

Apartments

Eyre & Belgrave

Campuses



varcity

Come in. Make yourself at home.
Buying a new home is a big decision, with big implications. We know more than most people about that. At Miller Homes, we help thousands of homebuyers every year to find and buy the place that's right for them. Maybe you're looking for your first home, maybe you're a newcomer to Edinburgh. Whatever your situation, we're here to help. To make the whole process easy – even enjoyable. So come on in, look around.



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image of Apartment Interior
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Why Varcity?

The superb location that Varcity occupies was until recently the site of Edinburgh's Telford College, one of the city's many seats of learning. The Capital's celebrated reputation for academic excellence, built on the work of its universities and colleges, is recognised and respected throughout the world. We chose the name Varcity to celebrate that success. Edinburgh's Telford College has now relocated to a state-of-the-art building within the new Granton Waterfront Development. Like the city's traditions of learning, Varcity's architecture reflects uncompromising, contemporary thinking that grows out of generations of experience and knowledge.



The image (computer-generated graphic) represents an early artist impression of the development. There are a number of details which have changed. Please speak to Sales Adviser for further details.

Varsity

Urban living, green prospects

Inspired by the superb situation of Varsity, in one of the most open, pleasant areas of the capital, the architects and landscape designers have created a superb green environment where crisp, modern buildings and verdant open spaces harmonise in a setting that has both a twenty-first century edge and a timeless tranquillity.

Varsity is just a short walk from the renowned Royal Botanic Gardens, and equidistant from the Georgian elegance of the New Town to the south and the exciting new waterfront developments along the shore of the Forth to the north. Perfectly positioned for access to some of Edinburgh's most peaceful and relaxing places, as well as having rapid road access to all parts of the city and beyond.



Edinburgh living.

Scotland's Capital city, the Athens of the North, regularly appears at or close to the top of national and international 'quality of life' surveys, and whether you're an Edinburgh resident or a casual visitor, the reasons for its popularity are not hard to find. History, culture, commerce and superb leisure and shopping combine to make Edinburgh a great place to be.



Varsity

Situated between the City Centre and the waterfront, Varsity is perfectly placed to take advantage of all that Edinburgh has to offer.

Live entertainment

From folk music in pubs to full orchestral concerts in the Usher Hall, from drama world premieres at the Traverse to major international touring shows at the Playhouse, Edinburgh has one of the liveliest programmes of live entertainment to be found anywhere. Whatever your taste, bluegrass music or workshop theatre, stadium rock or club football, you'll find Edinburgh a stimulating and captivating environment all the year round. And in summer, when the city hosts a series of major festivals, including the International, the vast Festival Fringe and the oldest continuous Film Festival in the world, the atmosphere becomes electric, almost magical.

Traverse Theatre
10 Cambridge Street
0131 228 1404

Edinburgh Playhouse
18-22 Greenside Place
0131 524 3333

What's On in Edinburgh
www.theoracle.co.uk

Edinburgh Filmhouse
88 Lothian Road
0131 228 2688

Edinburgh Festival Fringe
www.edfringe.com

Restaurants and bars

Edinburgh has one of the most exciting selections of bars and restaurants in the country, and nearby Stockbridge is one of the city's most cosmopolitan quarters, with traditional bars, chic bistros and lively cafés. The city's large student population and its summer festivals bring an avant garde, bohemian flavour that blends with cuisine of the highest quality and superb traditional bars to ensure that every taste and budget is covered.

Hectors
47-49 Deanhaugh Street
0131 343 1735

Patisserie Florentin
5 North Circus Place
0131 220 0225

The Stockbridge Restaurant
54 St Stephen Street
0131 226 6766

Zanzero
14-16 North West Circus Place
0131 220 0333

Eating out in Edinburgh
www.list.co.uk

Café life

Celebrated as Edinburgh's most cosmopolitan quarter, Stockbridge has a liberal, youthful ambience that attracts students, artists and media professionals.

The area's lively bars and cafés, international delis and exciting, colourful atmosphere present a lively forum in which locals and visitors meet to browse in the unusual specialist shops, enjoy a cappuccino and a cheesecake or watch the world go by over a cold beer.





Capital shopping

There are local convenience shops within a few minutes walk of Varsity, and a Waitrose supermarket nearby in Comely Bank Road. Stockbridge has the finest selection of butchers, international greengrocers, delicatessens and specialist shops in the city. The nearby retail park at Craighleith includes Boots, Marks and Spencer 'Simply Food', and Sainsbury's.

The City Centre, especially George Street and Multrees Walk, have become a focal point for fashion shopping ranging from the traditional elegance to vibrant, leading outlets like Harvey Nichols, Reiss, Armani, G-Star, Calvin Klein and many more.

Harvey Nichols Edinburgh
30-34 St Andrew Square
0131 524 8388

I J Mellis Cheesemonger
6 Bakers Place, Stockbridge
0131 225 6566

Waitrose
38 Comely Bank Road
0131 332 6312

Valvona & Crolla
19 Elm Row
0131 556 6066

The Store
13 Comely Bank Road
0131 315 0030

Herbie of Edinburgh
66 Raeburn Place
0131 332 1343

Green Edinburgh and beyond

Edinburgh has many wonderful and surprising open places, including the magnificent collections of the Royal Botanic Gardens and the windswept Arthur's Seat, Princes Street Gardens, the Forth shoreline and the delightful riverside walks along the Water of Leith. There are also many excellent cycle routes through and out of the city leading north to Fife, south into the wild tracts of the Pentland Hills and west along pleasant canal towpaths all the way to Glasgow.



Varsity

From the beautiful landscapes and breathtaking glasshouses of the Royal Botanic Gardens, a unique collection of flora from throughout the world, to the Water of Leith's riverside walks extending from the Forth shoreline to the Pentland Hills and providing habitats for herons, swans and even kingfishers, Edinburgh is rich in opportunities to enjoy diverse, inspiring natural surroundings.

Future Development

Existing Buildings

Crewe Road South

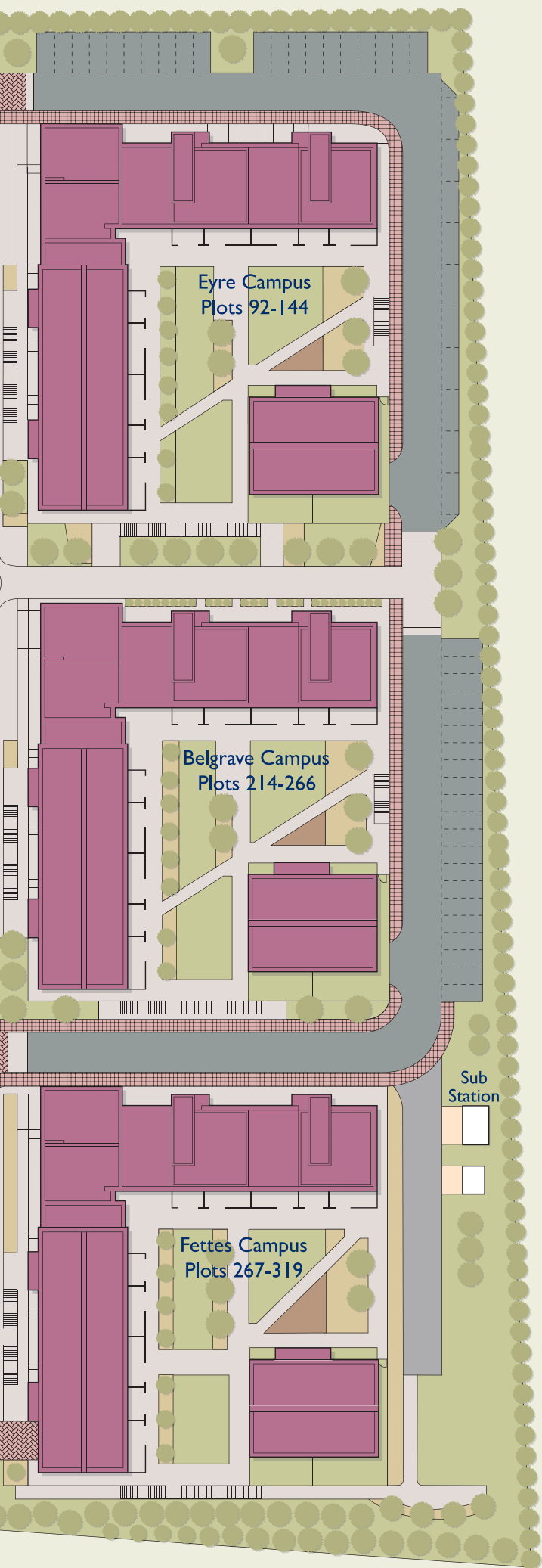
Abercromby Campus
Plots 23-91

Drumsheugh Campus
Plots 145-213

Western General
Hospital

Existing Buildings





Existing Buildings

Apartments

Clean, crisp lines and the finest modern materials give the architecture of these distinctive homes an immediate appeal. The sensitive variety of houses and apartments, the harmonious palette of finishes and the green, tree-lined landscaping combine to create a prestigious new neighbourhood for Edinburgh.

Apartment locator see page 24 and 25

1 bedroom apartments

Type 2 see page 12

Type 5 see page 12

Type 15 see page 13

2 bedroom apartments

Type 3 see page 14

Type 4 see page 14

Type 6 see page 15

Type 7 see page 16

Type 12 see page 16

Type 14 see page 17

Type 16 see page 18

Type 17 see page 18

Type 25 see page 19

Type 26 see page 20

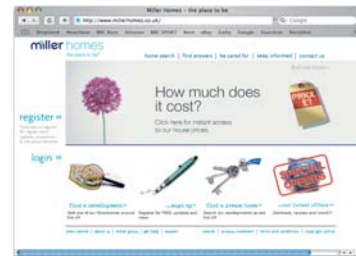
3 bedroom apartments

Type 1 see page 21

Type 13 see page 21

Penthouses

Type 23 see page 22



The Miller Homes website gives you easy access to all of our developments across the UK. On it, you can search for homes in your chosen region, view up-to-date prices and explore the house types available. We can even keep you updated via email on our new homes, latest offers and much more.

www.millerhomes.co.uk

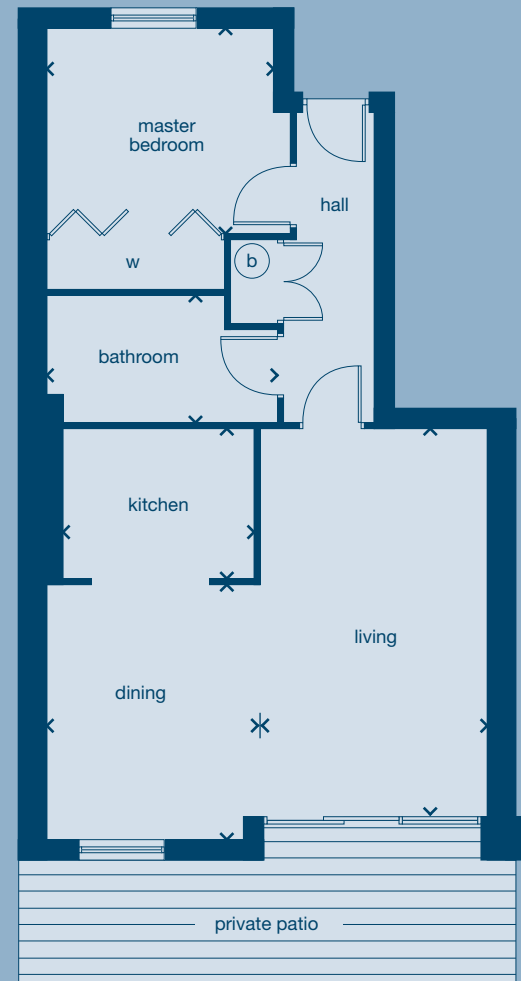
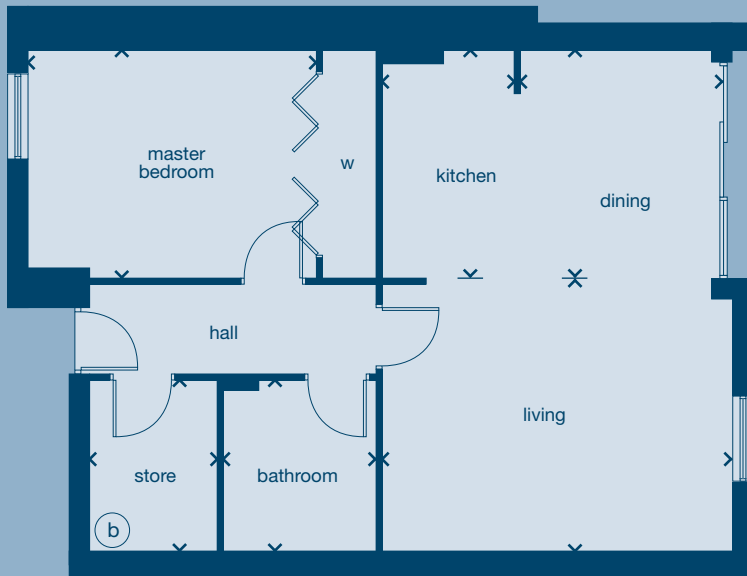
The image represents an early artist impression of the development. There are a number of details which have changed. Please speak to Sales Adviser for further details.







1 Bedroom Apartments



● Type 2 – main door apartment

living	4.9m x 3.7m	16'0" x 12'1"
dining	2.6m x 3.3m	8'6" x 10'9"
kitchen	1.9m x 3.0m	6'2" x 9'10"
master bedroom	4.1m x 3.2m	13'5" x 10'6"
bathroom	2.0m x 2.3m	6'6" x 7'6"
store	1.9m x 2.3m	6'2" x 7'6"

Level	Eyre	Belgrave
G	101	223

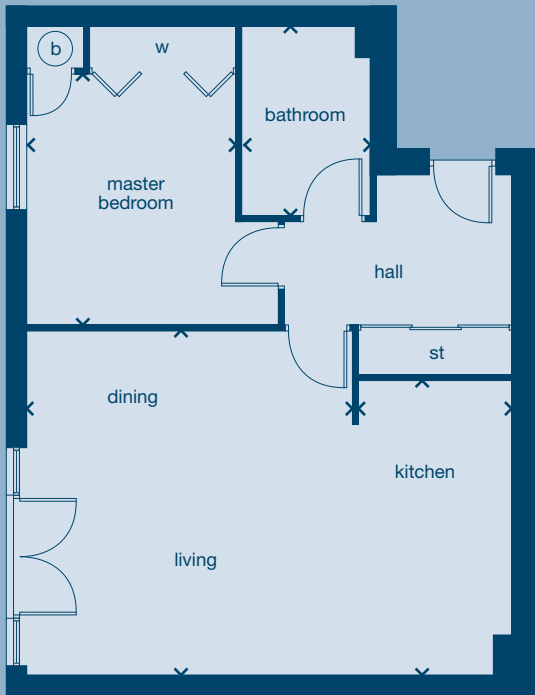
b Boiler position.

● Type 5 – main door apartment with private patio*

living	5.3m x 3.2m	17'4" x 10'6"
dining	3.6m x 3.1m	11'9" x 10'2"
kitchen	2.7m x 2.1m	8'10" x 6'10"
master bedroom	3.1m x 3.0m _{min}	10'2" x 9'10"
bathroom	1.9m x 3.1m	6'2" x 10'2"

Level	Eyre	Belgrave
G	120	242

b Boiler position.



● Type 15

living/dining	4.5m x 4.5m	14'9" x 14'9"
kitchen	3.8m x 2.1m	12'5" x 6'10"
master bedroom	3.0m x 3.6m	9'10" x 11'9"
bathroom	1.8m x 2.7m	5'10" x 8'10"

Level	Eyre	Belgrave
1st	109	231
2nd	111	233
3rd	113	235
4th	115	237
5th	117	239

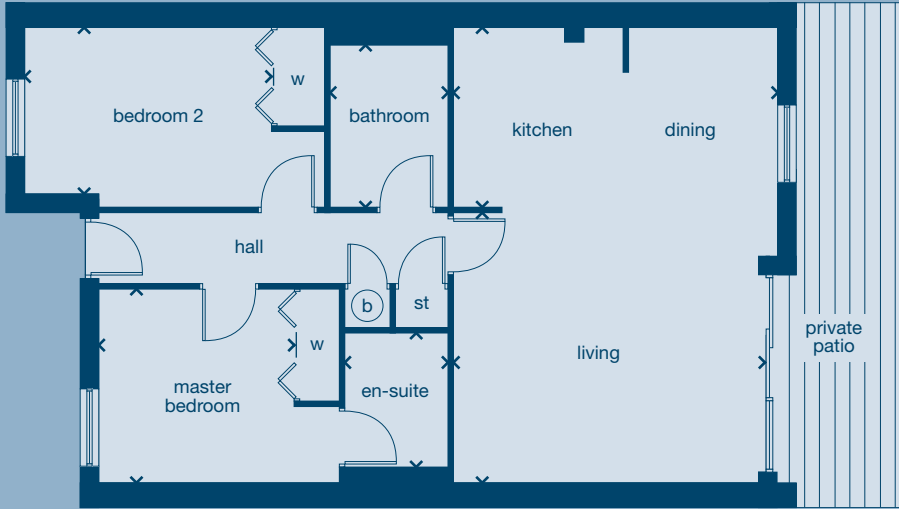
b Boiler position.

Please note window position varies according to level.

Please see Sales Adviser for window position of individual plots.

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2 Bed Apartments

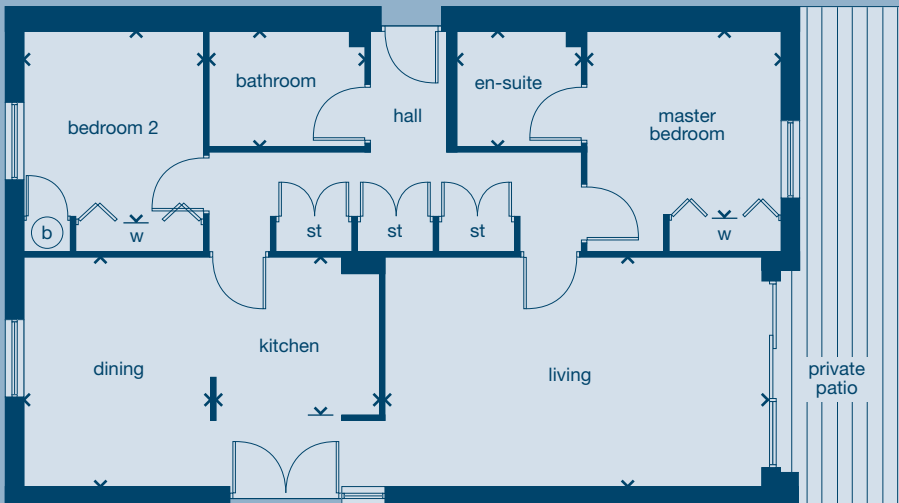


Type 3 – main door apartment with private patio

living	4.5m x 4.1m	14'9" x 13'5"
kitchen/dining	5.0m x 2.7m	16'4" x 8'10"
master bedroom	3.7m x 2.9m	12'1" x 9'6"
en-suite	1.5m x 2.1m	4'11" x 6'10"
bedroom 2	3.6 _{min} x 2.6m	11'9" x 8'6"
bathroom	2.0m x 2.5m	6'6" x 8'2"

Level	Eyre	Belgrave
G	93*, 100	215*, 222

* Plots are a mirror-image of plans shown above.
b Boiler position.

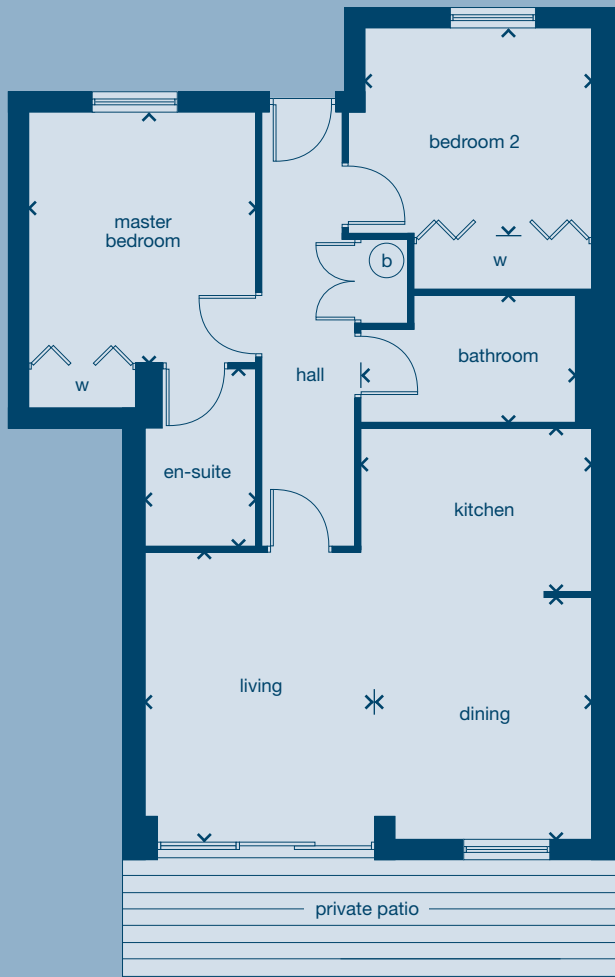


Type 4 – with private patio

living	5.6m x 3.5m	18'4" x 11'5"
dining	2.9m x 3.5m	9'6" x 11'5"
kitchen	2.5m x 2.4m	8'2" x 7'10"
master bedroom	3.0m x 2.6m _{min}	9'10" x 8'6"
en-suite	1.8m x 1.8m	5'10" x 5'10"
bedroom 2	2.7m x 2.7m	8'10" x 8'10"
bathroom	2.3m x 1.8m	7'6" x 5'10"

Level	Eyre	Belgrave
G	92	214

b Boiler position.



● Type 6 – main door apartment with private patio

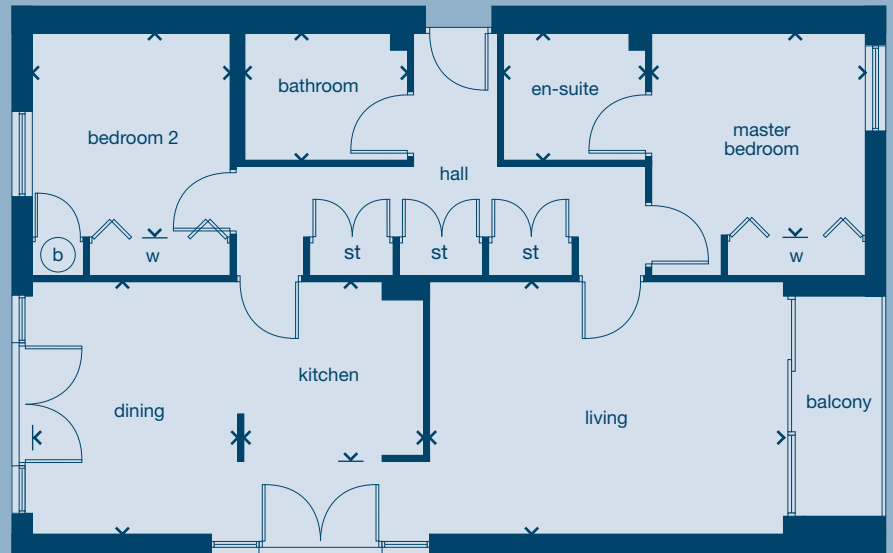
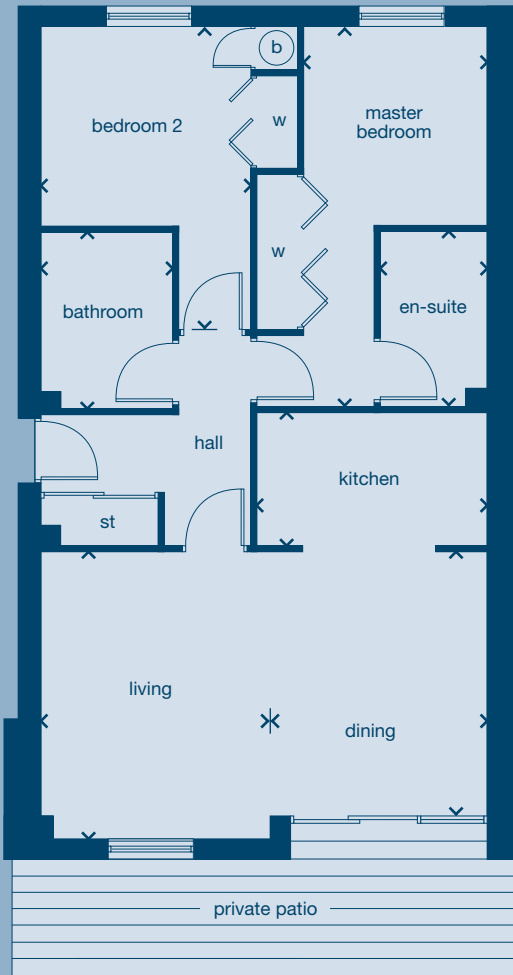
living	3.3m x 3.2m	10'9" x 10'6"
dining	3.3m x 3.1m	10'9" x 10'2"
kitchen	2.9m x 2.4m	9'6" x 7'10"
master bedroom	3.7m x 3.5m	12'1" x 11'5"
en-suite	1.8m x 2.6m	5'10" x 8'6"
bedroom 2	3.0m _{min} x 3.1m	9'10" x 10'2"
bathroom	2.7m x 1.9m	8'10" x 6'2"

Level	Eyre	Belgrave
G	128	250

b Boiler position.

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2 Bed Apartments



Type 7 – with private patio

living	3.8m x 3.0m	12'5" x 9'10"
dining	3.3m x 3.3m	10'9" x 10'9"
kitchen	3.3m x 1.9m	10'9" x 6'2"
master bedroom	5.7m x 2.5m	18'8" x 8'2"
en-suite	2.4m x 1.5m	7'10" x 4'11"
bedroom 2	4.4m x 3.2m	14'5" x 10'6"
bathroom	1.8m x 2.4m	5'10" x 7'10"

Level	Eyre	Belgrave
G	119†, 129*	241†, 251*

* Plots are a mirror-image of plans shown above.

b Boiler position.

† Plots 119 and 241 do not have a private patio.

Type 12

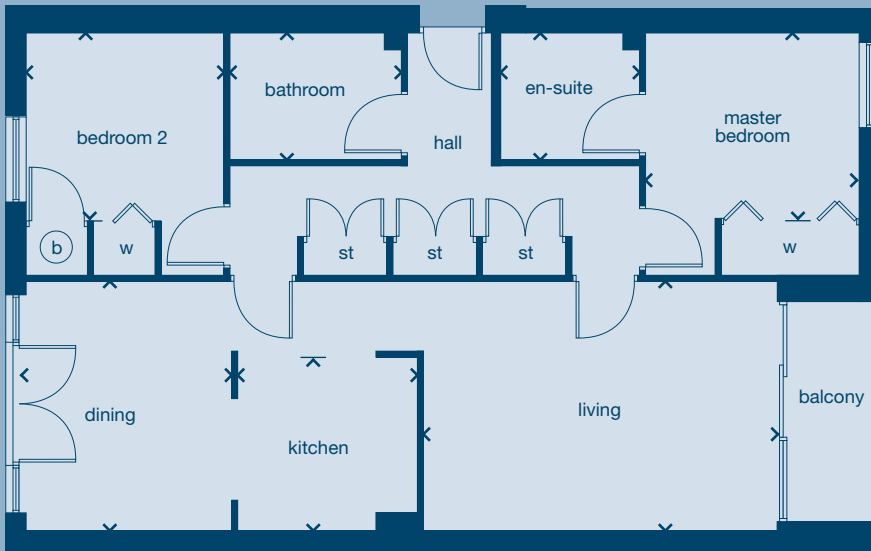
living	4.9m x 3.5m	16'0" x 11'5"
dining	2.9m x 3.5m	9'6" x 11'5"
kitchen	2.5m x 2.4m	8'2" x 7'10"
master bedroom	3.0m x 2.6m _{min}	9'10" x 8'6"
en-suite	1.8m x 1.9m	5'10" x 6'2"
bedroom 2	2.7m x 2.8m	8'10" x 9'2"
bathroom	2.3m x 1.8m	7'6" x 5'10"

Level	Eyre	Belgrave
1st	94	216
2nd	96	218
3rd	98	220

b Boiler position.

Please note window position varies according to level.

Please see Sales Adviser for window position of individual plots.



● Type 14

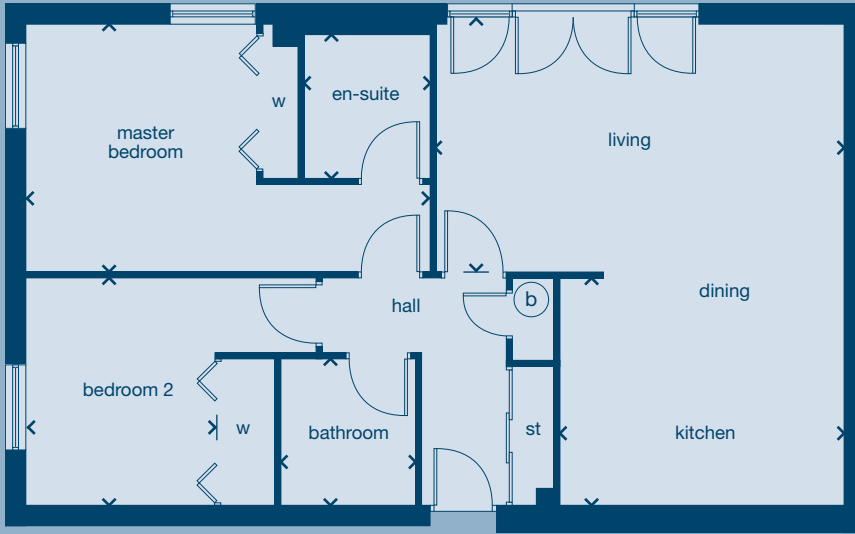
living	4.9m x 3.4m	16'0" x 11'1"
dining	2.9m x 3.5m	9'6" x 11'5"
kitchen	2.5m x 2.3m	8'2" x 7'6"
master bedroom	3.0m x 2.6m	9'10" x 8'6"
en-suite	1.9m x 1.8m	6'2" x 5'10"
bedroom 2	2.8m x 2.4m	9'2" x 7'10"
bathroom	2.3m x 1.8m	7'6" x 5'10"

Level	Eyre	Belgrave
1st	102	224
2nd	104	226
3rd	106	228

b Boiler position.

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2 Bed Apartments



Type 16

living	5.6m x 3.2m	18'4" x 10'6"
dining/kitchen	3.2m x 3.8m	10'6" x 12'5"
master bedroom	5.6m x 3.2m	18'4" x 10'6"
en-suite	1.8m x 1.9m	5'10" x 6'2"
bedroom 2	2.7m _{min} x 3.1m	8'10" x 10'2"
bathroom	1.8m x 2.0m	5'10" x 6'6"

Level	Eyre	Belgrave
1st	110	232
2nd	112	234
3rd	114	236
4th	116†	238†
5th	118†	240†

† Plots 116, 118, 238 and 240 have additional windows.
b Boiler position.
 Please note window position varies according to level.
 Please see Sales Adviser for window position of individual plots.

Type 17

living	4.7m x 3.8m	15'5" x 12'5"
dining	4.0m x 2.6m	13'1" x 8'6"
kitchen	3.3m x 1.9m	10'9" x 6'2"
master bedroom	2.5m x 5.7m	8'2" x 18'8"
en-suite	1.5m x 2.4m	4'11" x 7'10"
bedroom 2	2.9m x 4.4m	9'6" x 14'5"
bathroom	1.8m x 2.4m	5'10" x 7'10"

Level	Eyre	Belgrave
1st	121*, 122 130*, 131†	243*, 244 252*, 253†
2nd	123*, 124 132*, 133†	245*, 246 254*, 255†
3rd	125*, 126 134*, 135†	247*, 248 256*, 257†

* Plots are a mirror-image of plans shown above.
 † Plots with additional window and different kitchen arrangement. Please see Sales Adviser for further details.
b Boiler position.
 Please note window position varies according to level.
 Please see Sales Adviser for window position of individual plots.



● Type 25

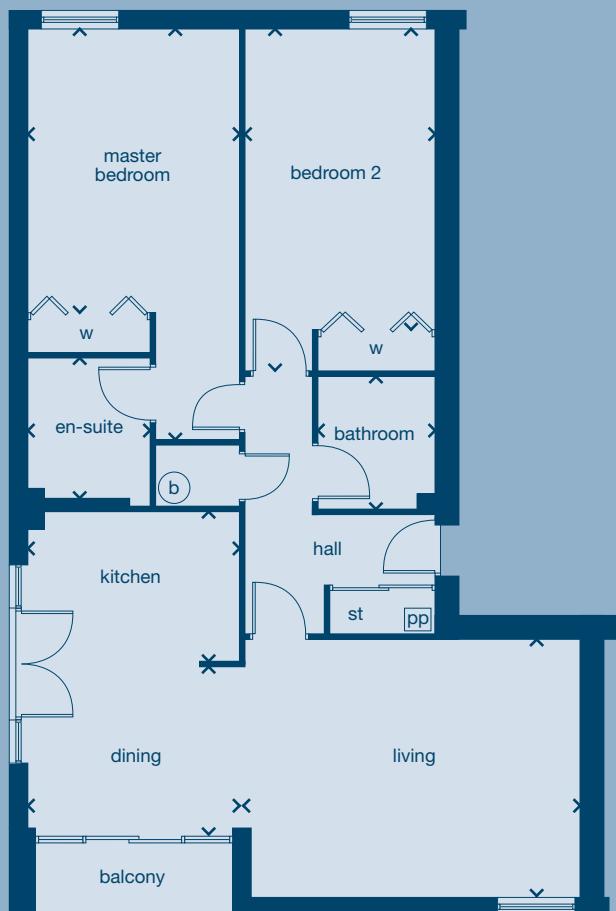
living	4.7m x 3.8m	15'5" x 12'5"
dining	3.2m x 4.0m	10'6" x 13'1"
kitchen	3.1m x 2.2m	10'2" x 7'6"
master bedroom	3.1m x 4.4m min	10'2" x 14'5"
en-suite	1.8m x 2.0m	5'10" x 6'6"
bedroom 2	3.1m x 4.6m	10'2" x 15'1"
bathroom	2.0m x 2.0m	6'6" x 6'6"

Level	Eyre	Belgrave
G	137*, 138	259*, 260

- * Plots are a mirror-image of plans shown above.
- b Boiler position.

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2 Bed Apartments



Type 26

living	4.7m x 3.8m	15'5" x 12'5"
dining	2.3m x 4.0m	7'6" x 13'1"
kitchen	2.2m x 3.1m	7'2" x 10'2"
master bedroom	3.1m x 4.4m _{min}	10'2" x 14'5"
en-suite	1.8m x 2.0m	5'10" x 6'6"
bedroom 2	3.1m x 4.6m	10'2" x 15'1"
bathroom	2.0m x 2.0m	6'6" x 6'6"

Level	Eyre	Belgrave
1st	139*, 140	261*, 262
2nd	141*, 142	263*, 264
3rd	143*, 144	265*, 266

* Plots are a mirror-image of plans shown above.

b Boiler position.

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3 Bed Apartments



Type 1 – main door apartment

living/dining	5.9m x 4.1m <small>min</small>	19'3" x 13'5"
kitchen	3.6m x 2.8m	11'9" x 9'2"
master bedroom	6.8m x 2.9m	22'3" x 9'6"
en-suite	1.9m x 1.8m	6'2" x 5'10"
bedroom 2	5.6m x 2.4m	18'4" x 7'10"
bedroom 3	4.1m x 3.1m	13'5" x 10'2"
bathroom	2.7m x 2.0m	8'10" x 6'6"

Level	Eyre	Belgrave
G	108	230

b Boiler position.

Type 13

living	4.9m x 3.5m	16'0" x 11'5"
dining	2.9m x 3.5m	9'6" x 11'5"
kitchen	2.5m x 2.3m	8'2" x 7'6"
master bedroom	3.4m x 4.4m	11'1" x 14'5"
en-suite	2.6m x 1.4m	8'6" x 4'7"
bedroom 2	2.9m x 3.3m	9'6" x 10'9"
bedroom 3	3.7m x 3.3m	12'1" x 10'9"
bathroom	1.8m x 2.1m	5'10" x 6'10"

Level	Eyre	Belgrave
1st	95, 103	217, 225
2nd	97, 105	219, 227
3rd	99, 107	221, 229

b Boiler position.

Please note window position varies according to level.
Please see Sales Adviser for window position of individual plots.

Penthouses

Luxury 2 bedroom penthouse with private terrace



● Type 23

living	3.3m x 4.5m	10'9" x 14'9"
dining	2.8m x 4.0m	9'2" x 13'1"
kitchen	2.8m x 1.9m	9'2" x 6'2"
master bedroom	2.8m x 5.8m	9'2" x 19'0"
en-suite	1.5m x 2.0m	4'11" x 6'6"
bedroom 2	2.9m x 3.8m	9'6" x 12'5"
bathroom	1.8m x 2.0m	5'10" x 6'6"

Level	Eyre	Belgrave
4th	127, 136†	249, 258†

† Plots with additional window.
b Boiler position.

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Open up to a world of possibilities.

OK, now you know what size and shape the apartments are. But where do they sit in the building? What floors are they on? Which way do they face?

Well, see overleaf to find out...

THE UNIVERSITY OF WARWICK - S

Apartment Locator

South Campus

Eyre Campus

1 bedroom apartments

Type 2 see page 12

Type 5 see page 12

Type 15 see page 13

2 bedroom apartments

Type 3 see page 14

Type 4 see page 14

Type 6 see page 15

Type 7 see page 16

Type 12 see page 16

Type 14 see page 17

Type 16 see page 18

Type 17 see page 18

Type 25 see page 19

Type 26 see page 20

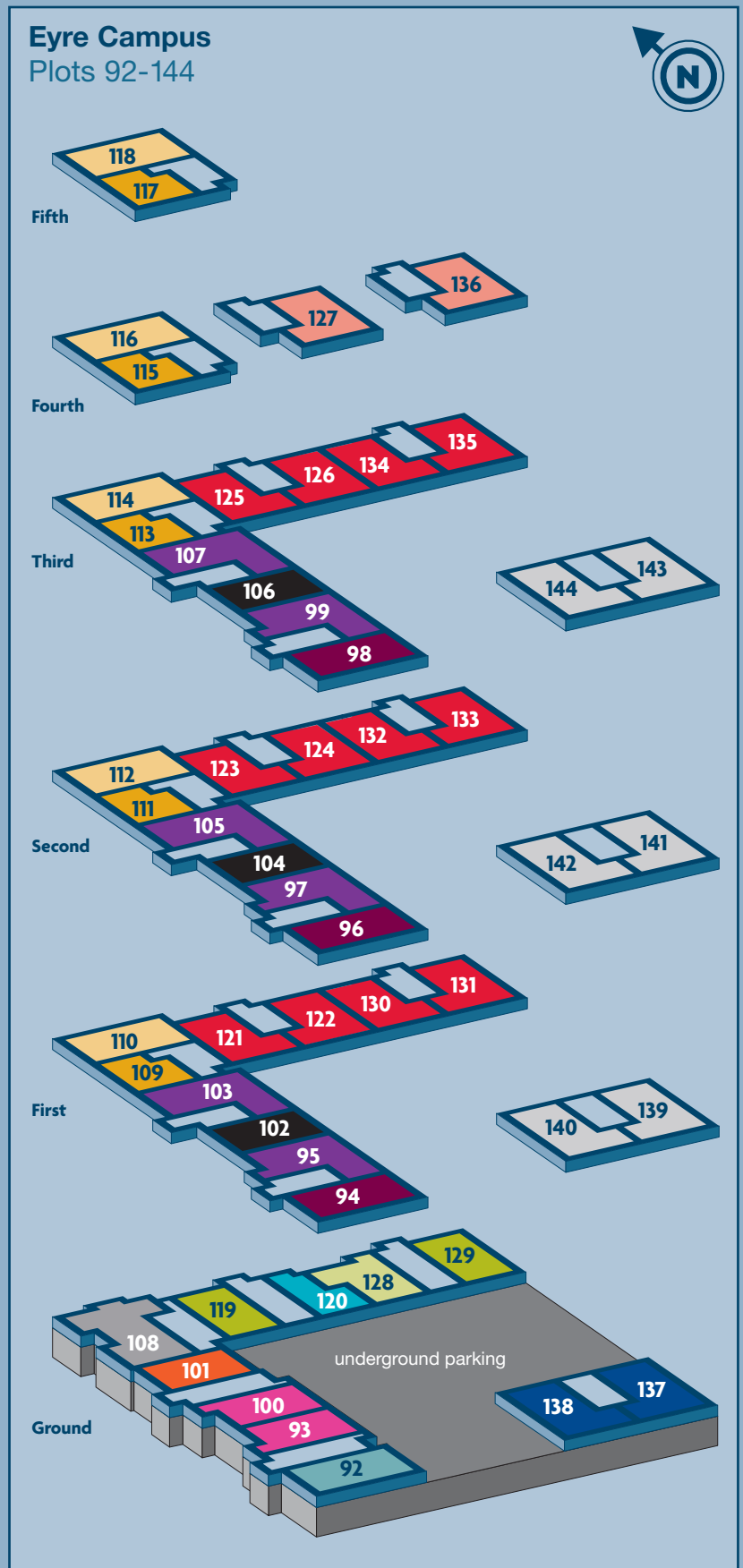
3 bedroom apartments

Type 1 see page 21

Type 13 see page 21

Penthouses

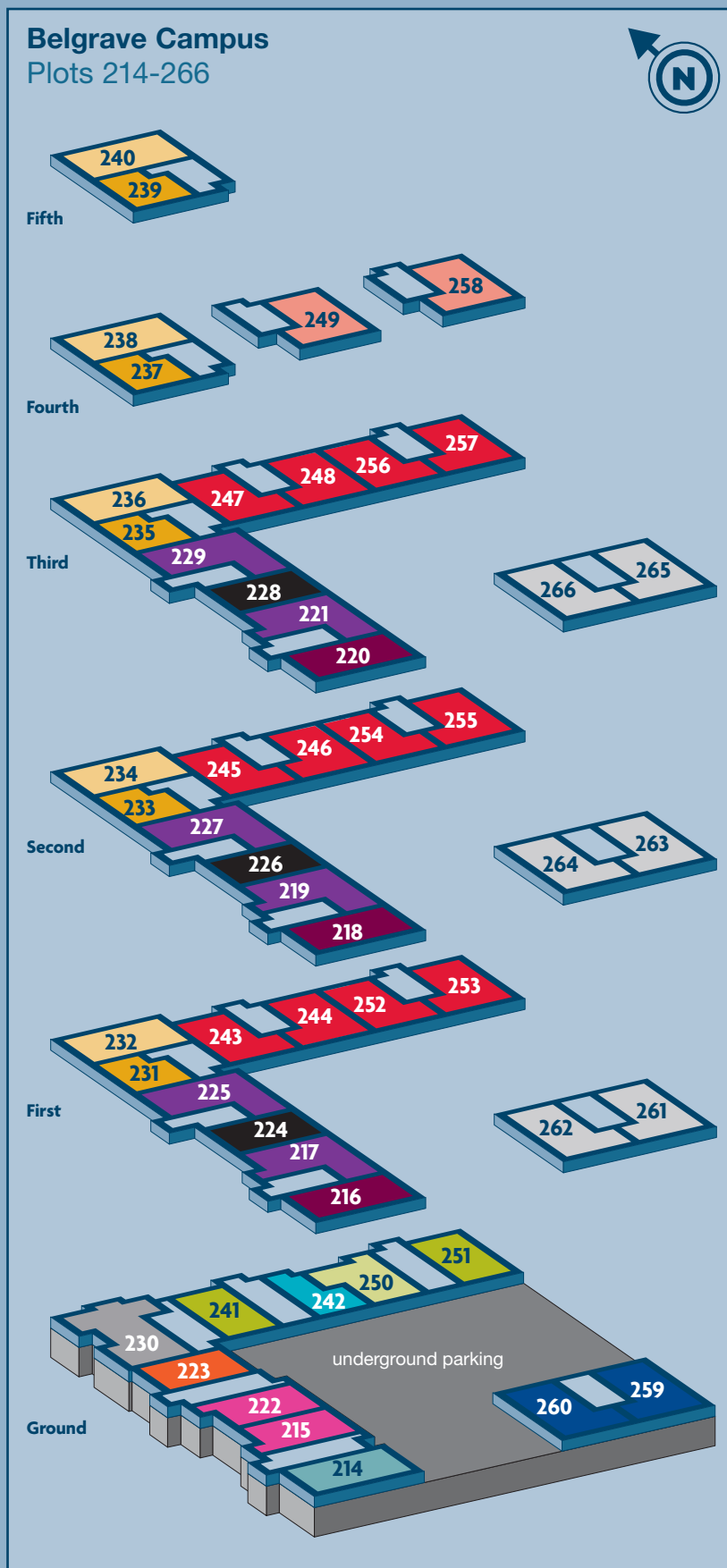
Type 23 see page 22



Apartment Locator

South Campus

Belgrave Campus



Form and function

Specification

Contemporary convenience

The kitchens in the Varcity apartments combine exceptional convenience with impressive contemporary looks. The result of specialist design and planning, each one features a range of crisp, contemporary integrated appliances.

The oven is complemented by a modern hob, with a glass splashback and large single bowl stainless steel sink. Beautiful worktops with a matching upstand help keep the working surfaces meticulously clean and hygienic. And the whole area is illuminated by white downlighters, with additional feature lighting beneath the wall units to ensure you always have bright, clear lighting exactly where you need it.

So many options...

To raise the exceptional specification to an even higher level of luxury, a wide selection of additions and alternatives are available to buyers who reserve their new home early enough in the build process.

Chrome alternatives are available for the white downlighters, and a waste disposal unit can be built in. You can opt for ceramic tiles, replacing the upstands, and choices for the flooring in the kitchen area include ceramic tiling and underfloor heating.

First impressions

The walls are painted Miller cream to living areas and white to bathroom and en-suites, with white skirtings and architraves, to provide a clean and neutral backdrop for your own choice of furnishings and décor, although you can select from three alternative wall colours. Internal doors have a contemporary walnut wood appearance, with contemporary fittings. The brushed chrome light switches and electrical sockets that are added as standard in the public rooms can be added in other rooms if you choose.

BT sockets, standard in the kitchen, living-room and master bedroom, can be added in other locations as desired.

Private luxuries

The bathroom has been created as a space where you can unwind and let stress wash away in a modern setting, with contemporary fittings of the highest quality. All bathrooms and en-suites have half-height wall tiling that can be extended to full height if you choose. Sanitary furnishings in crisp, hygienic white are fitted with chrome mixer taps.

Security you can trust

Your home should be a place of peace and security, and entry to the Varcity apartments is controlled by stringent yet unobtrusive electronic systems. Visitor access is only possible via doorways featuring digital entry panels with audio. The magnetic key fobs which give access to the stairwells from both ground level and the underground car park have different digital identities, so that only your immediate neighbours have access to your stairwell, and the doors into the car park are governed by remote control. In Varcity, security is integral to the building.

	Type 1	Type 2	Type 3	Type 4	Type 5	Type 6	Type 7	Type 12	Type 13	Type 14	Type 15	Type 16	Type 17	Type 23	Type 25	Type 26
kitchen																
choice of contemporary kitchen units (subject to build programme)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
60mm worktop with matching upstand	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓
'Corian' worktop with matching upstand	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
granite worktop	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
contemporary single square bowl sink	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓
1½ bowl underhung stainless steel sink	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
integrated dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
integrated washer/dryer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
single oven	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
integrated fridge-freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
glass splashback to hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
soft low voltage under unit lighting	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
recessed white downlighters	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
telephone point to kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
'Indus' contemporary chrome tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓
'Professional' contemporary chrome tap	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○

- ✓ yes
- optional extra
- not available

For optional extras please speak to your Sales Adviser.

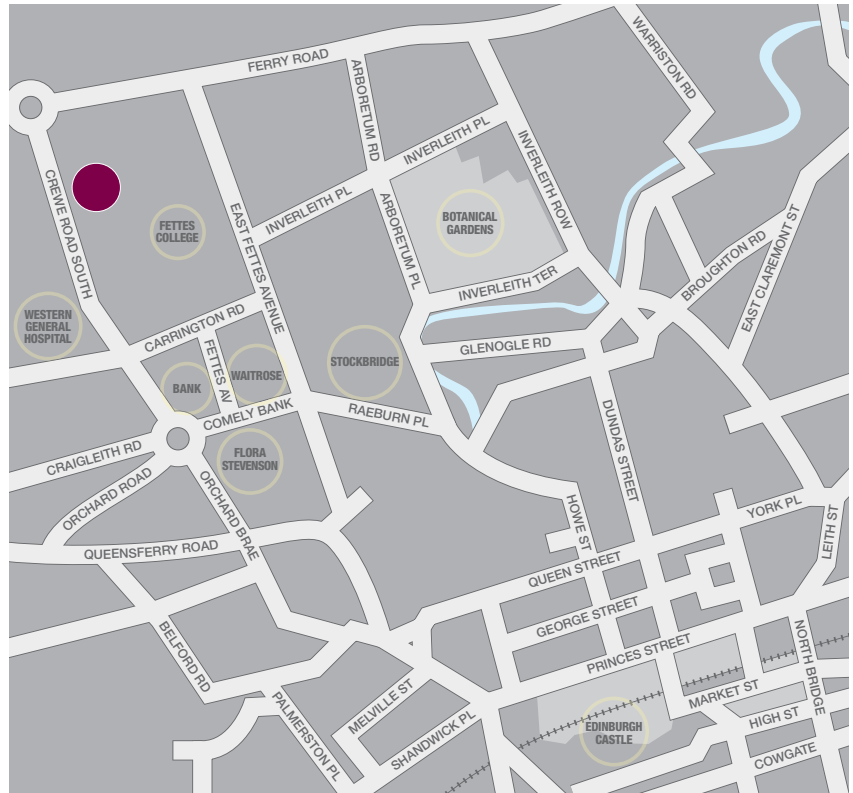
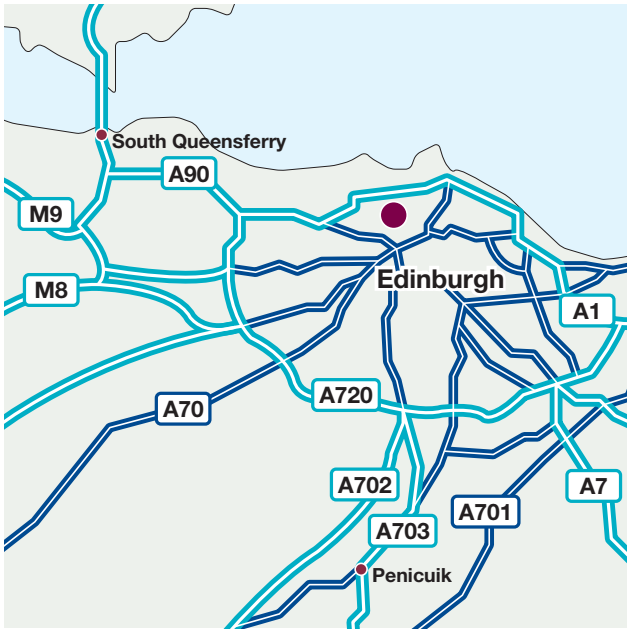
	Type 1	Type 2	Type 3	Type 4	Type 5	Type 6	Type 7	Type 12	Type 13	Type 14	Type 15	Type 16	Type 17	Type 23	Type 25	Type 26
living-room																
telephone socket to living-room	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
spur point for optional extra electric fire in living-room	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
pre-installed digital aerial, pre-cabled for Sky+ in living-room	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
bathrooms																
contemporary bathrooms and en-suites	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
choice of ceramic wall tiles (subject to build programme)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1.2m height tiling to all walls with sanitaryware	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
chrome towel rail to main bathroom	○	✓	○	○	✓	○	○	○	○	○	✓	○	○	○	○	○
chrome towel rail to en-suite	✓	-	✓	✓	-	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓
electric shaver point to main bathroom	○	✓	○	○	✓	○	○	○	○	○	✓	○	○	○	○	○
electric shaver point to en-suite	✓	-	✓	✓	-	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓
electric shower to en-suite	✓	-	✓	✓	-	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓
contemporary chrome mixer taps	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
full-height ceramic tiling to shower area above the bath	○	✓	○	○	✓	○	○	○	○	○	✓	○	○	○	○	○
electric shower above the bath	○	✓	○	○	✓	○	○	○	○	○	✓	○	○	○	○	○
full-height ceramic tiling to shower cubicles	✓	-	✓	✓	-	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓
recessed white downlighters	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
choice of floor tiling to bathroom and en-suite (subject to build programme)	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
mirrored vanity cabinet to en-suite	○	-	○	○	-	○	○	○	○	○	-	○	○	○	○	○
mirror to wall above sink in bathroom and en-suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
bedrooms																
wardrobes with bi-fold doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
bi-fold wardrobe to bedroom 3	○	-	-	-	-	-	-	-	○	-	-	-	-	-	-	-
tv point to master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
telephone socket to master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
heating																
thermostatically controlled radiators to all rooms except where room stat fitted	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
finishes																
internal walls to be painted Miller cream, bathrooms and en-suites painted white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
brushed chrome light switches and electric sockets to living-room, kitchen/breakfast and dining-room	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
modern internal doors with walnut veneer finish	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
contemporary chrome ironmongery	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
white skirting with pencil top	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
recessed white downlighters to hall	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
communal areas																
digital audio entry-phone system	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
secure underground parking	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
painted walls to stair area	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
security																
mains-wired smoke alarm with battery backup	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
wireless intruder alarm installed with control panel	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
front door with chrome spy hole, letter-box and door number	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

- ✓ yes
- optional extra
- not available

For optional extras please speak to your Sales Adviser.

How to find us.

We are open 7 days
11:00am to 6:00pm
Telephone: 0800 840 8415



● Varsity

[find out more about this area on page 04](#)

From Edinburgh City Centre

Leave the City Centre by Queensferry Road, following signs for the Forth Road Bridge. Cross the Dean Bridge and follow the road as it curves to the left, then at the first set of traffic lights turn right down the hill of Orchard Brae. At the first roundabout take the third exit to enter Crewe Road South. Carry straight on, passing the Western General Infirmary on the left, and the entrance to Varsity is on the right.

From the Forth Road Bridge

Follow signs for Edinburgh City Centre until you come to the traffic lights of the Blackhall Junction, and bear left to join Telford Road following signs for Leith. Carry on to the Crewe Toll Roundabout, then take the fourth exit to enter Crewe Road South. Varsity is on the left, around 350 yards on.

From Leith and the east

From North Leith, join Ferry Road (A902) and carry straight on to the Crewe Toll roundabout. Take the first exit to enter Crewe Road South. Varsity is on the left, around 350 yards on.

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