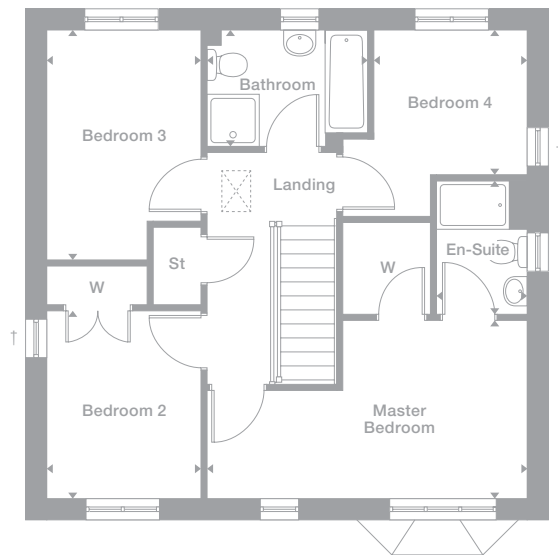


### Room Dimensions

#### Ground Floor

<b>Lounge</b> 3.042m x 4.610m 10'0" x 15'1"	<b>Utility</b> 1.659m max x 1.714m max 5'5" x 5'7"
<b>Kitchen</b> 4.958m x 2.160m 16'3" x 7'1"	<b>Study</b> 2.659m x 2.337m 8'9" x 7'8"
<b>Dining/Family</b> 3.016m x 3.017m 9'11" x 9'11"	
<b>WC</b> 2.659m x 1.239m 8'9" x 4'1"	

### First Floor



#### First Floor

<b>Master Bedroom</b> 5.312m max x 2.959m max 17'5" x 9'8"	<b>Bedroom 4</b> 2.556m x 2.386m 8'5" x 7'10"
<b>En-Suite</b> 1.526m x 2.205m max 5'0" x 7'3"	<b>Bathroom</b> 2.656m x 1.961m 8'9" x 6'6"
<b>Bedroom 2</b> 2.563m x 3.098m min 8'5" x 10'2"	
<b>Bedroom 3</b> 2.563m max x 3.794m max 8'5" x 12'5"	

\* Plots are a mirror image of plans shown above

† Additional windows on plots 6 and 10 only

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# Mitford

# 4 Bed

## Plots

9, 14, 15\*

## Overview

Features like the elegant bay window and the light-filled gallery landing illustrate the unmistakable quality of this superb home, and a separate utility room helps to keep the kitchen free for creative cooking and conversation.

## Key Features

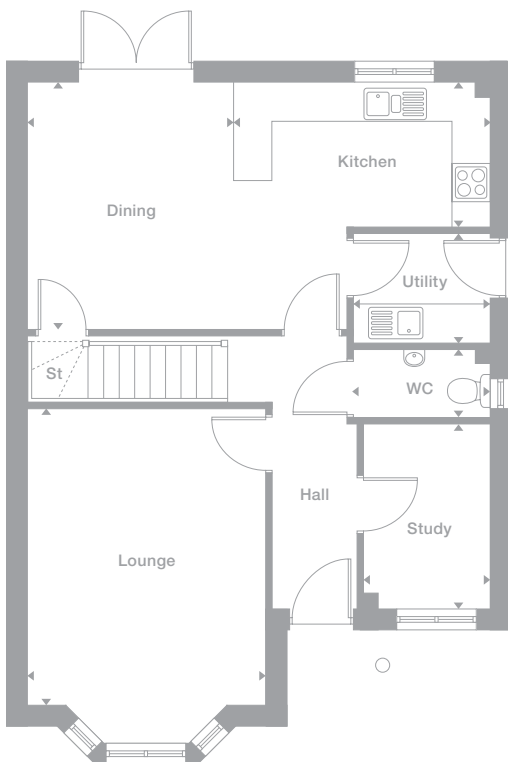
French Doors  
Feature Bay Window  
Master Bed En-Suite  
Master Bed Wardrobe  
Downstairs WC  
Utility  
Study  
Single Garage

## Total Floor Space

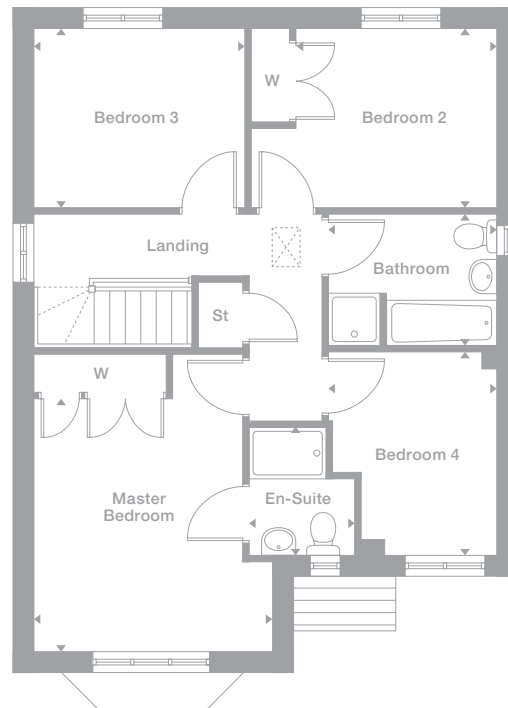
1,399 sq ft



## Ground Floor



## First Floor



## Room Dimensions

### Ground Floor

**Lounge**  
4.596m x 3.690m  
15'1" x 12'1"

**Dining**  
3.824m x 3.196m  
12'7" x 10'6"

**Kitchen**  
3.990m x 2.243m  
13'1" x 7'4"

**WC**  
2.107m x 1.062m  
6'11" x 3'6"

**Utility**  
2.107m x 1.675m  
6'11" x 5'6"

**Study**  
2.869m x 1.965m  
9'5" x 6'5"

### First Floor

**Master Bedroom**  
3.919m x 3.691m max  
12'10" x 12'1"

**En-Suite**  
1.976m max x 1.647m max  
6'6" x 5'5"

**Bedroom 2**  
3.114m x 2.773m  
10'3" x 9'1"

**Bedroom 3**  
3.272m x 2.778m  
10'9" x 9'1"

**Bedroom 4**  
3.168m x 2.600m max  
10'5" x 8'6"

**Bathroom**  
2.600m x 2.031m  
8'6" x 6'8"

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\* Plots are a mirror image of plans shown above



4 Bed

Dale

Plot  
13\*

**Key Features**

- French Doors
- Feature Bay Window
- Master Bed Wardrobe
- Downstairs WC
- 2 En-Suites
- Single Garage

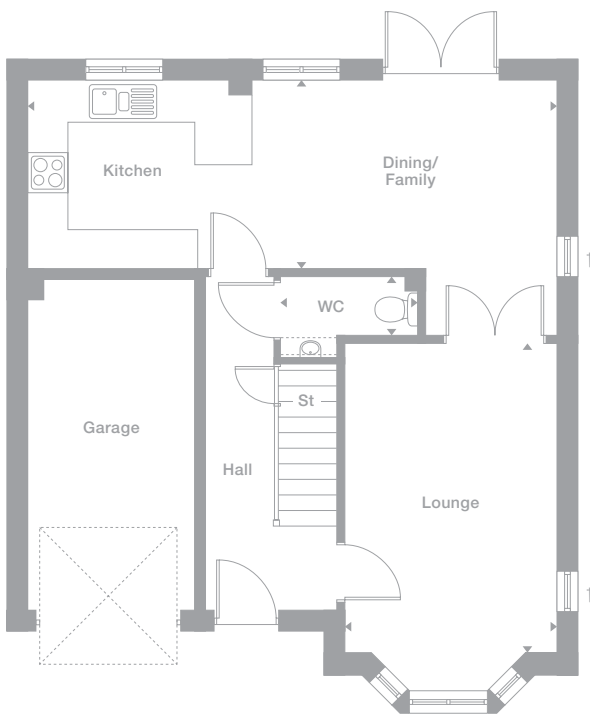
**Total Floor Space**

1,413 sq ft

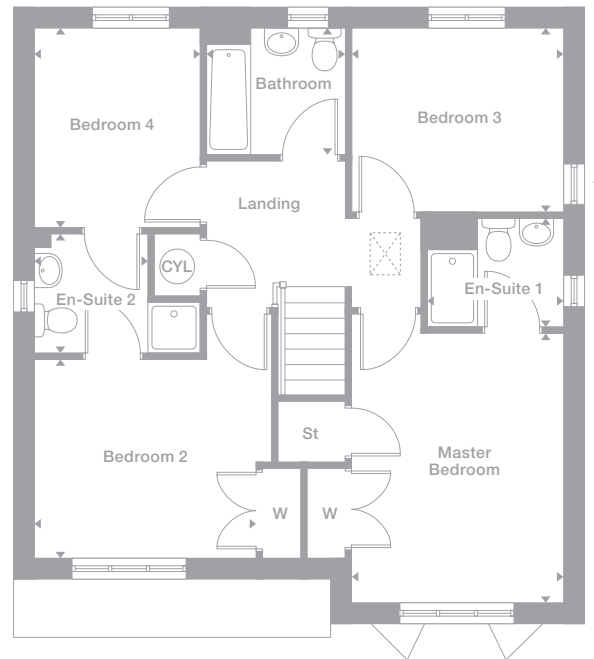
**Overview**

The elegant bay window and stylish double doors give the living room a classic, timeless appeal, while the cleverly shared en-suite shower room is an imaginative addition to the luxury of this superb family home.

**Ground Floor**



**First Floor**



**Room Dimensions**

**Ground Floor**

Lounge  
3.279m x 4.810m  
10'9" x 15'9"

Kitchen/Dining/Family  
8.203m x 3.254m  
26'11" x 10'8"

WC  
2.143m x 0.912m  
7'0" x 3'0"

**First Floor**

Master Bedroom  
3.279m x 4.150m  
10'9" x 13'7"

En-Suite 1  
2.106m max x 1.700m max  
6'11" x 5'7"

Bedroom 2  
3.429m x 3.076m  
11'3" x 10'1"

En-Suite 2  
1.748m x 1.855m  
5'9" x 6'1"

Bedroom 3  
3.280m x 3.173m  
10'9" x 10'5"

Bedroom 4  
2.558m x 3.427m  
8'5" x 11'3"

Bathroom  
2.165m x 2.297m  
7'1" x 7'6"

\* Plots are a mirror image of plans shown above

† Additional windows

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# Yeats

# 4 Bed

## Plots

18, 21

## Overview

With a separate utility room to help keep household management out of the way, the bright family kitchen of the Yeats is sure to become a hub of everyday life, complementing the more formal bay-windowed living room.

## Key Features

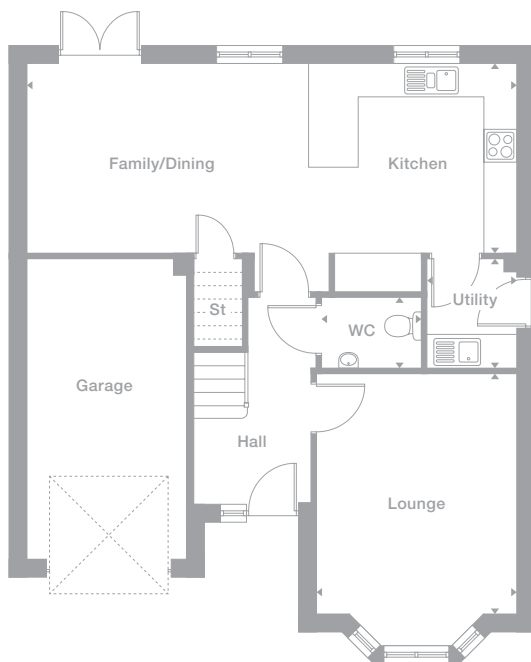
French Doors  
Feature Bay Window  
Master Bed En-Suite  
Master Bed Wardrobes  
Wardrobe to Bed 2  
Downstairs WC  
Utility  
Single Garage

## Total Floor Space

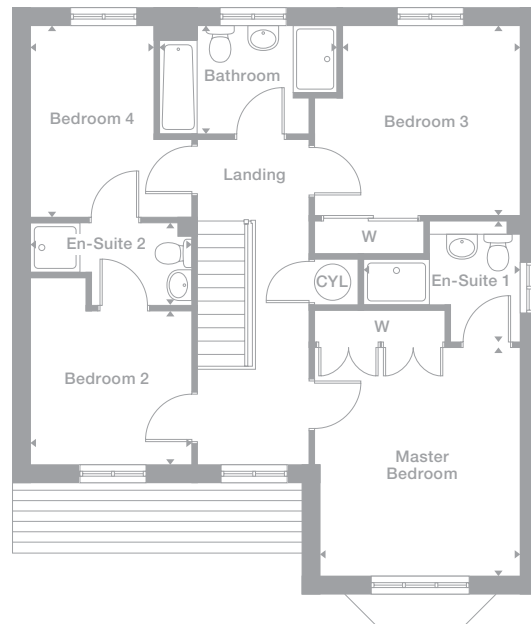
1,555 sq ft



## Ground Floor



## First Floor



## Room Dimensions

### Ground Floor

Lounge  
3.639m x 4.370m  
11'11" x 14'4"

Family/Dining/Kitchen  
8.901m x 3.444m  
29'2" x 11'4"

WC  
1.810m max x 1.265m  
5'11" x 4'2"

Utility  
1.629m x 1.964m  
5'4" x 6'5"

### First Floor

Master Bedroom  
3.656m min x 4.152m  
12'0" x 13'7"

En-Suite 1  
2.854m max x 2.196m max  
9'4" x 7'2"

Bedroom 2  
2.935m x 2.786m  
9'8" x 9'2"

En-Suite 2  
2.935m x 1.508m  
9'8" x 4'11"

Bedroom 3  
3.453m x 3.238m  
11'4" x 10'7"

Bedroom 4  
3.490m x 2.240m min  
11'5" x 7'4"

Bathroom  
3.223m x 1.977m  
10'7" x 6'6"

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## 4 Bed

## Kennaway

### Plots

1, 19\*, 20

### Key Features

French Doors  
 Feature Bay Window  
 Master Bed En-Suite  
 Master Bed Wardrobe  
 Wardrobe to Bed 2  
 Utility  
 Study  
 Detached Garage

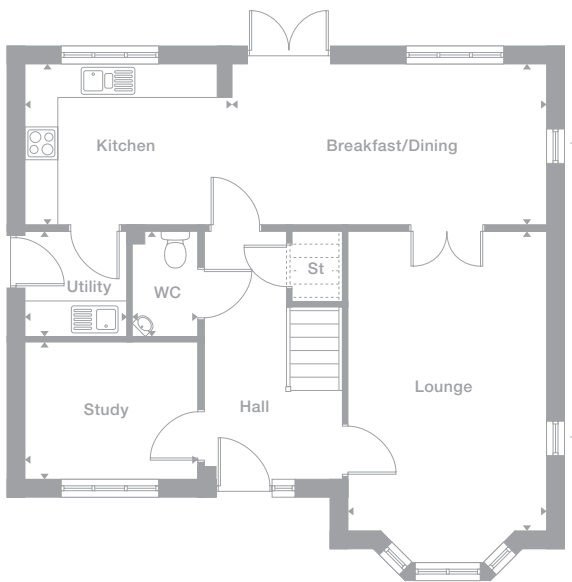
### Total Floor Space

1,625 sq ft

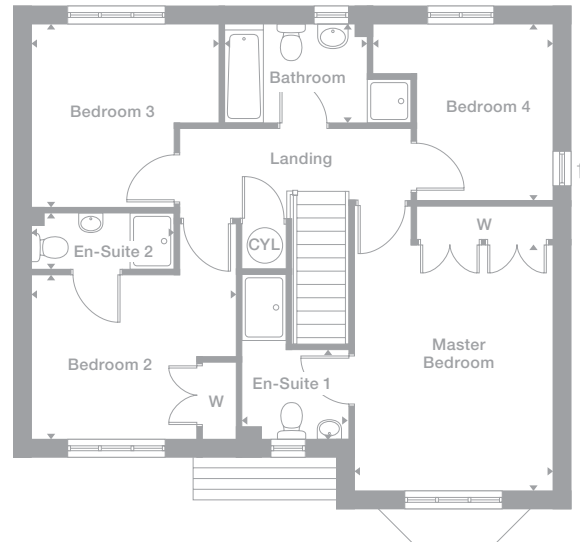
### Overview

The living and dining rooms of the Kennaway are linked by an unusual, elegant archway that brings natural light flooding into both areas. Upstairs, the unusually-shaped en-suite master bedroom incorporates generous built-in storage space.

### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

<b>Lounge</b> 3.590m x 5.428m 11'9" x 17'10"	<b>Utility</b> 1.856m x 1.906m 6'1" x 6'3"
<b>Breakfast/Dining</b> 5.711m x 2.928m 18'9" x 9'7"	<b>Study</b> 3.151m x 2.493m 10'4" x 8'2"
<b>Kitchen</b> 3.750m x 2.928m 12'4" x 9'7"	
<b>WC</b> 1.195m x 1.906m 3'11" x 6'3"	

#### First Floor

<b>Master Bedroom</b> 3.610m x 4.456m min 11'10" x 14'7"	<b>Bedroom 3</b> 3.408m max x 3.341m max 11'2" x 11'0"
<b>En-Suite 1</b> 1.942m x 1.625m 6'4" x 5'4"	<b>Bedroom 4</b> 3.262m max x 3.223m max 10'8" x 10'7"
<b>Bedroom 2</b> 3.708m x 2.988m 12'2" x 9'10"	<b>Bathroom</b> 2.591m min x 1.817m 8'6" x 6'0"
<b>En-Suite 2</b> 2.588m x 1.020m 8'6" x 3'4"	

\* Plots are a mirror image of plans shown above

† Additional windows on plot 1 only

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# Humber

4 Bed

## Plots

4, 17\*

## Overview

The integration of the beautiful dining area and the superbly planned galley-style kitchen, and a charming, character-filled master bedroom with a separate dressing area, underline the unmistakable quality of this imposing home.

## Key Features

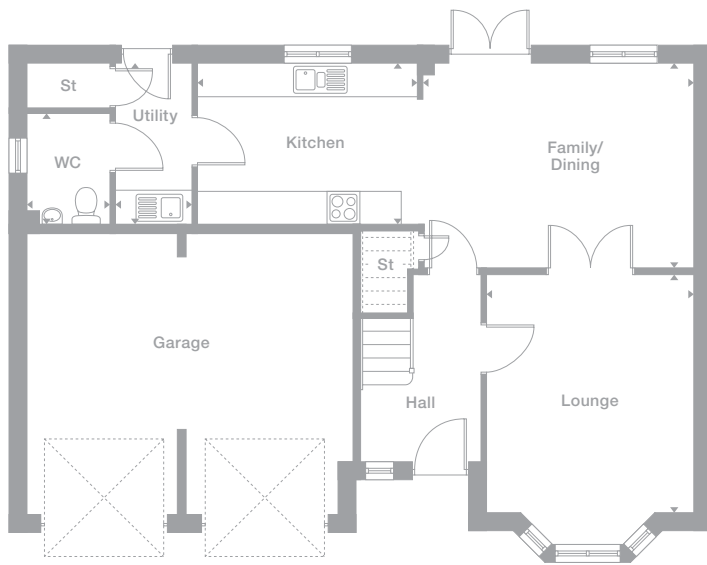
French Doors  
Feature Bay Windows  
Master Bed Wardrobe  
Dressing Room  
Wardrobe to Bed 2  
Downstairs WC  
2 En-Suites  
Utility  
Integral Double Garage

## Total Floor Space

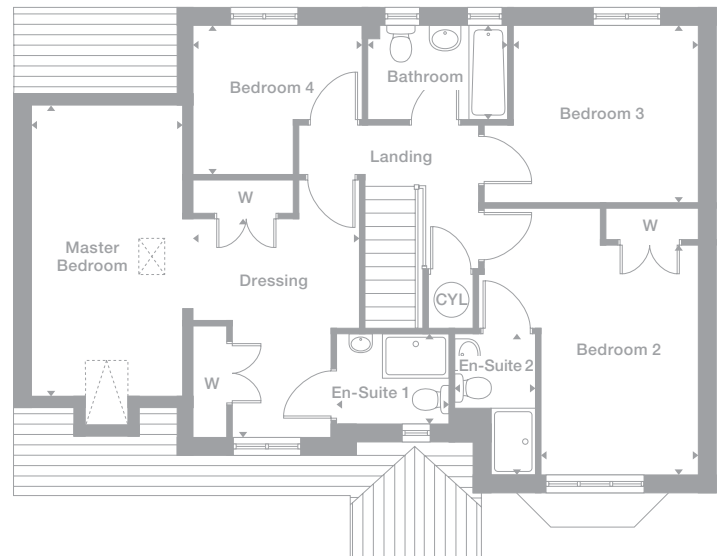
1,643 sq ft



## Ground Floor



## First Floor



## Room Dimensions

### Ground Floor

<b>Lounge</b> 3.770m x 4.334m 12'4" x 14'3"	<b>WC</b> 1.515m x 2.013m 5'0" x 6'7"
<b>Family/Dining</b> 4.920m x 3.719m min 16'2" x 12'2"	<b>Utility</b> 1.388m x 2.937m 4'7" x 9'8"
<b>Kitchen</b> 3.991m x 2.937m 13'1" x 9'8"	

### First Floor

<b>Master Bedroom</b> 2.740m x 5.333m min 9'0" x 17'6"	<b>En-Suite 2</b> 2.574m max x 1.462m max 8'5" x 4'10"
<b>En-Suite 1</b> 2.033m x 1.631m 6'8" x 5'4"	<b>Bedroom 3</b> 3.372m min x 3.223m min 11'1" x 10'7"
<b>Dressing</b> 3.027m max x 3.952m 9'11" x 13'10"	<b>Bedroom 4</b> 3.072m max x 2.714m max 10'1" x 8'11"
<b>Bedroom 2</b> 2.870m min x 4.182m 9'5" x 13'9"	<b>Bathroom</b> 2.540m x 1.721m 8'4" x 5'8"

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\* Plots are a mirror image of plans shown above



## 5 Bed

## Jura

**Plots**  
7, 22\*

### Key Features

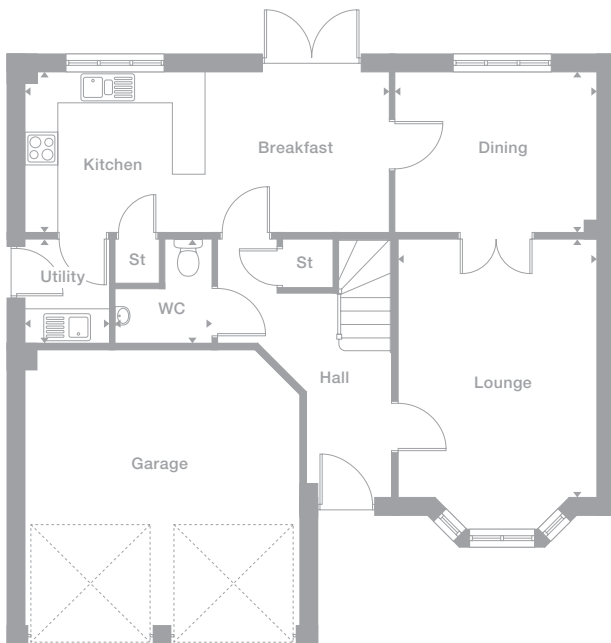
French Doors  
Feature Bay Windows  
Master Bed Wardrobes  
Wardrobe to Bed 2 & 3  
Downstairs WC  
2 En-Suites  
Utility  
Integral Double Garage

**Total Floor Space**  
1,720 sq ft

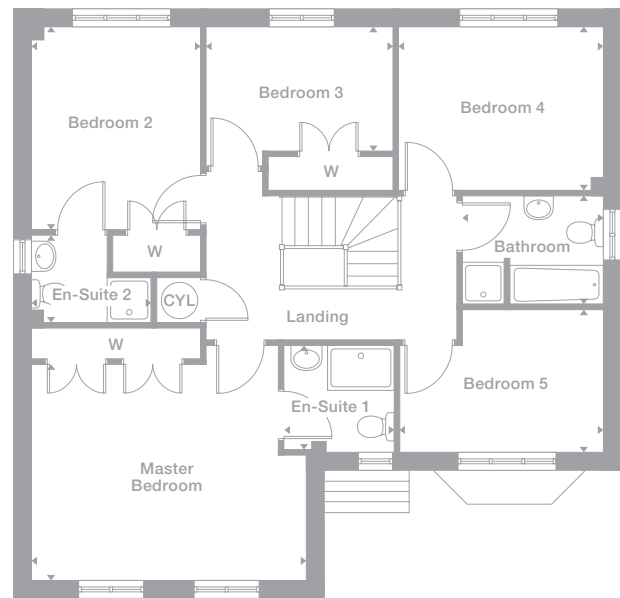
### Overview

Behind the inviting, ornamented canopy, the focal point of the Jura is a magnificent, flexible interior in which the living and dining rooms can be joined to form one strikingly long space with a bay window at either end.

### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Lounge 3.621m x 4.661m 11'11" x 15'3"	WC 1.749m x 1.880m 5'9" x 6'2"
Dining 3.684m x 2.942m 12'1" x 9'8"	Utility 1.556m x 1.880m 5'1" x 6'2"
Kitchen/Breakfast 6.614m x 2.942m 21'8" x 9'8"	

#### First Floor

Master Bedroom 5.021m x 3.901m 16'6" x 12'10"	Bedroom 3 3.384m x 2.266m min 11'1" x 7'5"
En-Suite 1 2.013m x 1.938m 6'7" x 6'4"	Bedroom 4 3.733m x 2.965m 12'3" x 9'9"
Bedroom 2 3.080m x 3.688m 10'1" x 12'1"	Bedroom 5 3.692m x 2.588m 12'1" x 8'6"
En-Suite 2 2.189m max x 1.583m 7'2" x 5'2"	Bathroom 2.571m x 1.972m 8'5" x 6'6"

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# Leader

# 5 Bed

## Plots

3, 5\*, 8\*, 16\*, 23

## Overview

Behind its gracefully imposing façade, the quality of this sumptuous home becomes increasingly impressive with each new room, from the superb square hall that creates such an unforgettable first impression to the imaginative dual-access en-suite facilities.

## Key Features

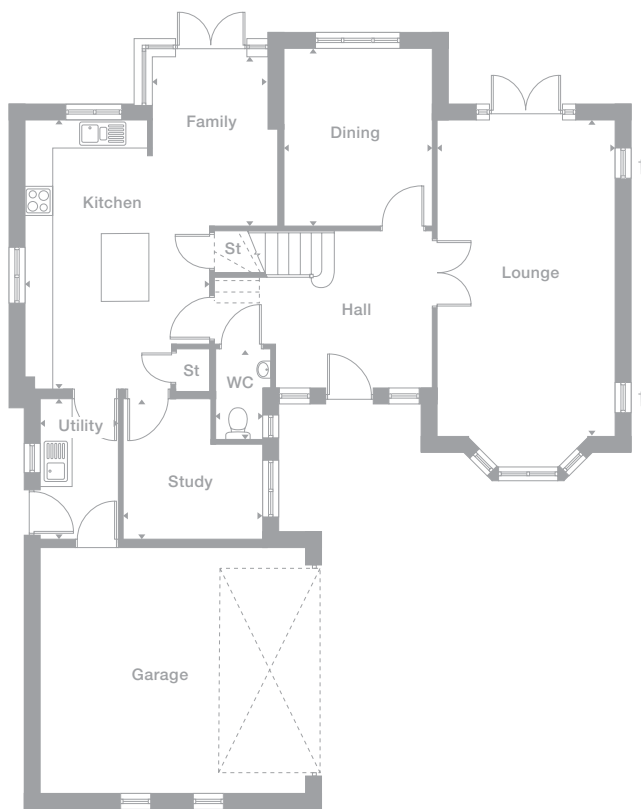
French Doors  
Feature Bay Window  
Dormer Window  
Master Bed Wardrobes  
Wardrobe to Bed 2 & 3  
2 En-Suites  
Utility  
Study  
Double Garage

## Total Floor Space

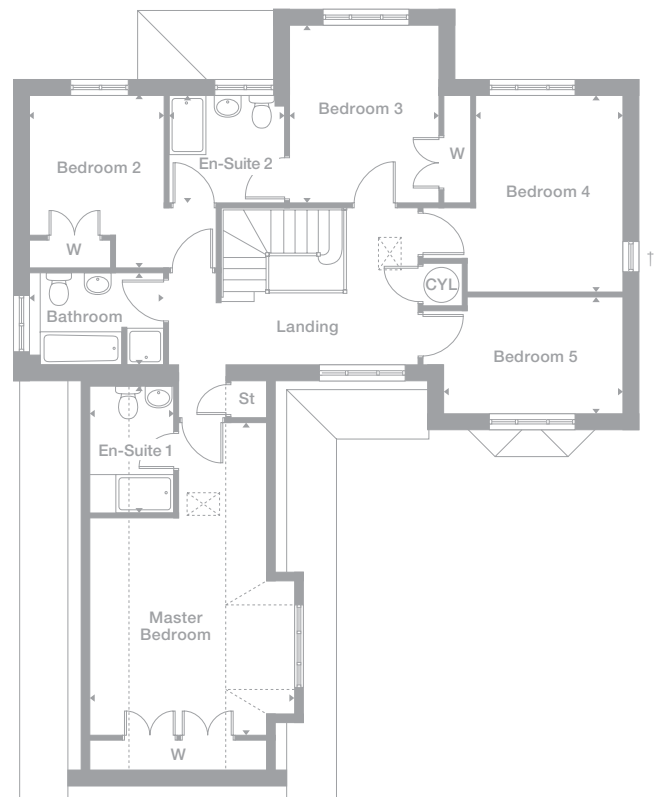
2,220 sq ft



## Ground Floor



## First Floor



## Room Dimensions

### Ground Floor

<b>Lounge</b> 3.750m x 6.662m 12'4" x 21'10"	<b>WC</b> 1.921m x 0.982m 6'4" x 3'3"
<b>Dining</b> 3.108m x 3.740m 10'2" x 12'3"	<b>Utility</b> 1.646m x 2.946m 5'5" x 9'8"
<b>Kitchen</b> 3.899m max x 5.659m max 12'10" x 18'7"	<b>Study</b> 2.912m max x 2.947m max 9'7" x 9'8"
<b>Family</b> 2.399m max x 3.574m max 7'10" x 11'9"	

### First Floor

<b>Master Bedroom</b> 4.291m max x 6.560m max 14'1" x 21'6"	<b>Bedroom 3</b> 3.108m x 3.754m 10'2" x 12'4"
<b>En-Suite 1</b> 1.756m x 2.875m 5'9" x 9'5"	<b>Bedroom 4</b> 3.064m min x 4.108m 10'1" x 13'6"
<b>Bedroom 2</b> 2.827m x 3.614m max 9'3" x 11'10"	<b>Bedroom 5</b> 3.780m max x 2.454m max 12'5" x 8'1"
<b>En-Suite 2</b> 2.420m x 2.254m 7'11" x 7'5"	<b>Bathroom</b> 2.792m max x 1.945m 9'2" x 6'5"

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. 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

† Additional windows on plot 23 only





**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.

# Specification

	Esk	Douglas	Mitford	Dale	Yeats	Kennaway	Humber	Jura	Leader
<b>Kitchens</b>									
Contemporary styled fitted kitchen with choice of mix-n-match frontals	✓	✓	✓	✓	✓	✓	✓	✓	✓
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 5-burner gas or electric ceramic 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)	○	○	○	○	○	○	○	○	○
Stainless steel integrated microwave oven (where layout permits)	○	○	○	○	○	○	○	○	○
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	○	○	○	○	○	○	○	○	○
3 spot energy efficient LED track light to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓
Energy efficient LED downlighters to ceiling	○	○	○	○	○	○	○	○	○
Brushed stainless steel sockets and switches	○	○	○	○	○	○	○	○	○
Ceramic floor tiles	○	○	○	○	○	○	○	○	○
<b>Bathrooms</b>									
Ideal Standard's contemporary styled 'Cube' bathroom suite	✓	✓	✓	✓	✓	✓	✓	✓	✓
Water efficient dual flush toilets	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat to bathroom	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wall mounted tap control over bath (subject to layout)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lever operate chrome monobloc mixer taps	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome finished shower with anti-limescale system	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bar style chrome shower mixer valve	✓	✓	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shaver point to en-suite	○	○	○	○	○	○	○	○	○
Energy efficient LED downlighters to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half height ceramic tiling to walls incorporating sanitaryware appliances	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half height tiling to WC wall and tile panel to wash basin area	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic floor tiles	○	○	○	○	○	○	○	○	○

- ✓ Standard
- Optional Extra
- Not Available

	Esk	Douglas	Mitford	Dale	Yeats	Kennaway	Humber	Jura	Leader
<b>Electrical</b>									
Mains wired (with battery back-up) smoke and carbon monoxide detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓
Power and lighting to garage	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to lounge and master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓
Additional TV socket	○	○	○	○	○	○	○	○	○
BT socket	✓	✓	✓	✓	✓	✓	✓	✓	✓
Motion sensor porch light with energy efficient LED bulb	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doorbell and chime	✓	✓	✓	✓	✓	✓	✓	✓	✓
Intruder alarm	○	○	○	○	○	○	○	○	○
USB charging point to kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Heating</b>									
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	○	○	○	○	○	○	○	○	○
<b>Exterior</b>									
Double glazed PVCu windows (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Double glazed PVCu french casement doors to patio (where layout permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓
PVCu fascias, soffits and gutters (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Multi-point door locking system to front and rear doors	✓	✓	✓	✓	✓	✓	✓	✓	✓
Up-and-over steel garage door	✓	✓	✓	✓	✓	✓	✓	✓	✓
House numbers fitted	✓	✓	✓	✓	✓	✓	✓	✓	✓
Outside cold water tap	○	○	○	○	○	○	○	○	○
<b>Decorative</b>									
Ovolo moulded skirting boards and architraves	✓	✓	✓	✓	✓	✓	✓	✓	✓
Vertical 5 panel smooth ladder style door with chrome lever door handle	✓	✓	✓	✓	✓	✓	✓	✓	✓
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	○	○	○	○	○	○	○	○	○
Fitted wardrobe system to master bedroom	○	○	○	○	○	○	○	○	○
Fitted wardrobe system to bedroom 2	○	○	○	○	○	○	○	○	○
<b>Landscaping</b>									
Turf to front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓
1,800mm high fence to rear of back garden 900mm post and rail timber fence to remainder of boundary	✓	✓	✓	✓	✓	✓	✓	✓	✓
1,800mm high fencing to remaining boundary	○	○	○	○	○	○	○	○	○

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.

### Education

The area offers a good range of both Roman Catholic schools and non-denominational schools. Our Sales Adviser on site will be able to provide you with contact details on request.

### Health Care

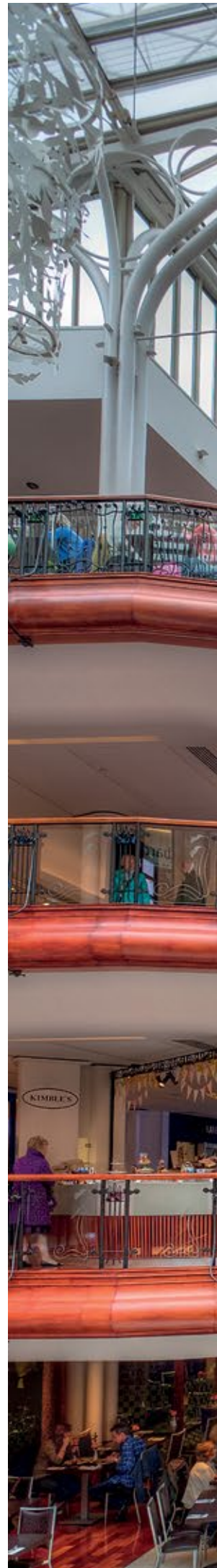
The Baillieston Health Centre, around fifteen minutes' walk from the development, offers a comprehensive range of GP services, specialist clinics, health visitors, counselling and a dental surgery. There is also a second doctors' surgery in Bellshill Road, around two miles away.

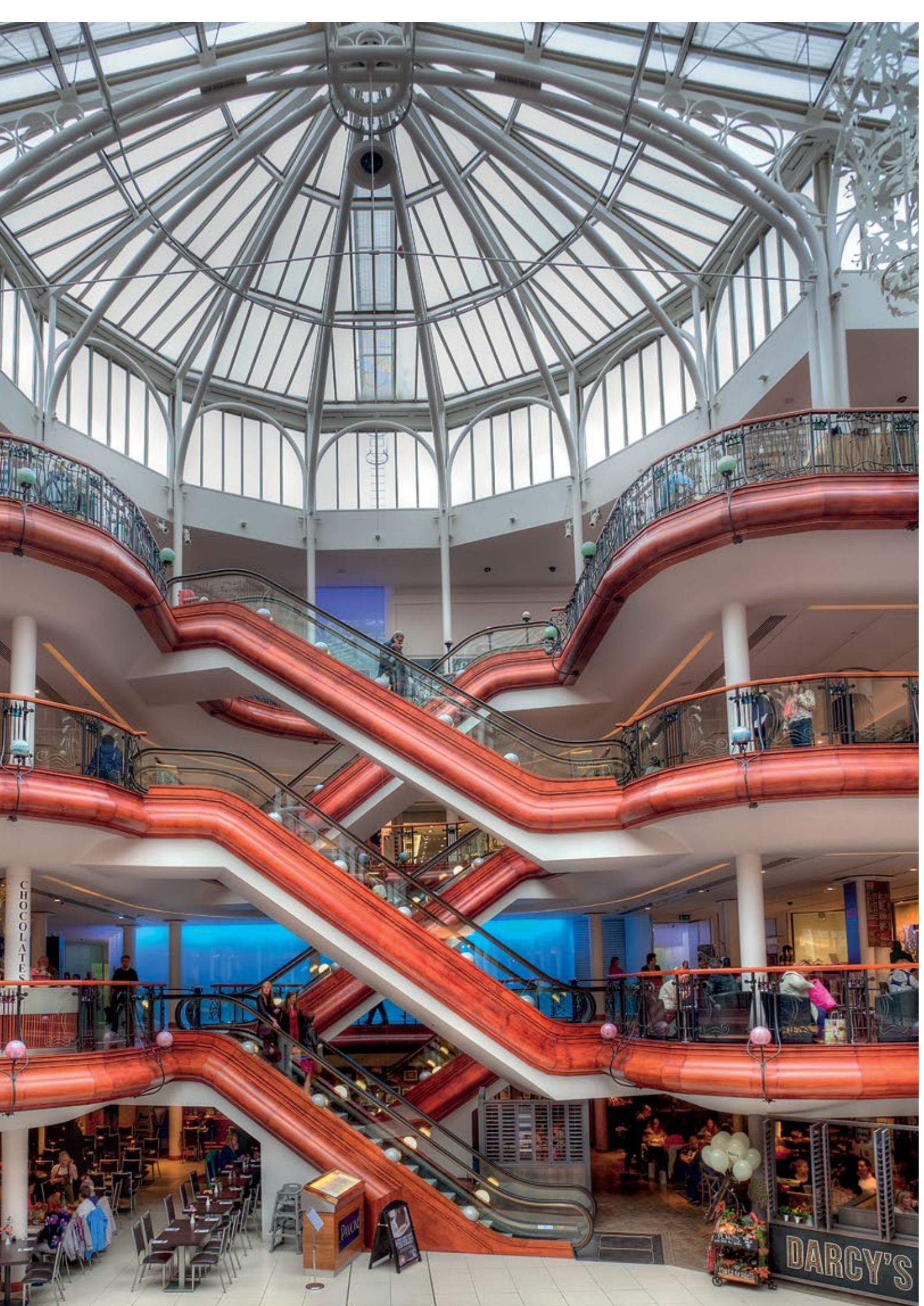
### Shopping

There are excellent local shopping centres in nearby Baillieston and Uddingston, with convenience stores, newsagents, a post-office, pharmacists, and a wide choice of food and drink shops, including supermarkets. The major retail parks in the area include the new Glasgow Fort Shopping Park, a little over a mile to the north of the development.

### Recycling Facilities

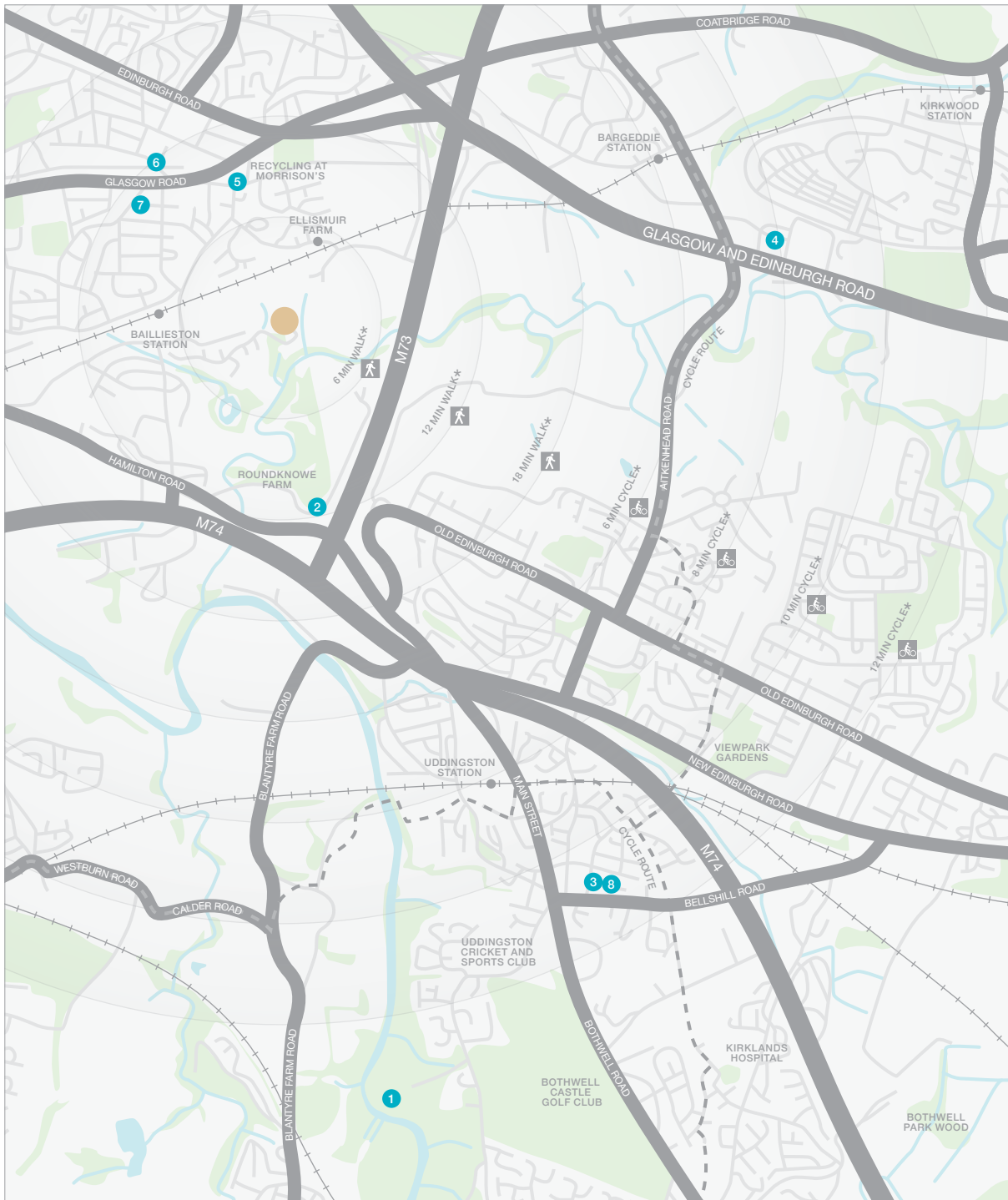
There are recycling facilities for glass and plastic bottles, textiles, paper and household metal packaging in the car park of the Morrison's supermarket on Ravenswood Road. Charity recycling bins for clothing, textiles and shoes in Tannochside Business Park, less than three miles away, raise funds for Diabetes Scotland, and a larger recycling site at Eastfield, on Cambuslang Road, accepts electrical and electronic equipment including televisions, cardboard, glass and metal household waste.





## Living in Broomhouse

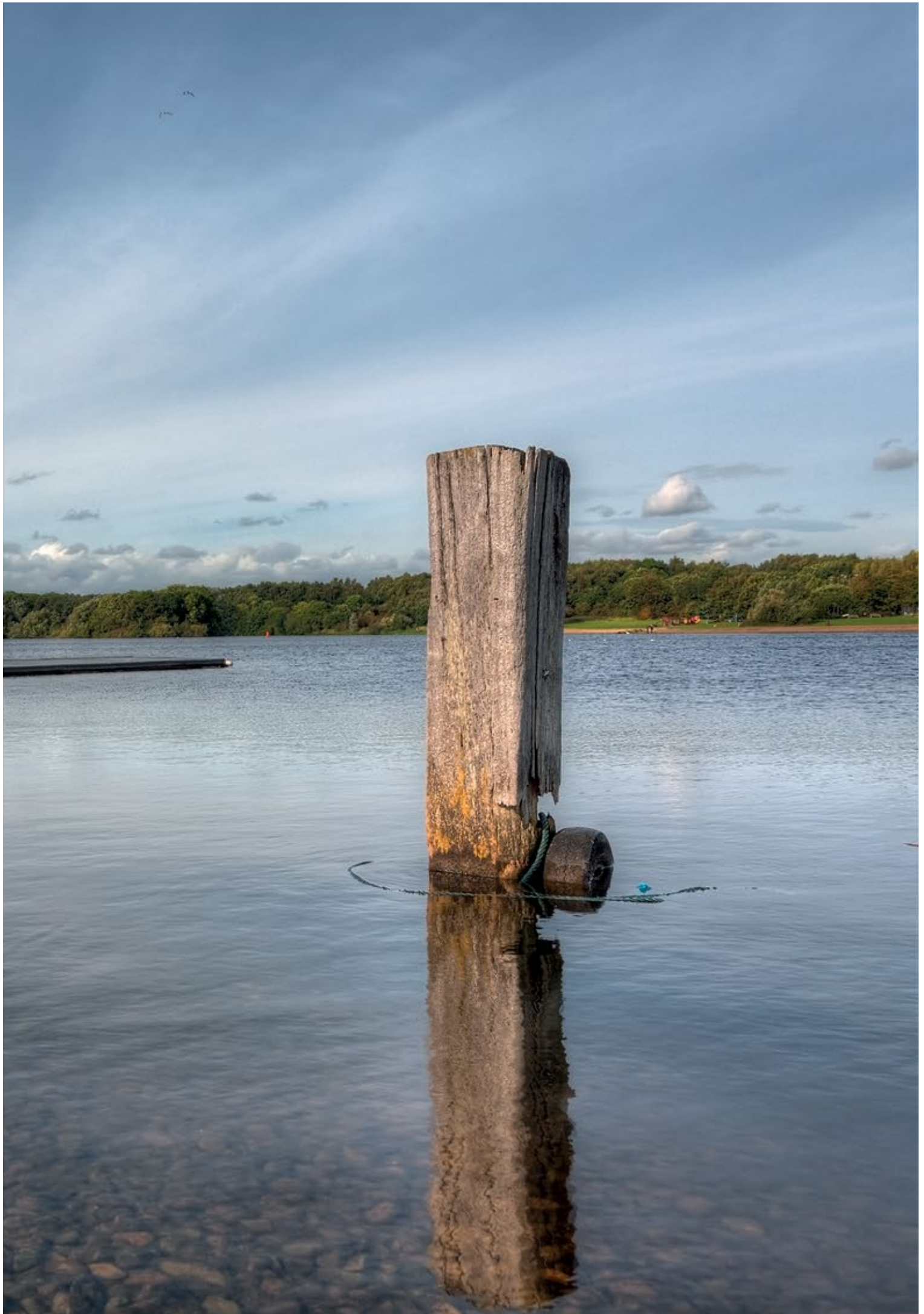
When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite 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 Keepers Gate at Ellismuir.



- 1 Bothwell Castle  
Castle Avenue,  
Bothwell,  
01698 816 894
  - 2 Calderbraes Golf Club  
57 Roundknowe Road,  
Uddingston,  
01698 813 425
  - 3 Uddingston Library  
1 Main Street,  
Uddingston,  
01698 813 431
  - 4 Showcase Leisure Park  
Barrbridge Road,  
Bargaeddie,  
0844 826 1460
  - 5 Baillieston Post Office  
Main Street,  
Baillieston,  
01417 711 704
  - 6 Lloyd's Pharmacy  
5 Main Street,  
Baillieston,  
01417 717 650
  - 7 Baillieston Health Centre  
20 Muirside Road,  
01417 716 488
  - 8 Lincluden Surgery  
53 Bellshill Road,  
Uddingston,  
01698 813 873
- Drumpelair  
Country Park  
Townhead Road,  
Coatbridge  
01236 422 257
- Strathclyde  
Country Park  
Hamilton Road,  
Motherwell,  
01698 333 777
- DW Sports Fitness Club  
Glasgow Fort,  
M8 Junction 10,  
01417 716 410
- Sandyhills Golf Club  
223 Sandyhills Road,  
01417 630 787
- M&D's Theme Park  
Strathclyde  
Country Park,  
01698 333 777

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

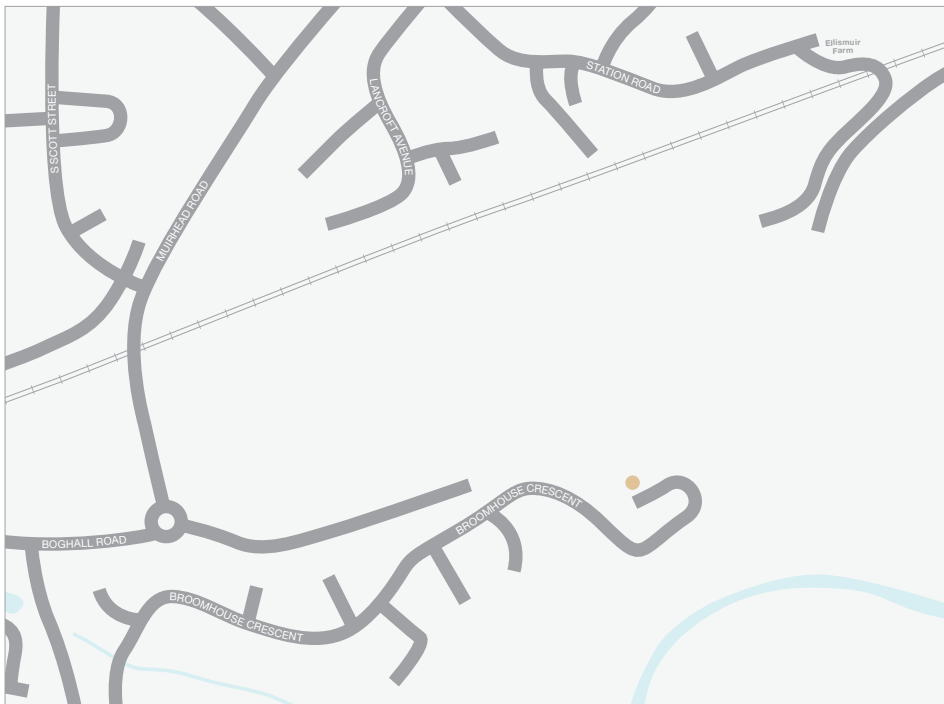
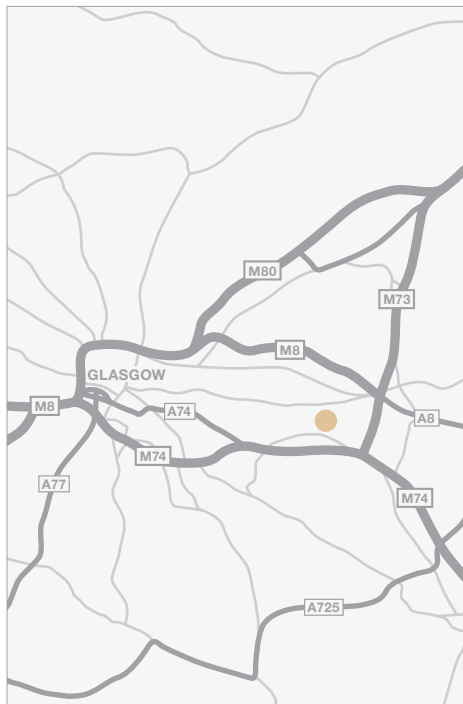
Based on:  
0.5km = 5 to 7 mins walk  
1.0km = 10 to 14 mins walk  
1.5km = 15 to 21 mins walk  
2.0km = 5 to 8 mins cycle  
2.5km = 6 to 10 mins cycle  
3.0km = 7 to 12 mins cycle  
3.5km = 8 to 14 mins cycle



## How to find us

Please refer to website for opening times

Telephone: 0800 840 8443



### From Glasgow City Centre

Leave the city centre by London Road (A74), joining the M74 eastbound at Fullarton Road. Leave the M74 at junction 3a and take the first exit at the roundabout following signs for the A71, Tannochside and Uddingston. At the next roundabout take the first exit, signposted for Mount Vernon, then after around 80 yards turn right into Baillieston Road. Go through a roundabout and on to the T-junction. Turn left at the junction, then take the first right and carry on until the entrance to the development is indicated on the left.

### From the M74 Northbound

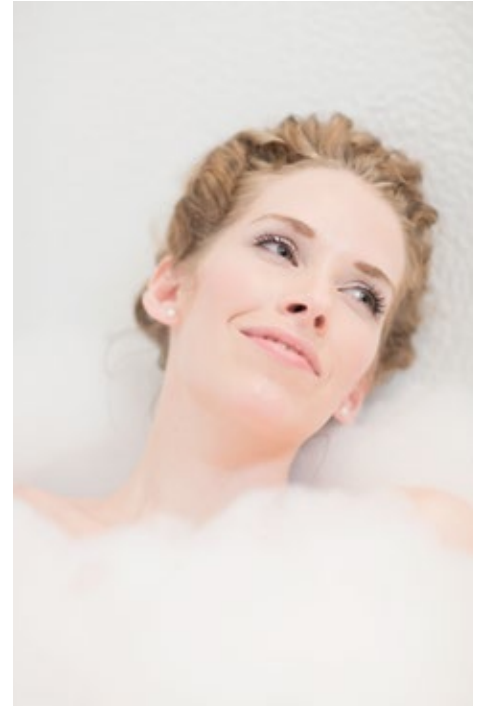
Leave the M74 at junction 4, following signs for Uddingston and the A721 (do not enter the approach for the M73). At the first roundabout, take the third exit to pass over the M74. Carry straight on through the second roundabout, and at the third roundabout take the first exit, signposted for Mount Vernon. After around 80 yards turn right into Baillieston Road. Go through a roundabout and straight on to the T-junction. Turn left at the junction, then take the first right and carry on until the entrance to the development is indicated on the left.

Sat Nav: G71 7UL

### 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.





*the place to be*<sup>®</sup>

### **a better place**<sup>\*</sup>

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.

**millerhomes**

*the place to be®*

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