


















**Kinglass Fields
Bo'ness**

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Plot Information

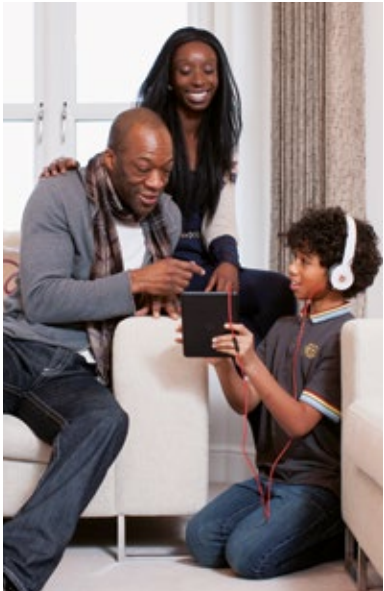
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A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but 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.



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On the edge of the historic town, buffered by open green landscapes to the south and just a mile from the town centre, this prestigious development of two, three, four and five bedroom homes presents an opportunity to settle in a mature, traditional community within easy commuting range of Edinburgh and the whole central belt. Close to local shops and amenities, and adjacent to bus routes and footpaths, it combines convenience with a real sense of roots.

Welcome to Kinglass Fields...





While it has the peaceful, semi-rural appeal of a quiet market town, the Bo'ness development is remarkably well placed for travel throughout the country. The M9, less than three miles away, brings fast access to Edinburgh Airport and city centre, Glasgow via the M8, Stirling and the Forth crossings. Linlithgow railway station, on the Edinburgh to Glasgow line, is two and a half miles away and bus routes between Bo'ness and Linlithgow run adjacent to the development. There are also express bus services between Bo'ness and Edinburgh.



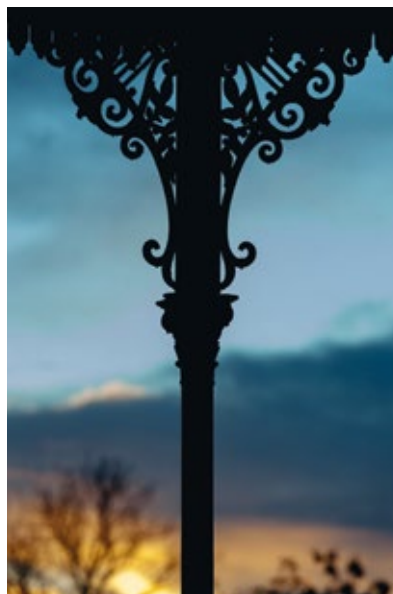
For more local travel, Bo'ness town centre is a short walk away. The homes are close to a network of footpaths and cycle routes. The town has a number of unusual attractions that reflect its long history, including a celebrated heritage steam railway, the Bo'ness and Kinneil Railway, which operates trains between Bo'ness and Manuel and also has a volunteer-run historic railway museum. Bo'ness is also the location of Scotland's oldest purpose-built cinema, the magnificent pre-Art Deco Hippodrome, and the local library is housed in a renovated 17th century building.

More modern leisure amenities include West Lothian Golf Club on the southern edge of the development and Bo'ness Recreation Centre, around a quarter of a mile away. The Recreation Centre incorporates a 25m swimming pool, a well-equipped gym and a wide choice of sports and fitness activities. It also has recycling bins for glass, metal cans, clothing and shoes, and there are more comprehensive recycling facilities at Kinneil Kerse, around two miles away.

The Co-op store in Linlithgow road, less than ten minutes walk from the development, is a licensed food store and newsagent, and is open till late seven days a week. There is a pharmacist just a little further on in Dean Road. The town centre contains a mixture of traditional specialist shops and services as well as Lidl and Tesco Metro stores. There is also a selection of shops, including a Sainsbury's, in nearby Linlithgow.

Of the five primary schools in the town, the two nearest to the development are Kinneil Primary and St Mary's RC Primary, both of which have had positive inspection reports, and for secondary education Bo'ness Academy is just a few minutes walk away. Kinglass Medical Practice, a full-time service with three GPs, is just half a mile away, and the choice of dental surgeries in the town includes the Rosemount practice, approximately a mile from the development.









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Angus

Overview

The attractive entrance canopy introduces a practical, bright interior. On the ground floor, a lounge and dining area featuring french doors opening out to the garden is complemented by a separate kitchen and a WC, and a well-lit landing leads to two bedrooms, one of them with en-suite facilities and a built-in wardrobe.

Ground Floor

Living/Dining
4.500m x 3.000m
14'9" x 9'10"

Kitchen
2.651m x 3.447m
8'8" x 11'4"

WC
2.393m x 1.130m
7'10" x 3'8"

First Floor

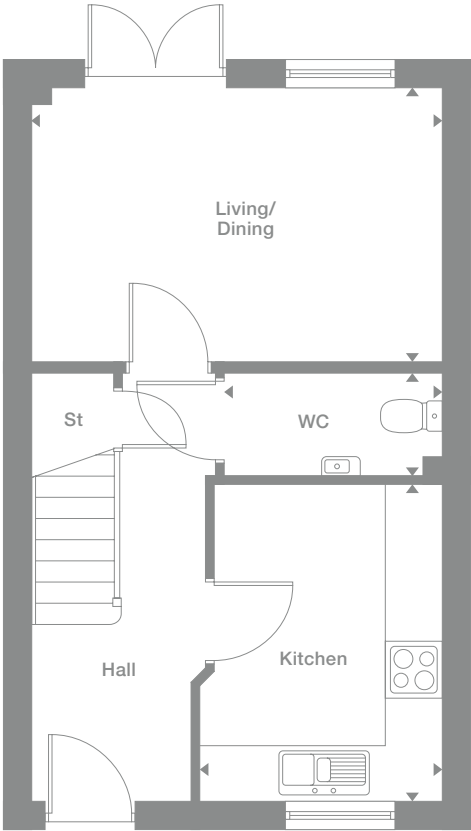
Master Bedroom
4.500m x 2.564m
14'9" x 8'5"

En-Suite
2.186m x 1.729m
7'2" x 5'8"

Bedroom 2
2.186m x 3.307m
7'2" x 10'10"

Bathroom
2.214m x 1.995m
7'3" x 6'7"

Ground Floor



Plots may be a mirror image
of plans shown above

Please note: Elevational
and boundary treatments
may vary

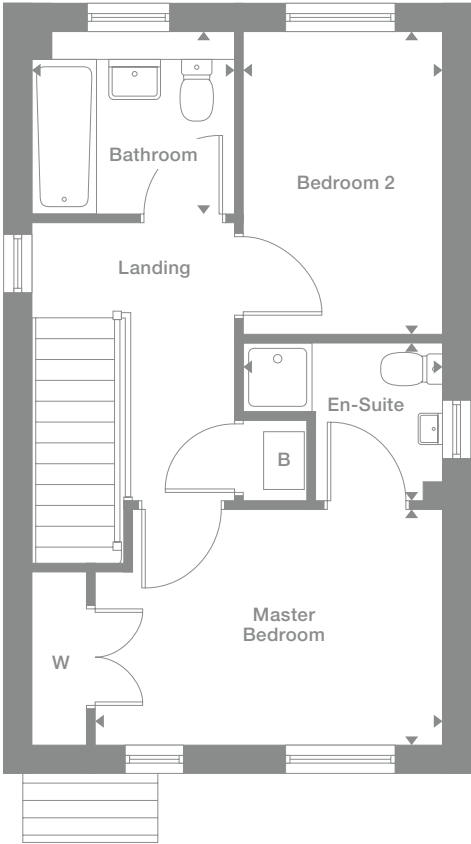
B = Boiler

Floor Space

755 sq ft
70m²



First Floor



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Darwin

Overview

Both the lounge and the kitchen and dining room feature dual aspect outlooks and incorporate french doors, adding flexibility to the arrangements and helping to integrate the interior and the garden. The three bedrooms, reached via a bright landing, include an en-suite master bedroom with a built-in wardrobe.

Ground Floor

Lounge
3.070m x 5.387m
10'1" x 17'8"

Kitchen/Dining
2.711m x 5.387m
8'11" x 17'8"

WC
2.032m x 1.432m
6'8" x 4'8"

First Floor

Master Bedroom
3.096m x 2.614m
10'2" x 8'7"

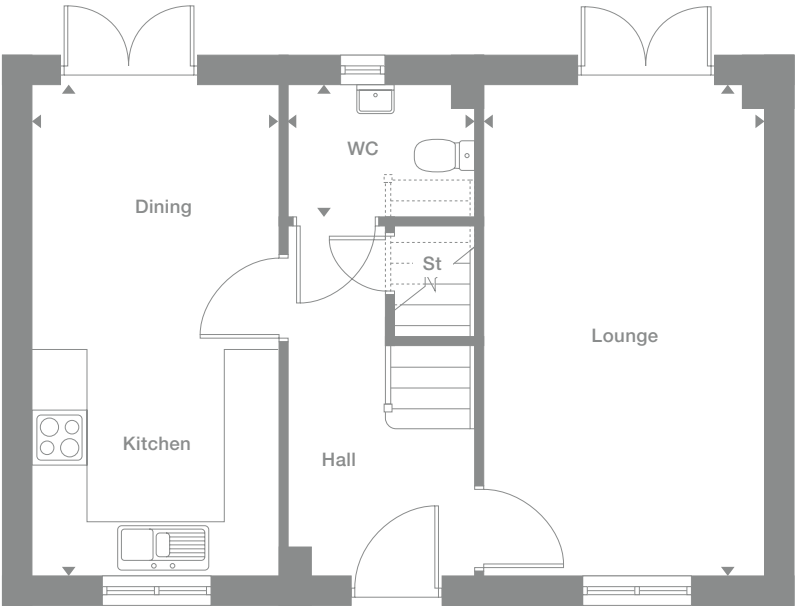
En-Suite
2.079m x 1.616m
6'10" x 5'4"

Bedroom 2
2.675m x 2.910m
8'9" x 9'7"

Bedroom 3
2.675m x 2.377m
8'9" x 7'10"

Bathroom
1.965m x 1.975m
6'5" x 6'6"

Ground Floor



Plots may be a mirror image of plans shown above

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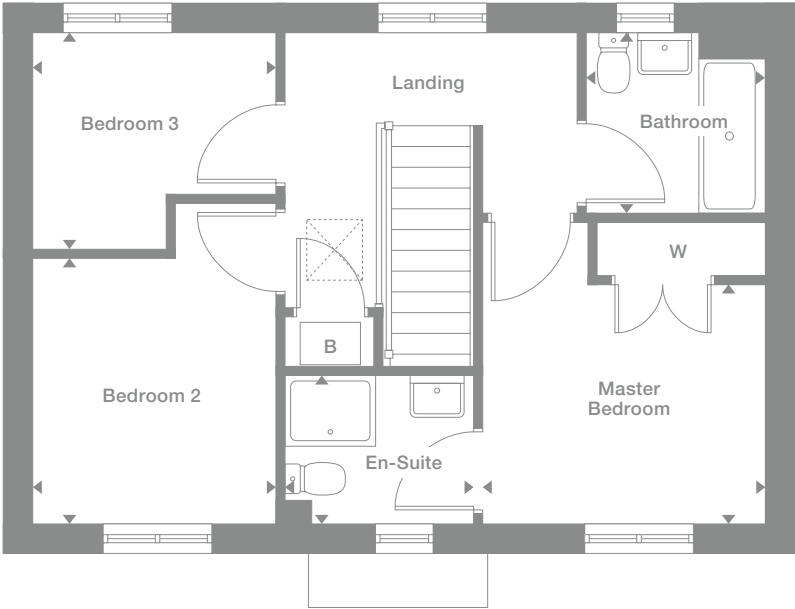
B = Boiler

Floor Space

936 sq ft
87m²



First Floor



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Munro

Overview

The lounge opens, through a separate lobby, into a beautifully designed kitchen and dining room with french doors that keep the room fresh and make outdoor dining an easy option. One of the three bedrooms 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

5.127m x 3.217m
16'10" x 10'7"

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

1.636m x 1.427m
5'4" x 4'8"

Bedroom 2

2.927m x 3.023m
9'7" x 9'11"

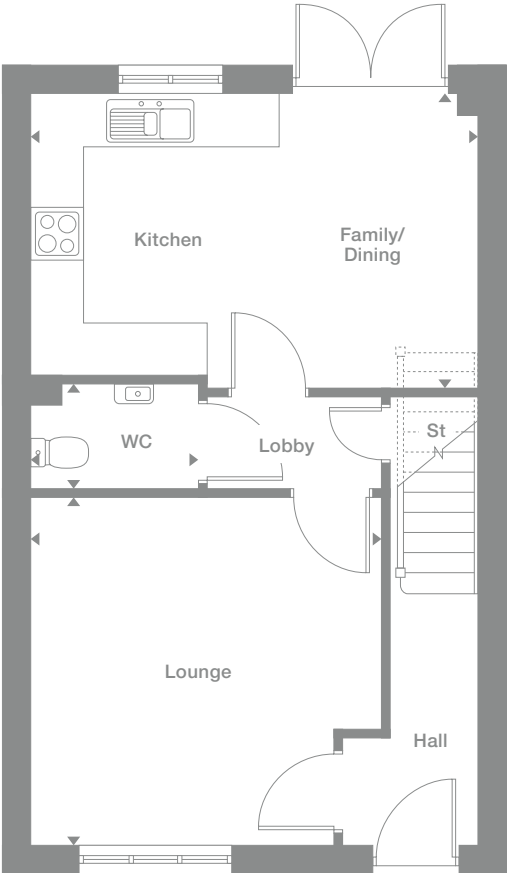
Bedroom 3

2.267m x 2.853m
7'5" x 9'4"

Bathroom

2.100m x 1.905m
6'11" x 6'3"

Ground Floor



Plots may be a mirror image
of plans shown above

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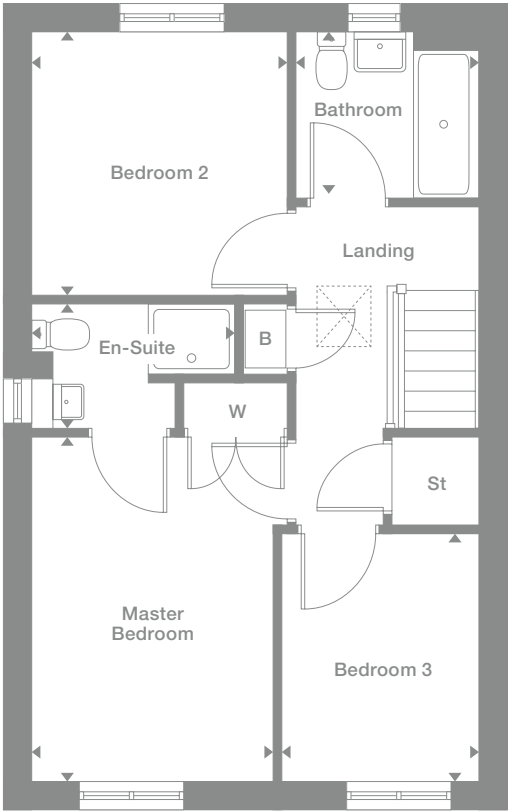
B = Boiler

Floor Space

954 sq ft
88m²



First Floor



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Irvine

Overview

The dormer window that echoes the shape of the entrance canopy also adds special charm to the one of the three bedrooms. The master bedroom includes an en-suite shower room and twin wardrobes, while downstairs the lounge opens on to a kitchen and dining area filled with natural light from feature french doors.

Ground Floor

Lounge
3.080m x 4.224m
10'1" x 13'10"

Kitchen/Dining
5.216m x 3.106m
17'1" x 10'2"

WC
2.049m x 1.403m
6'9" x 4'7"

First Floor

Master Bedroom
2.959m x 3.550m
9'8" x 11'8"

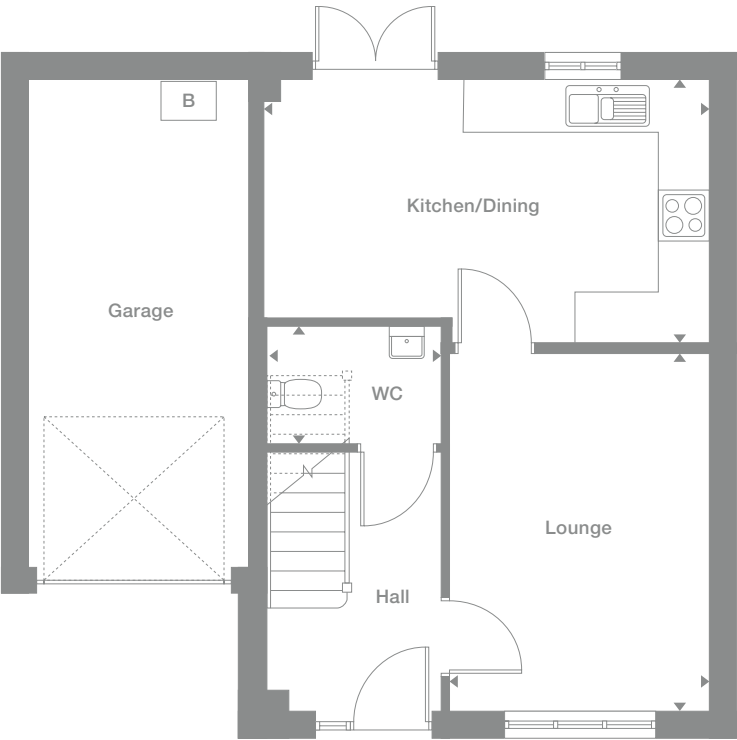
En-Suite
2.170m x 1.523m
7'1" x 5'0"

Bedroom 2
2.959m x 3.104m
9'8" x 10'2"

Bedroom 3
2.624m x 4.643m
8'7" x 15'3"

Bathroom
2.260m x 1.930m
7'5" x 6'4"

Ground Floor



Plots may be a mirror image of plans shown above

Please note: Elevational and boundary treatments may vary

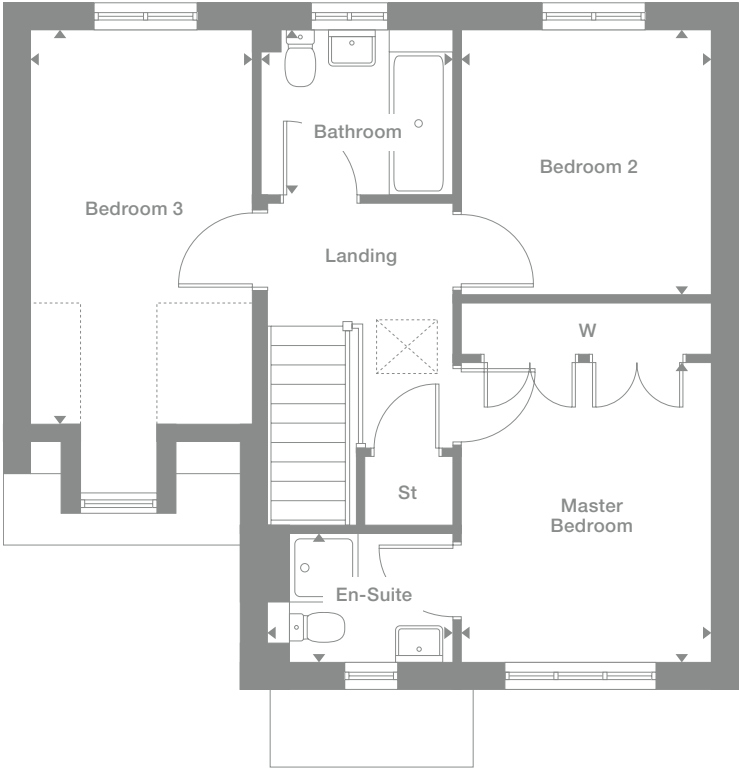
B = Boiler

Floor Space

991 sq ft
92m²



First Floor



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Overview

A stylish porch leads into a comfortable and welcoming interior that includes a dual aspect, bay windowed lounge and a family kitchen and dining room with feature french doors, adding garden access and flexibility. Two of the four bedrooms include built-in wardrobes, and one incorporates an en-suite shower room.

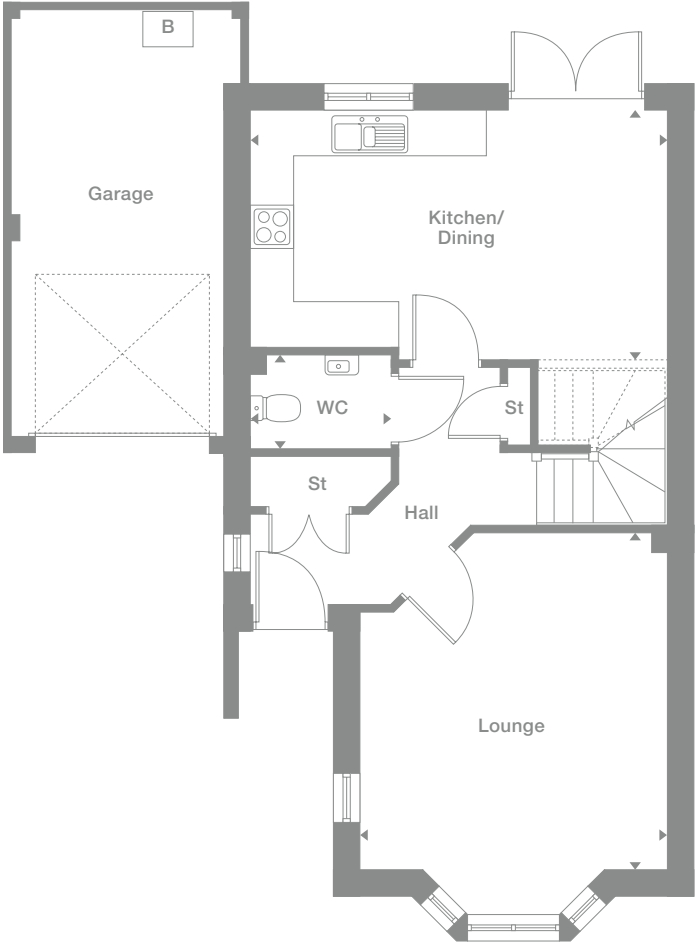
Ground Floor

- Lounge
4.103m x 4.414m
13'6" x 14'6"
- Kitchen/Dining
5.566m x 3.299m
18'3" x 10'10"
- WC
1.885m x 1.222m
6'2" x 4'0"

First Floor

- Master Bedroom
3.403m x 2.644m
11'2" x 8'8"
- En-Suite
1.821m x 1.693m
6'0" x 5'7"
- Bedroom 2
3.521m x 2.435m
11'7" x 8'0"
- Bedroom 3
2.452m x 2.855m
8'1" x 9'4"
- Bedroom 4
1.945m x 3.322m
6'5" x 10'11"
- Bathroom
2.285m x 2.213m
7'6" x 7'3"

Ground Floor



Plots may be a mirror image of plans shown above

Please note: Elevational and boundary treatments may vary

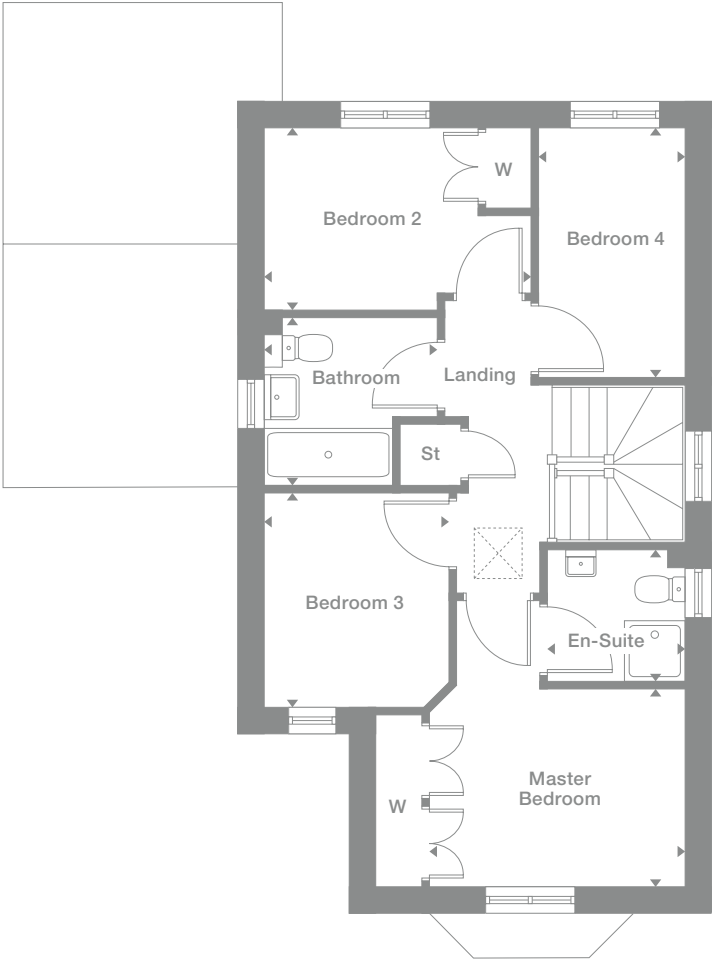
B = Boiler

Floor Space

1,129 sq ft
105m²



First Floor



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Overview

Behind the canopied entrance, the hall opens on to an L-shaped lounge and a bright, flexible family kitchen and dining room with french doors, while features like the gallery landing and the bathroom's separate shower cubicle demonstrate the attention paid to every detail. Two of the four bedrooms have built-in wardrobes and one has an en-suite shower.

Ground Floor

Lounge

3.469m x 5.024m
11'5" x 16'6"

Kitchen/Family/Dining

7.812m x 2.890m
25'8" x 9'6"

WC

1.718m x 1.253m
5'8" x 4'1"

First Floor

Master Bedroom

3.305m x 3.260m
10'10" x 10'8"

En-Suite

1.210m x 2.855m
4'0" x 9'4"

Bedroom 2

2.510m x 3.232m
8'3" x 10'7"

Bedroom 3

3.142m x 2.855m
10'4" x 9'4"

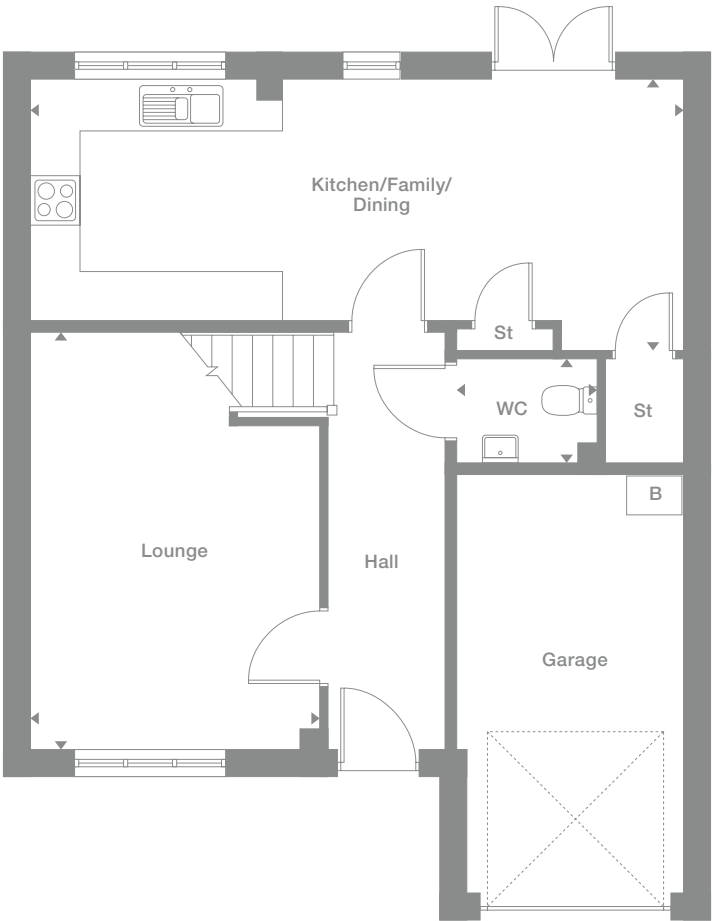
Bedroom 4

2.112m x 2.913m
6'11" x 9'7"

Bathroom

2.180m x 1.700m
7'2" x 5'7"

Ground Floor



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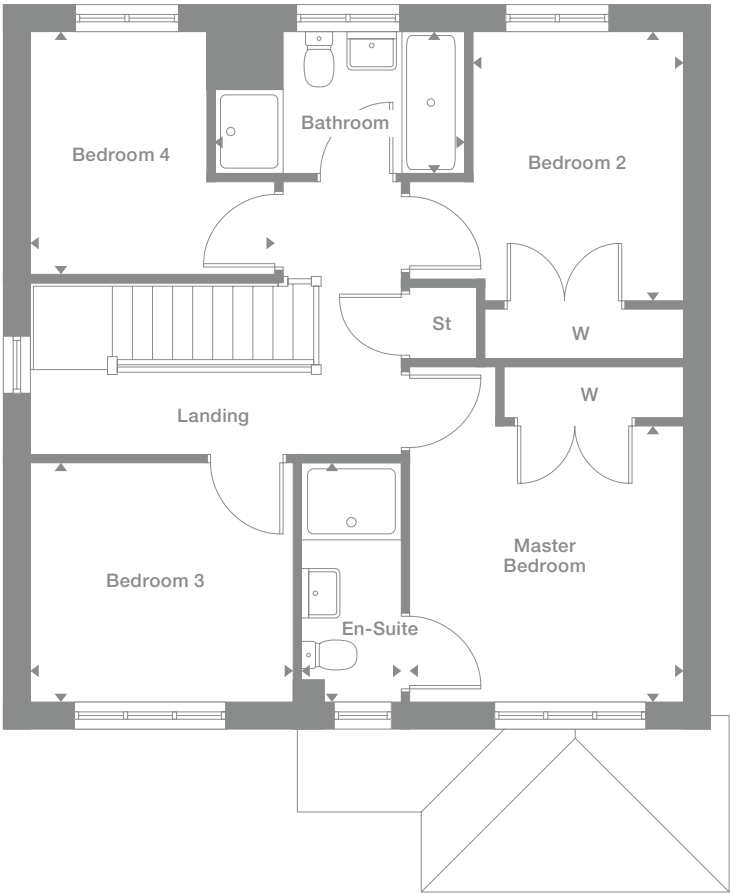
B = Boiler

Floor Space

1,250 sq ft
116m²



First Floor



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Glenmuir

Overview

The beautifully proportioned bay windowed lounge, as perfect for entertaining as it is for evenings with the family, and the wonderfully practical kitchen and dining room with its french doors and separate utility room, form the heart of this attractive and adaptable home. One of the four bedrooms is en-suite, and two have built-in wardrobes.

Ground Floor

Lounge

3.480m x 5.056m
11'5" x 16'7"

Kitchen/Dining

6.210m x 3.439m
20'4" x 11'3"

Utility

1.815m x 1.845m
5'11" x 6'1"

WC

1.815m x 1.494m
5'11" x 4'11"

First Floor

Master Bedroom

3.480m x 4.082m
11'5" x 13'5"

En-Suite

2.006m x 1.422m
6'7" x 4'8"

Bedroom 2

2.439m x 3.041m
8'0" x 13'3"

Bedroom 3

2.987m x 3.736m
9'10" x 12'3"

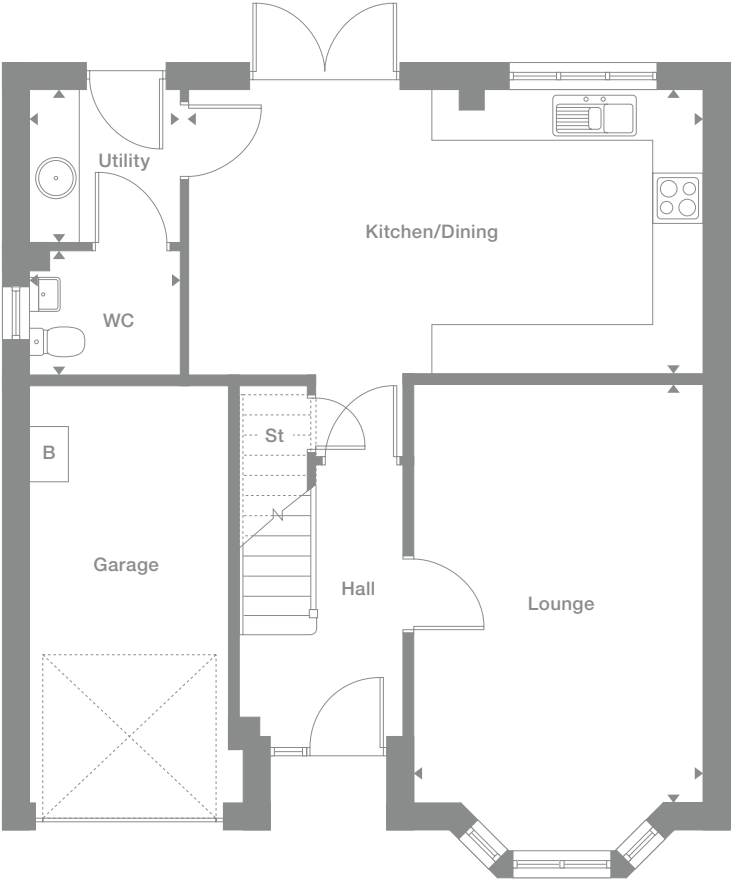
Bedroom 4

2.697m x 2.977m
8'10" x 9'9"

Bathroom

2.242m x 2.605m
7'4" x 8'7"

Ground Floor



Plots may be a mirror image of plans shown above

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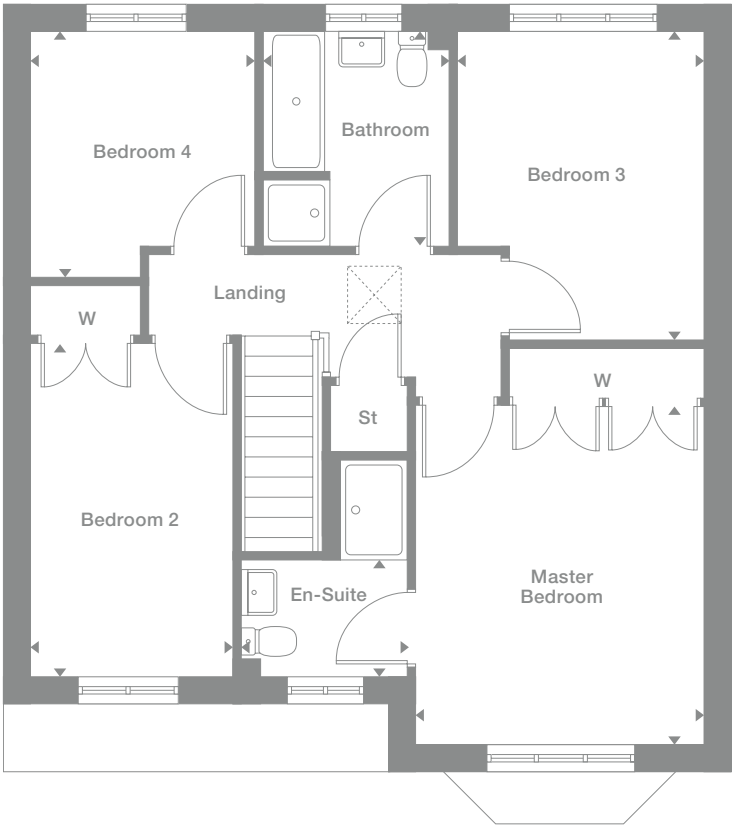
B = Boiler

Floor Space

1,323 sq ft
123m²



First Floor



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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. There is a separate utility room and a study, and the four bedrooms, two with built-in wardrobes, include a luxurious L-shaped en-suite master bedroom.

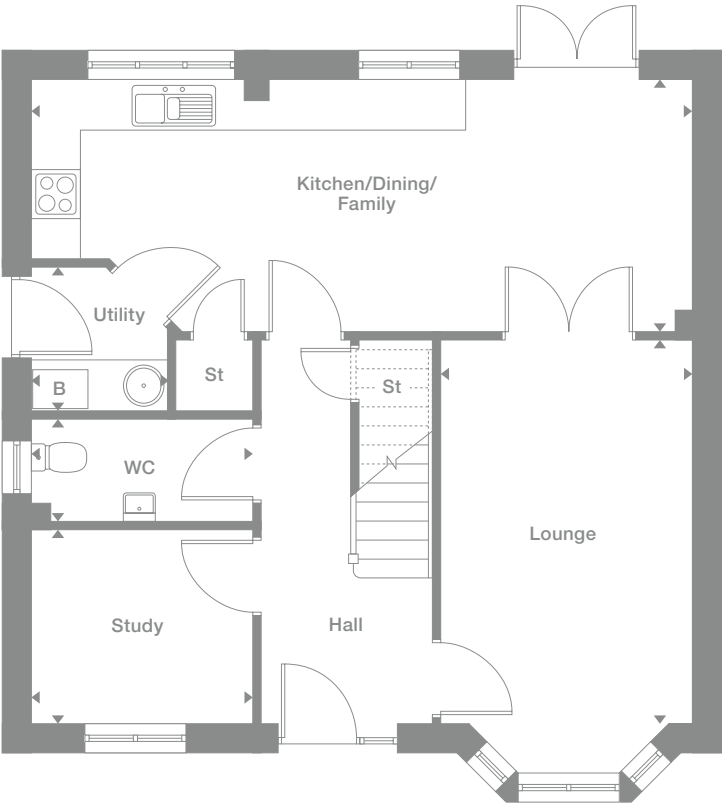
Ground Floor

- Lounge
3.042m x 4.610m
10'0" x 15'1"
- Kitchen/Dining/Family
7.975m x 3.017m
26'2" x 9'11"
- Study
2.659m x 2.337m
8'9" x 7'8"
- Utility
2.659m x 1.714m
8'9" x 5'7"
- WC
2.659m x 1.241m
8'9" x 4'1"

First Floor

- Master Bedroom
5.309m x 2.962m
17'5" x 9'9"
- En-Suite
1.523m x 1.390m
5'0" x 4'7"
- 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
2.513m x 2.388m
8'3" x 7'10"
- Bathroom
2.696m x 1.963m
8'10" x 6'5"

Ground Floor



Plots may be a mirror image of plans shown above

Please note: Elevational and boundary treatments may vary

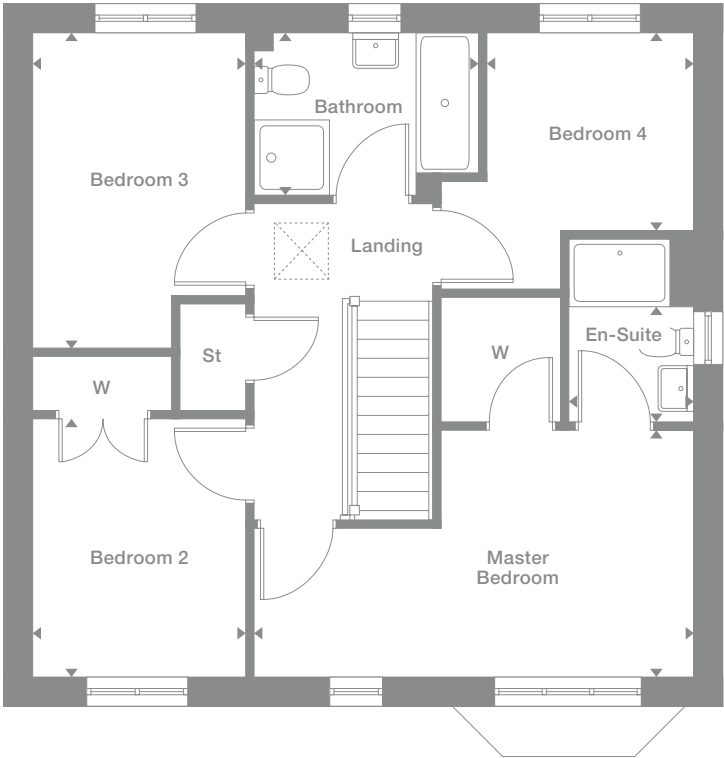
B = Boiler

Floor Space

1,346 sq ft
125m²



First Floor



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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.

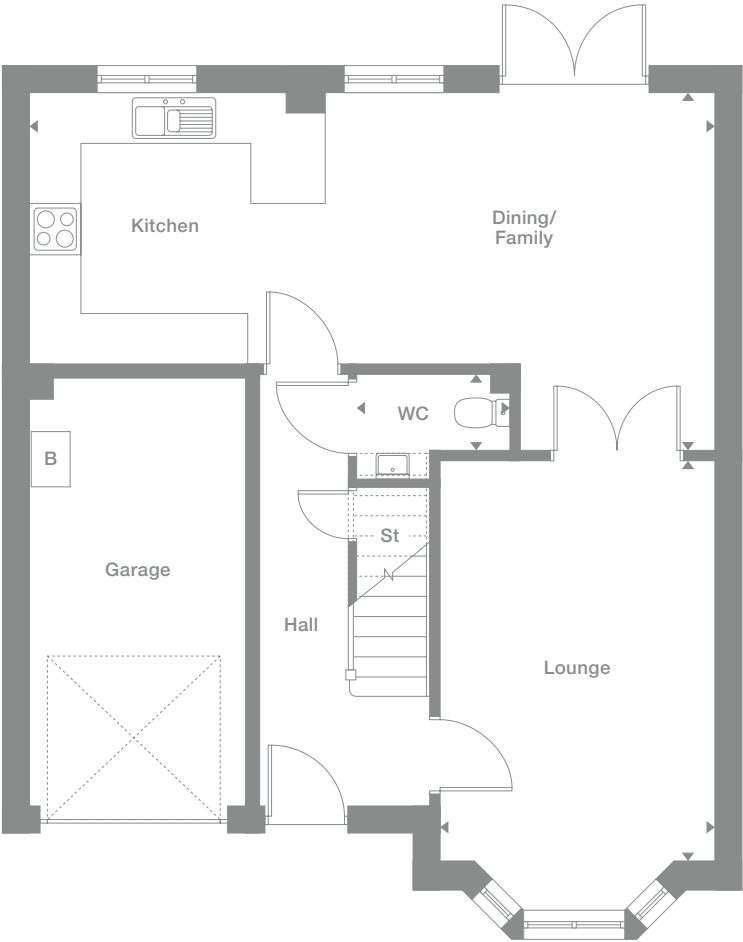
Ground Floor

- Lounge
3.299m x 4.810m
10'10" x 15'9"
- Kitchen/Dining/Family
8.203m x 4.290m
26'11" x 14'1"
- WC
1.832m x 0.912m
6'0" x 3'0"

First Floor

- Master Bedroom
3.299m x 4.153m
10'10" x 13'7"
- En-Suite 1
2.108m x 1.695m
6'11" x 5'7"
- Bedroom 2
3.399m x 3.076m
11'2" x 10'1"
- En-Suite 2
1.713m x 1.858m
5'7" x 6'1"
- Bedroom 3
3.283m x 3.176m
10'9" x 10'5"
- Bedroom 4
2.523m x 3.424m
8'3" x 11'3"
- Bathroom
2.197m x 2.287m
7'3" x 7'6"

Ground Floor



Plots may be a mirror image of plans shown above

Please note: Elevational and boundary treatments may vary

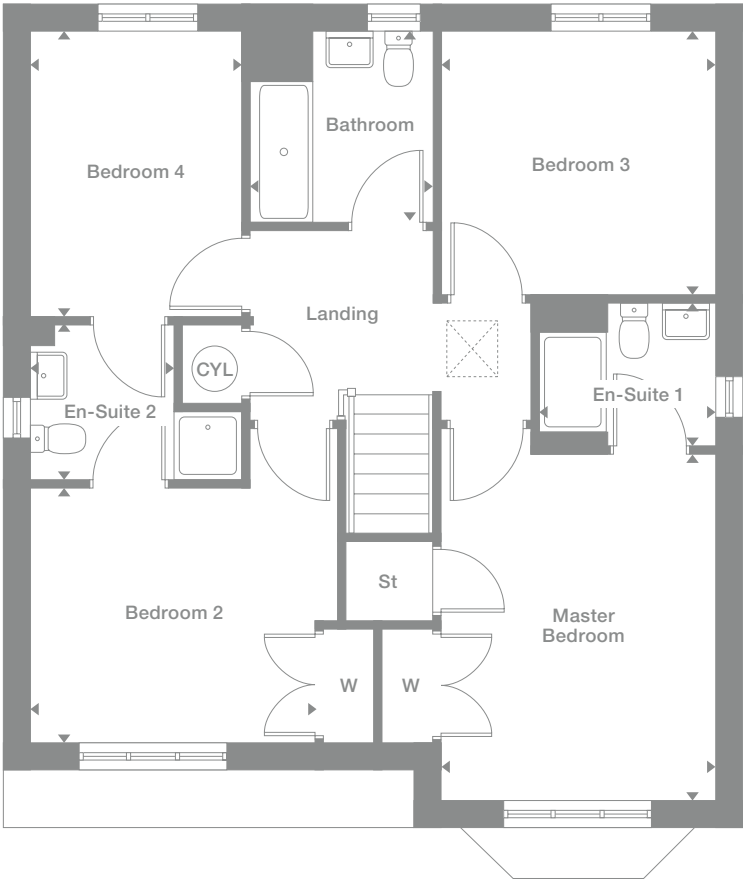
B = Boiler

Floor Space

1,417 sq ft
132m²



First Floor



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Overview

The elegantly proportioned exterior reflects the immense prestige of this excellent family home. From the lounge's bay window 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.

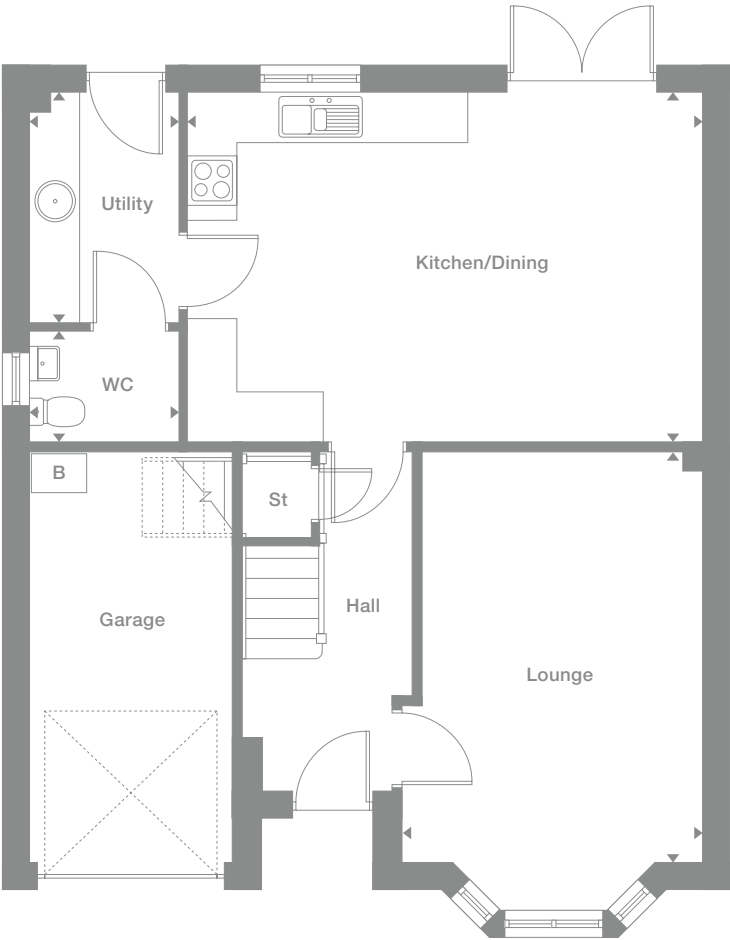
Ground Floor

- Lounge
3.635m x 4.957m
11'11" x 16'3"
- Kitchen/Dining
6.207m x 4.223m
20'4" x 13'10"
- Utility
1.818m x 2.738m
6'0" x 9'0"
- WC
1.818m x 1.385m
6'0" x 4'7"

First Floor

- Master Bedroom
3.464m x 3.319m
11'4" x 10'11"
- En-Suite 1
1.982m x 2.884m
6'6" x 9'6"
- Bedroom 2
3.492m x 3.173m
11'5" x 10'5"
- En-Suite 2
2.337m x 1.910m
7'8" x 6'3"
- Bedroom 3
2.475m x 3.173m
8'1" x 10'5"
- Bedroom 4
2.479m x 2.985m
8'2" x 9'10"
- Bathroom
1.958m x 3.173m
6'5" x 10'5"

Ground Floor



Plots may be a mirror image of plans shown above

Please note: Elevational and boundary treatments may vary

Please note: shower is an optional extra

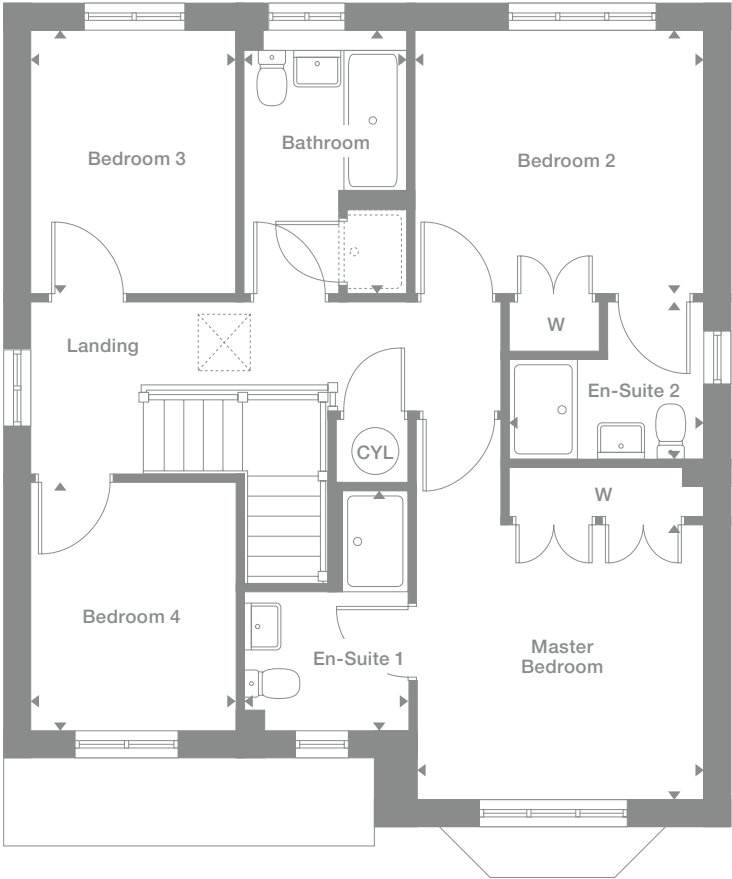
B = Boiler

Floor Space

1,439 sq ft
134m²



First Floor



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Gala

Overview

Both the lounge and the kitchen are dual aspect rooms with french doors opening to a sheltered garden, adding flexibility and an open, fresh appeal to a home with a separate dining room, a utility room and four bedrooms. Two of the bedrooms are dual aspect, three have built-in wardrobes and the master bedroom also includes an en-suite shower.

Ground Floor

Lounge
3.398m x 6.667m
11'2" x 21'10"

Kitchen
3.267m x 5.136m
10'9" x 16'10"

Family/Dining
2.606m x 3.722m
8'7" x 12'3"

Utility
2.433m x 1.571m
8'0" x 5'2"

WC
2.433m x 1.160m
8'0" x 3'10"

First Floor

Master Bedroom
3.267m x 4.145m
10'9" x 13'7"

En-Suite
1.790m x 1.279m
5'10" x 4'2"

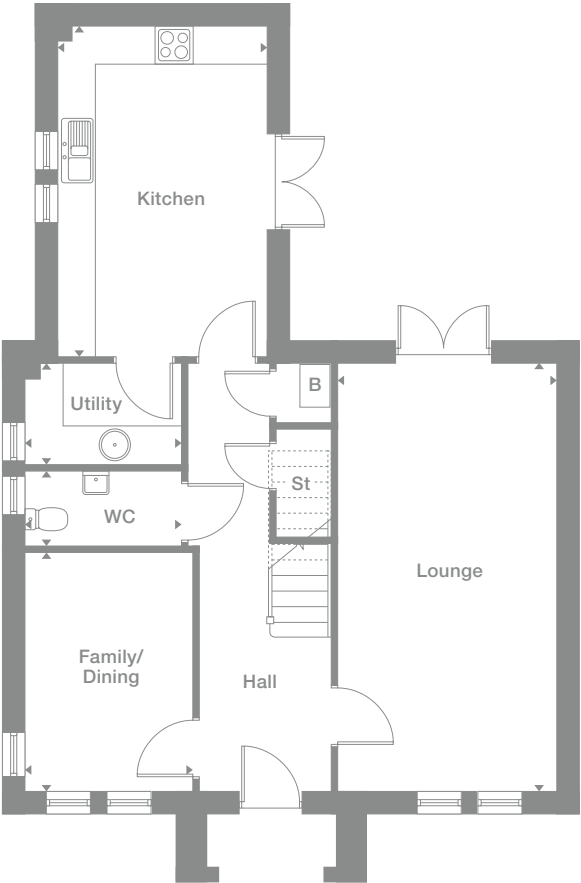
Bedroom 2
2.600m x 4.588m
8'6" x 15'1"

Bedroom 3
3.413m x 3.281m
11'2" x 10'9"

Bedroom 4
3.413m x 2.588m
11'2" x 8'6"

Bathroom
2.267m x 1.960m
7'5" x 6'5"

Ground Floor



Plots may be a mirror image of plans shown above

Please note: Elevational and boundary treatments may vary

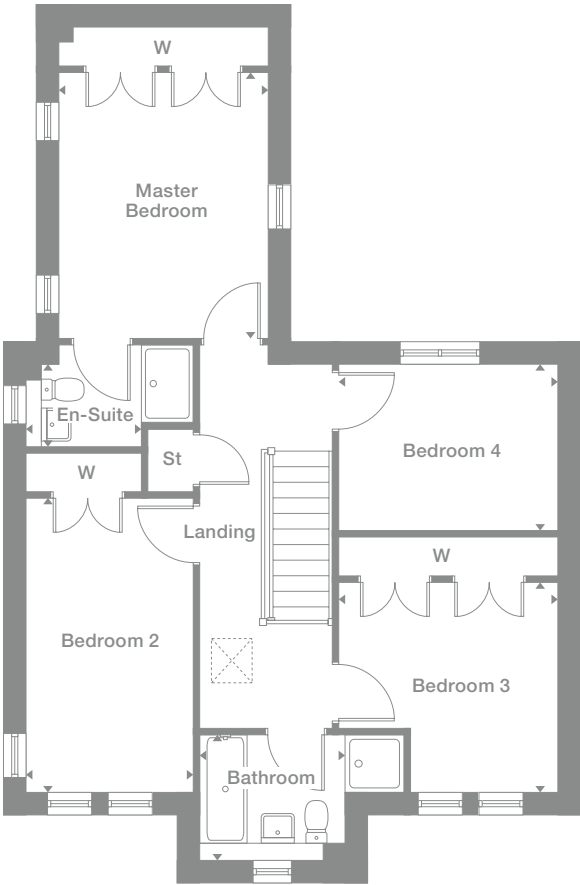
B = Boiler

Floor Space

1,586 sq ft
147m²



First Floor



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Kennaway

Overview

This superb, flexible family home includes a formal bay-windowed lounge linked by double doors to a light, airy kitchen, dining and family room with french doors and a separate utility room. With a separate study and four bedrooms, two of them with en-suite showers, there is always ample space for peace and privacy.

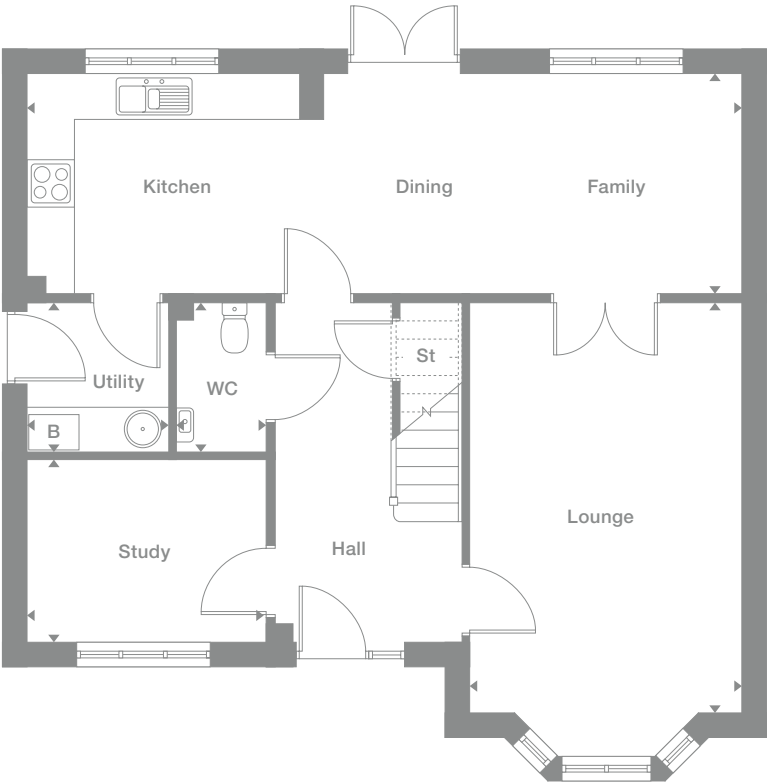
Ground Floor

- Lounge
3.61m x 5.428m
11'10" x 17'10"
- Kitchen/Dining/Family
9.461m x 2.928m
31'0" x 9'7"
- Study
3.151m x 2.420m
10'4" x 7'11"
- Utility
1.859m x 1.978m
6'1" x 6'6"
- WC
1.193m x 1.978m
3'11" x 6'6"

First Floor

- Master Bedroom
3.61m x 5.154m
11'10" x 16'11"
- En-Suite 1
1.966m x 1.732m
6'5" x 5'8"
- Bedroom 2
2.989m x 2.996m
9'10" x 9'10"
- En-Suite 2
2.554m x 1.010m
8'5" x 3'4"
- Bedroom 3
3.408m x 3.344m
11'2" x 11'0"
- Bedroom 4
3.270m x 3.225m
10'9" x 10'7"
- Bathroom
2.583m x 1.815m
8'6" x 5'11"

Ground Floor



Plots may be a mirror image of plans shown above

Please note: Elevational and boundary treatments may vary

Please note: shower is an optional extra

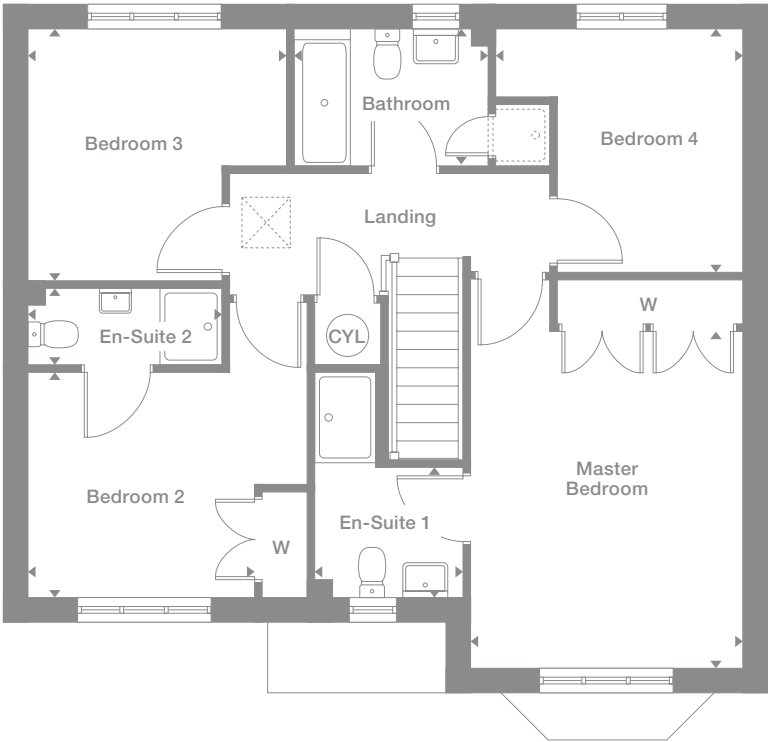
B = Boiler

Floor Space

1,625 sq ft
151m²



First Floor



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Overview

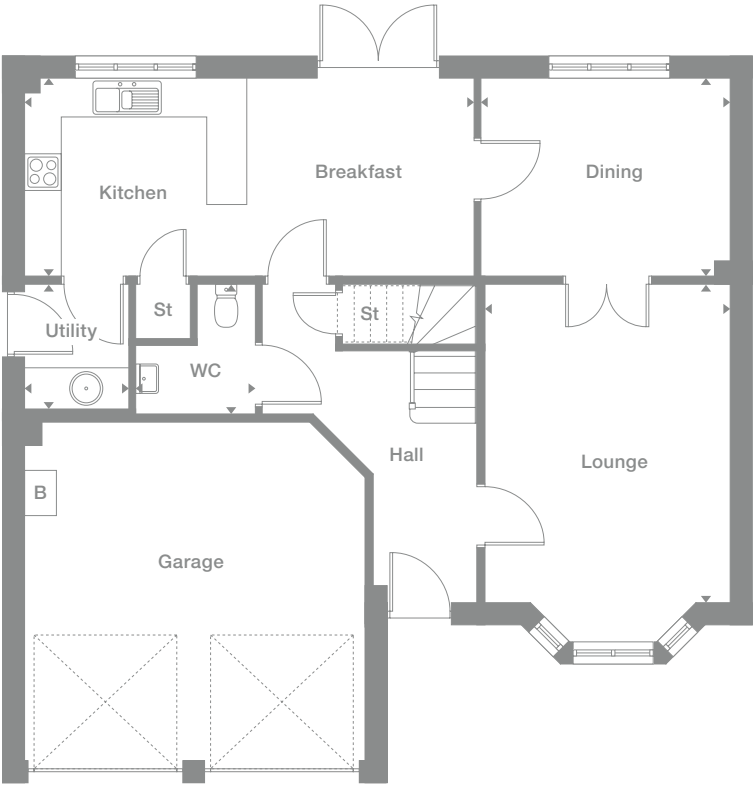
The bay-windowed lounge opens via double doors into a formal dining room, complementing the family breakfast area, enhanced by french doors, that adjoins the kitchen. The gallery landing leads to five bedrooms, two of them with en-suite shower rooms, and a beautifully designed bathroom with separate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

Ground Floor

Lounge	3.621m x 4.661m 11'11" x 15'4"
Kitchen/Breakfast	6.617m x 2.942m 21'9" x 9'8"
Dining	3.682m x 2.942m 12'1" x 9'8"
Utility	1.556m x 1.830m 5'1" x 6'0"
WC	1.753m x 1.881m 5'9" x 6'2"
Master Bedroom	5.021m x 3.857m 16'6" x 12'8"
En-Suite	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	1.388m x 1.583m 4'7" x 5'2"
Bedroom 3	3.389m x 2.265m 11'1" x 7'5"

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"

Ground Floor



Plots may be a mirror image of plans shown above

Please note: Elevational and boundary treatments may vary

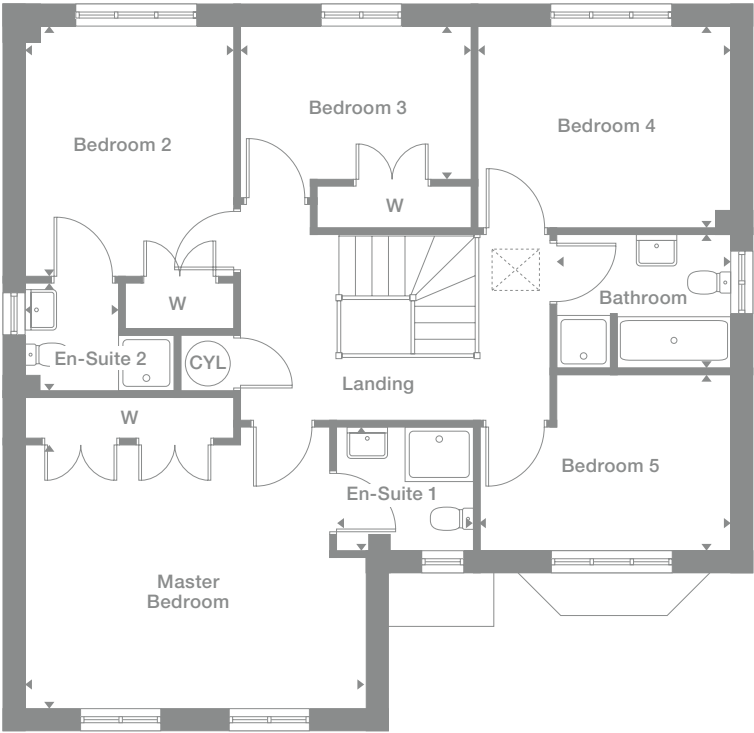
B = Boiler

Floor Space

1,720 sq ft
160m²



First Floor



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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

Lounge

3.586m x 5.215m
11'9" x 17'1"

Kitchen

3.966m x 3.504m
13'0" x 11'6"

Breakfast/Family

2.755m x 5.717m
9'0" x 18'9"

Dining

3.586m x 2.792m
11'9" x 9'2"

Study

3.506m x 2.253m
11'6" x 7'5"

Utility

2.291m x 2.128m
7'6" x 7'0"

WC

1.115m x 2.128m
3'8" x 7'0"

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"

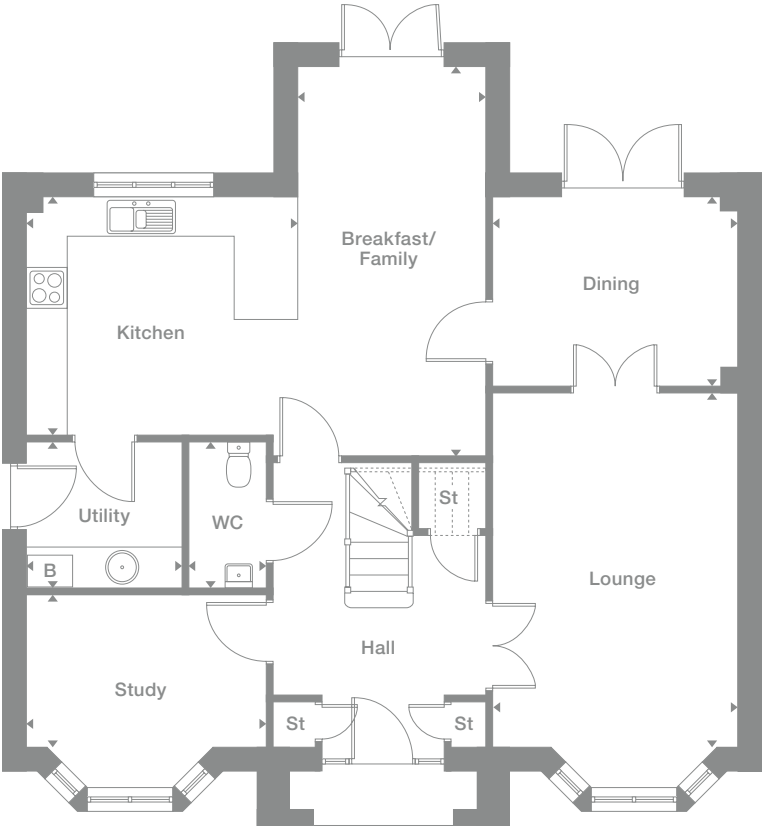
Bedroom 2

3.527m x 2.746m
11'7" x 9'0"

En-Suite 2

1.451m x 2.746m
4'9" x 9'0"

Ground Floor



Plots may be a mirror image
of plans shown above

Please note: Elevational
and boundary treatments
may vary

B = Boiler

Floor Space

Bedroom 3
3.586m x 3.008m
11'9" x 9'10"

1,931 sq ft
179m²

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"



First Floor



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Cottage Flats

Overview

While they differ in layout, both of these attractive apartments feature individual ground floor entrances, bright dual aspect open-plan living areas, and generous cupboard space strategically positioned by the front door, creating a perfect base for stylish contemporary living.

Type A

Living
3.087m x 4.175m
10'2" x 13'8"

Kitchen
3.087m x 2.326m
10'2" x 7'8"

Master Bedroom
4.252m x 2.922m
13'11" x 9'7"

Bedroom 2
2.746m x 4.359m
9'0" x 14'4"

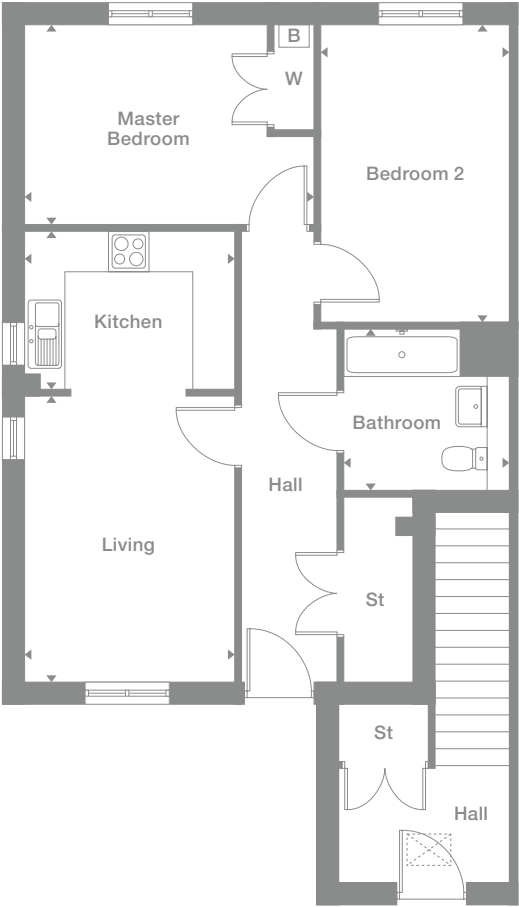
Plots

205, 207*, 209,
211*, 213, 215*

Floor Space

693 sq ft
64m²

Type A - Ground Floor



Plots may be a mirror image
of plans shown above

Please note: Elevational
and boundary treatments
may vary

B = Boiler

Type B

Living

3180m x 4.308m
10'5" x 14'2"

Kitchen

2.665m x 2.386m
8'9" x 7'10"

Master Bedroom

4.381m x 2.934m
14'4" x 9'8"

Bedroom 2

2.630m x 4.960m
8'8" x 16'3"

Plots

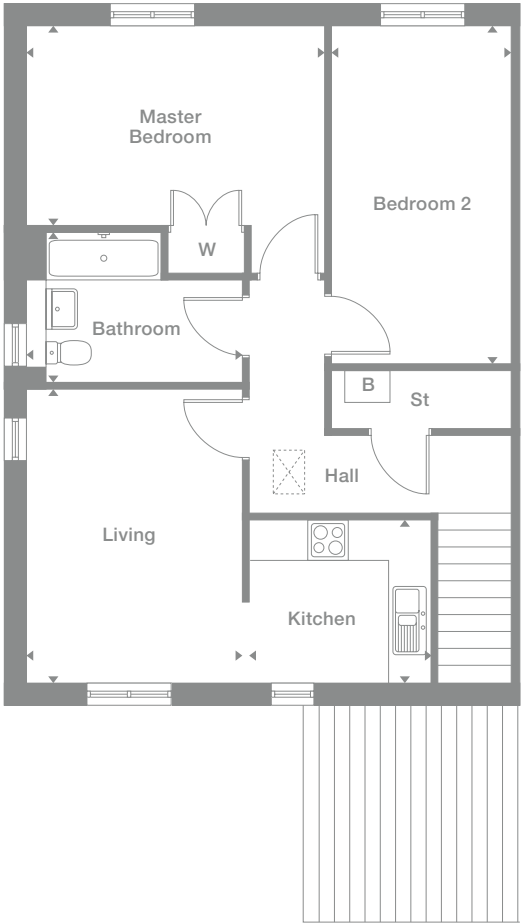
206, 208*, 210,
212*, 214, 216*

Floor Space

809 sq ft
75m²



Type B - First Floor



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Specification

- ✓ Standard
- Optional Extra
- Not Available

Kitchens

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 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
Stainless steel single multi-function fan oven
Stainless steel double multi-function fan oven (where layout permits)
Housing for integrated fridge/freezer (appliances not included)
Integrated fridge/freezer
Plumbing and electrics for washing machine
Integrated washing machine
Plumbing and electrics for dishwasher
Integrated dishwasher (where layout permits)
3 spot LED track light to ceiling
LED downlighters to ceiling
Ceramic floor tiles

Bathrooms

Ideal Standard's contemporary styled bathroom suite
Soft close toilet seat to bathroom WC
Soft close toilet seats
Lever operate chrome monobloc mixer taps
Bar style chrome shower mixer valve
Low profile shower tray with stainless steel framed clear glass enclosure
Shaver point to en-suite
LED downlighters to ceiling
Full height ceramic tiling to shower area
Half height ceramic tiling to walls incorporating sanitaryware appliances
Ceramic floor tiles

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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.

Specification

- ✓ Standard
- Optional Extra
- Not Available

Electrical

Mains wired (with battery back-up) smoke detector and battery operated carbon dioxide detectors
TV socket to lounge and master bedroom
TV socket to lounge, kitchen and master bedroom
BT socket
PIR operated porch light
Front doorbell and chime
Intruder alarm

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 (where planning 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 ready fitted
Outside cold water tap

Decorative

Oak staircase handrail
Moulded skirting boards and architraves
White ladder style smooth finish internal doors with chrome lever door handles
Smooth finish ceilings, painted in white emulsion
Walls painted in soft white/white emulsion
Woodwork painted satin white
Integrated wardrobe to master bedroom
Fitted wardrobe system to master bedroom
Fitted wardrobe system to bedroom 2
White sockets and switches
Brushed stainless steel sockets and switches

Landscaping

Turf to front garden
1,800mm high fence panel to rear boundary. 900mm post and rail timber fence to remainder of boundary

[illegible]

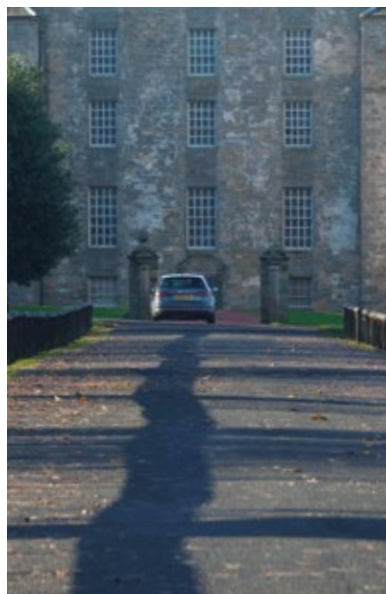
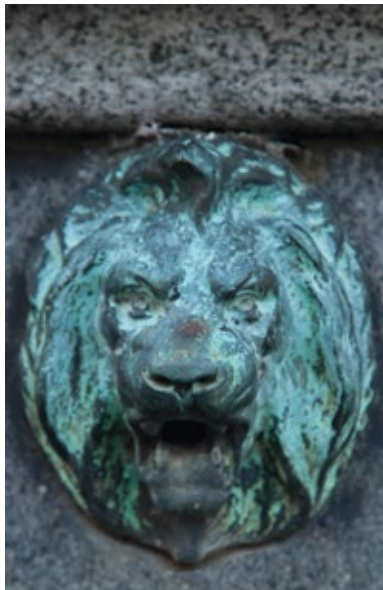
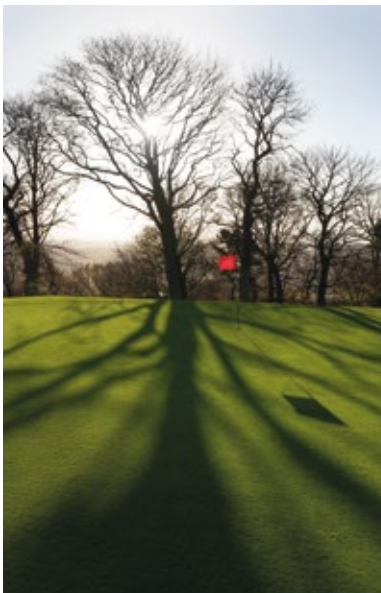
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When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality,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



- 1 Bo'ness Recreation Centre, Gauze Road 01506 778 510
- 2 Bo'ness and Kinneil Railway, Bo'ness Station, Union Street 01506 822 298
- 3 The Hippodrome 10 Hope Street 01324 506 850
- 4 Bo'ness Library Scotland's Close 01506 778 520
- 5 Kinneil Primary Dean Road 01506 778360
- 6 St Mary's RC Primary School, Gauze Road 01506 778 380
- 7 Kinglass Medical Practice, Gauze Road 01506 822 556
- 8 Bo'ness Academy Gauze Road 01506 822 028
- 9 Rosemount Dental Practice, 51 Dean Road 01506 822 753

* 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



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 buy our homes and raise their families in them. We have a five star rating (that’s the best possible) for Customer Satisfaction from the Home Builders Federation.

Even better, in our independent customer satisfaction surveys, 97% said they would recommend us to their best friend. That’s the real barometer of our quality, our service and the trust people place in us.

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.



How to find us

Development
Opening Times:
Please see website
03331 305 364

From the M90 westbound
From Edinburgh and the east, stay on the M90 to junction 3 then follow signs for Bo'ness and Linlithgow. Turn right at the T-junction to join the A803 and carry straight on at the junction with the A904. Six hundred yards beyond the junction, turn right following the sign for Borrowstoun. After one and a half miles, the development is on the left.

From the M90 eastbound
Stay on the A9 to junction 5 then follow signs for Grangemouth and Bo'ness. Turn right at the junction and at Cadger's Brae roundabout take the first exit, signposted for Bo'ness. At Wholeflats roundabout take the second exit, following the A905 then A904 for four miles into Bo'ness. Immediately after passing a BP petrol station on the left, turn right then, less than half a mile on, turn left into Borrowstoun Road. After half a mile, the development is on the right.

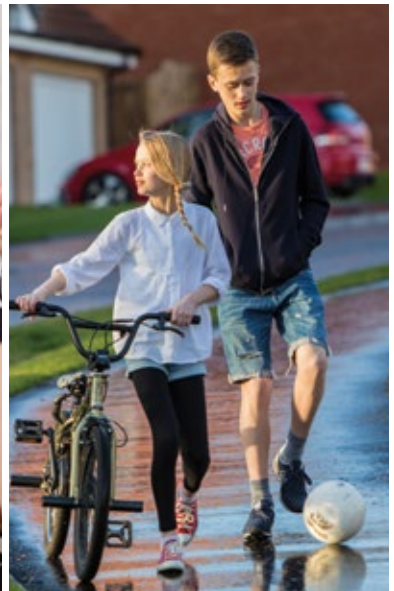
Sat Nav: EH51 9RP



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 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®



the place to be®

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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www.millerhomes.co.uk

millerhomes

the place to be®