



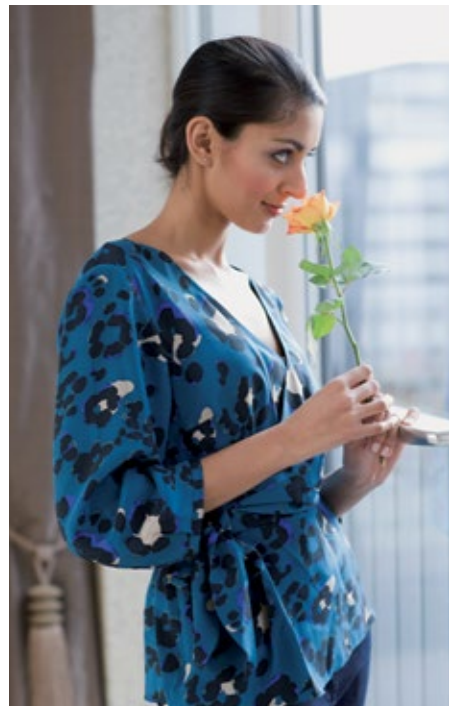
**Victoria Mills
Dunfermline**

millerhomes

the place to be®



A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with the right people. So, once you've chosen a Miller home, we'll do everything we can to make the rest of the process easy, even enjoyable. From the moment you make your decision until you've settled happily in, we'll be there to help.



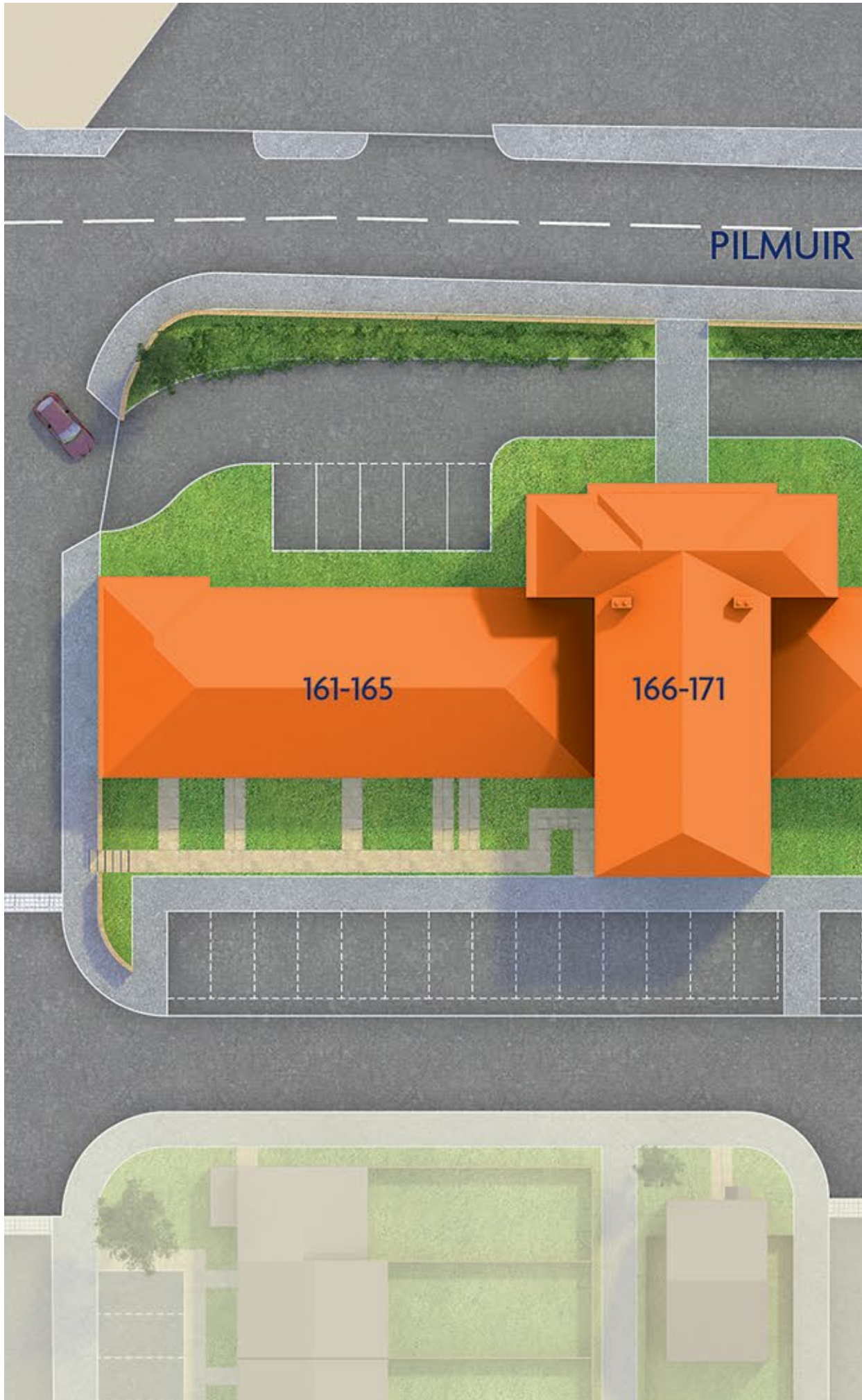
the place to be[®]

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- 02 Living in Dunfermline
- 06 Floor plans
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Plot information >

Plot information

The Mill
See Page 06



The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that the site plan is not drawn to scale.



STREET

172-175

176-182



Welcome to Victoria Mills

Less than half a mile from Dunfermline's lively High Street, this sympathetic redevelopment of a historic mill site brings a superb new residential neighbourhood to the town. Newly built one, two, three and four bedroom homes counterpoint a sensitive conversion that creates a choice of beautifully designed homes within the retained Victorian façades of the original mill building. This is an exceptional and prestigious blend of the contemporary and the classic, located within commuting range of Edinburgh.



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 2012, 97% of customers said they'd recommend Miller Homes to their best friend. To check our latest performance results see our website.



Living in Dunfermline

Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and your family, as well as be a pleasant place to live. So here's some useful information about the area around Victoria Mills.



Leisure

Dunfermline is the major town of the west Fife area. It has two large public parks, a swimming pool and sports centre, and three museums. In addition there are two theatres in the town, Carnegie Hall on East Port and the Alhambra on Canmore Street. The thriving live music scene is based in venues like Monty's and PJ Molloy's, and there is a large choice of nightclubs, most of them situated around the town centre. There is also a cricket club based at Carnegie Cricket Ground, as well as athletics facilities near the golf course at Pitreavie. Other nearby golf courses include the Canmore Golf Club and the Dunfermline Golf Club. Carnegie Leisure Centre, just yards from Victoria Mills, is the town's main sports facility while Fife Leisure Park, includes a health club, a multiplex cinema, a ten-pin bowling alley and restaurants.

Shopping

The excellent shopping facilities include the Kingsgate Shopping Centre, at the heart of the town's High Street. To the north of the centre is the Carnegie Drive Retail Park where a number of high street names, including supermarkets, can be found. There are also comprehensive facilities at the Halbeath Retail Park to the east of the town.

Transport

Local bus routes run adjacent to the development, and Victoria Mills is less than three miles from the M90 Perth to Edinburgh motorway. Edinburgh Airport is 13 miles south of Dunfermline and Dunfermline Town rail station is only 15 minutes walk away.

Education

There are several primary schools within a mile of Victoria Mills, the nearest is McLean Primary, which has modernised steadily, including the addition of a purpose-built nursery, since it was opened by Andrew Carnegie in 1896. In addition Queen Anne High School, a large non-denominational secondary housed in a modern building with an attractive green courtyard is about half a mile from Victoria Mills, Dunfermline High, one of Scotland's oldest schools, is also within a short fifteen-minute walk.

Health

The Bellyeoman Medical Practice, a few minutes away, is a large full-time practice with seven GPs supported by a practice nurse, with other medical staff and specialist clinics housed within the surgery. There are also several dental surgeries within a ten-minute walk, the nearest being the CDS Carnegie Clinic in Pilmuir Street.

Useful Contacts

McLean Primary School
Baldridgeburn
Dunfermline, Fife
KY12 9EE
01383 602423

Queen Anne
High School
Broomhead Parks
Dunfermline, Fife
KY12 0PQ
01383 602404

Dunfermline
High School
St Leonards Place
Dunfermline
KY11 3BQ
01383 602402

Bellyeoman Surgery
Bellyeoman Road
Dunfermline
KY12 0AE
01383 721266

Lloyds Pharmacy
28 Kingsgate
Dunfermline, Fife
KY12 7QU
01383 739728

New Row
Dental Practice
16 New Row
Dunfermline, Fife
KY12 7EF
01383 620326

Carnegie Leisure Centre
Dunfermline
KY12 0QE
01383 602304

Kingsgate
Shopping Centre
Dunfermline, Fife
KY12 7QU
01383 735254

Halbeath Park
Unit 8,
Halbeath Retail Park
Dunfermline, Fife
KY11 4LP
01383 623649

History

The elegant Victorian architecture that once reflected the crucial importance of Victoria Mills as a source of employment and prosperity now adds elegant distinction to a selection of modern homes of the highest quality. Completed in 1876, the ornamented Italianate architectural style was designed to set the terrace of offices on Pilmuir Street apart from the other industrial buildings of the area. From the beginning, this property was always designed for prestige. Now it provides the unique structural framework for some exceptional homes.



Behind the offices stood the mill sheds that once echoed with the deafening rhythmic clanking of 700 looms manufacturing high-quality damask linen. This area, around the retained engine house, will be a beautifully crafted neighbourhood of newly built homes with a natural, peaceful appeal far removed from its industrial past.



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Plot
182

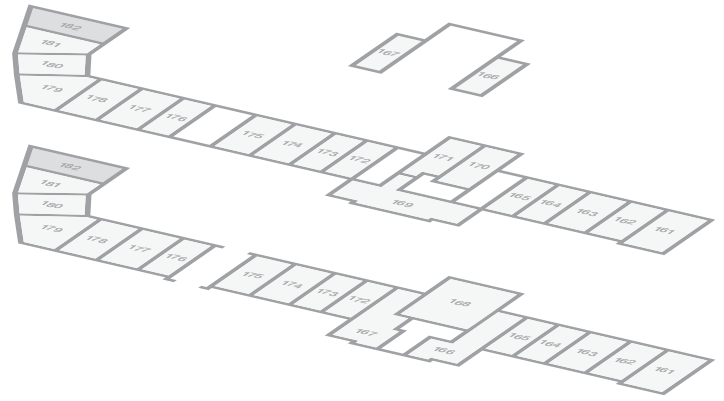
Overview

From the hallway, a short flight of steps rises to a wonderful L-shaped living area. The variation in levels between the kitchen, living room and the bedrooms adds real character to this outstanding home.

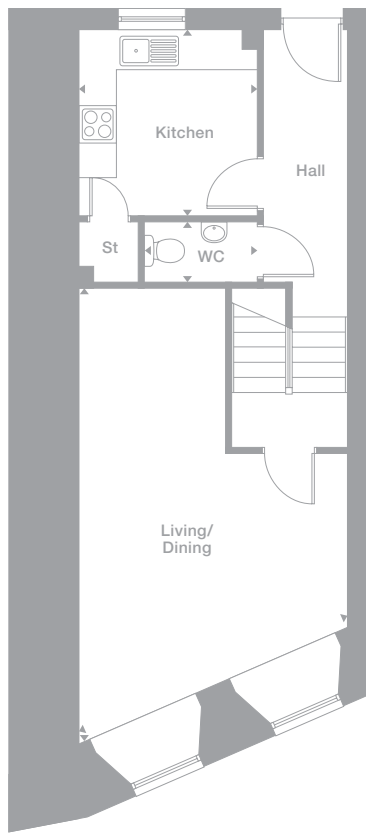
Key Features

Living/Dining Room
Skylight Windows
Master Bed En-Suite
Master Bed Wardrobe
Downstairs WC
Storage

Total Floor Space
91.67m² (987 sq ft)



Ground Floor



Room Dimensions

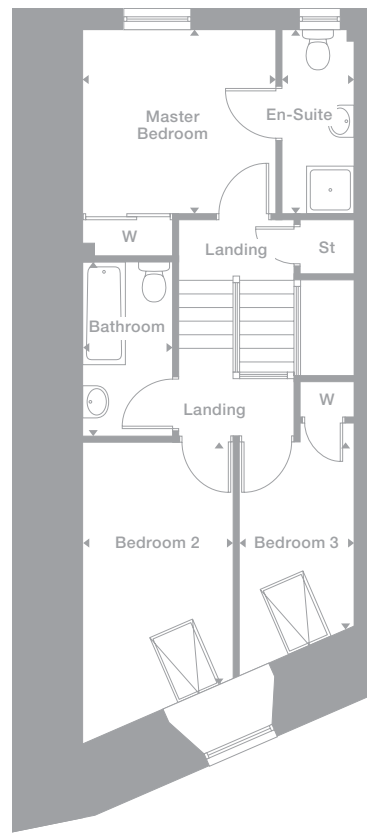
Ground Floor

Living/Dining
7.527m max x 4.821m max
24'8" x 15'10"

Kitchen
3.014m x 2.941m
9'11" x 9'8"

WC
1.867m x 1.005m
6'2" x 3'4"

First Floor



First Floor

Master Bedroom
3.013m x 3.147m
9'11" x 10'4"

En-Suite
3.013m x 1.202m
9'11" x 3'11"

Bedroom 2
3.895m min x 2.448m
12'9" x 8'0"

Bedroom 3
3.325m min x 1.902m
10'11" x 6'3"

Bathroom
2.880m x 1.448m
9'5" x 4'9"

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3 Bed

Balgonie

Plot
181

Key Features

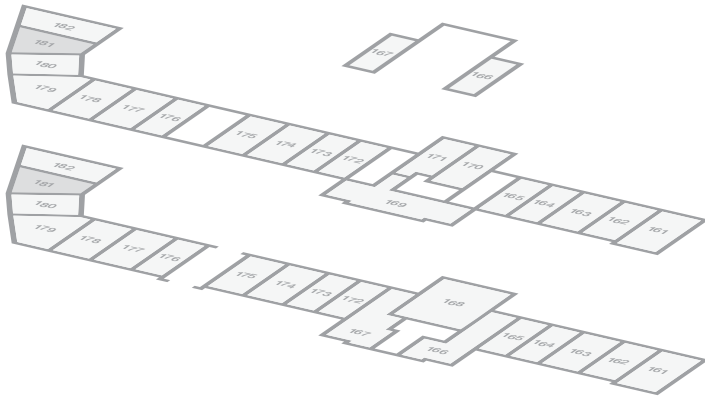
Living/Dining Room
Skylight Windows
Master Bed Wardrobe
Downstairs WC
Storage

Total Floor Space

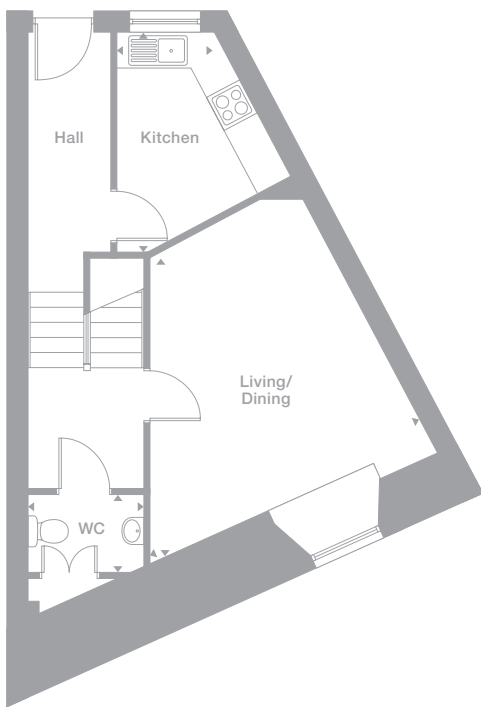
86.95m² (936 sq ft)

Overview

The steps along the entrance hall ascend to a broad landing that virtually forms a separate anteroom to the living room. Each room has a unique geometry, making this home endlessly fascinating.



Ground Floor



First Floor



Room Dimensions

Ground Floor

Living/Dining
5.021m max x 5.054m max
16'6" x 16'7"

Kitchen
3.648m max x 1.601m min
12'0" x 5'3"

WC
1.903m x 1.295m
6'3" x 4'3"

First Floor

Master Bedroom
2.672m x 3.469m
8'9" x 11'5"

Bedroom 2
3.223m x 3.048m
10'7" x 10'0"

Bedroom 3
2.213m min x 2.990m
7'3" x 9'10"

Bathroom
2.215m x 2.383m
7'3" x 7'10"

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Fernie

3 Bed

Plot
180

Overview

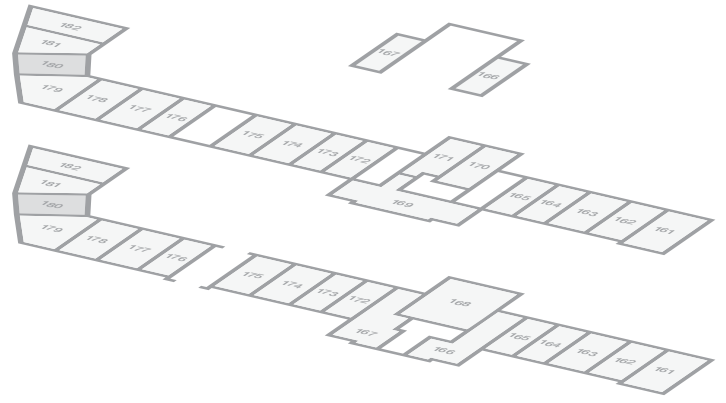
In addition to its courtyard entrance, this unusual home includes a street entrance opening on to a strikingly spacious hallway with steps down to an open plan living area and up towards the bedrooms. The master bedroom provides convenient storage with its built-in wardrobes.

Key Features

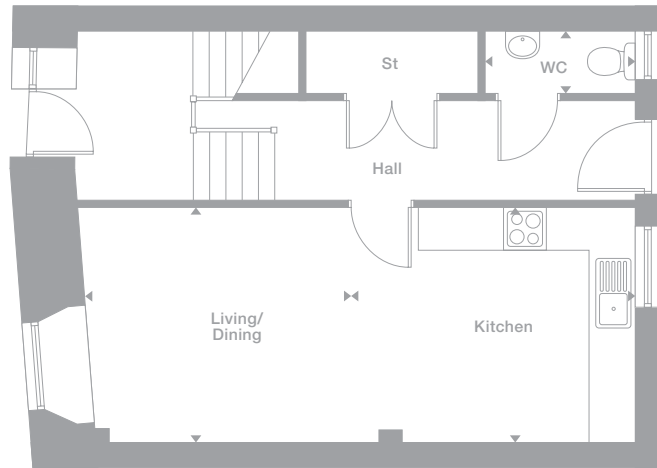
Living/Dining/Kitchen
Skylight Windows
Built-in Wardrobe
Downstairs WC
Storage

Total Floor Space

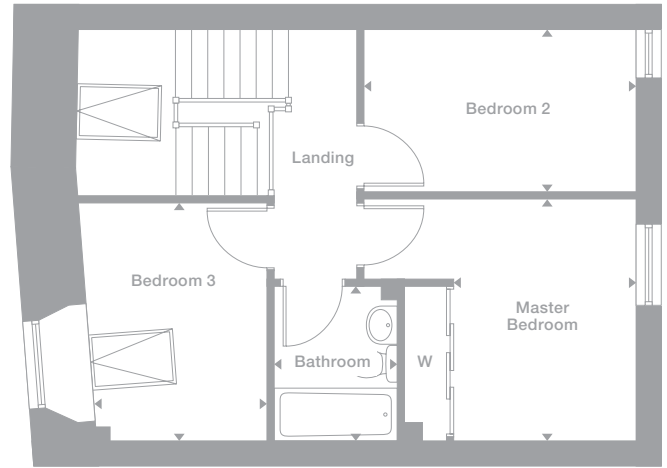
89.76m² (966 sq ft)



Ground Floor



First Floor



Room Dimensions

Ground Floor

Living/Dining
3.965m x 3.268m
13'0" x 10'9"

Kitchen
3.721m x 3.268m
12'3" x 10'9"

WC
0.900m x 2.058m
2'11" x 6'9"

First Floor

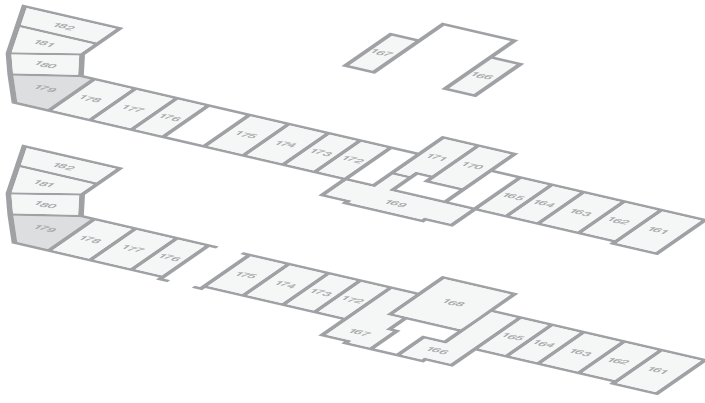
Master Bedroom
2.528m x 3.356m
8'4" x 11'0"

Bedroom 2
3.774m x 2.276m
12'5" x 7'6"

Bedroom 3
2.401m x 3.324m
7'11" x 10'11"

Bathroom
1.705m x 2.156m
5'7" x 7'1"

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4 Bed

Elcho

Plot
179

Key Features

Living/Dining/Kitchen
Skylight Windows
Master Bed En-Suite
Wardrobe to Bed 4
Downstairs WC
Storage

Total Floor Space

113.92m² (1,226 sq ft)

Overview

Taking advantage of its position on the corner of the building, the living area features dual aspect windows lighting a fascinating pentagonal space. The downstairs bedroom could be used to create a home office.

Ground Floor



First Floor



Room Dimensions

Ground Floor

Living/Dining/Kitchen
4.207m x 5.467m max
13'10" x 17'11"

Bedroom 4
3.048m x 3.621m
10'0" x 11'11"

WC
2.316m x 1.055m
7'7" x 3'6"

First Floor

Master Bedroom
2.778m x 4.217m
9'1" x 13'10"

En-Suite
1.629m x 3.113m max
5'4" x 10'3"

Bedroom 2
2.910m x 3.436m
9'7" x 11'3"

Bedroom 3
2.955m x 4.217m max
9'8" x 13'10"

Bathroom
2.296m x 1.548m min
7'6" x 5'1"

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Plots

177, 178

Overview

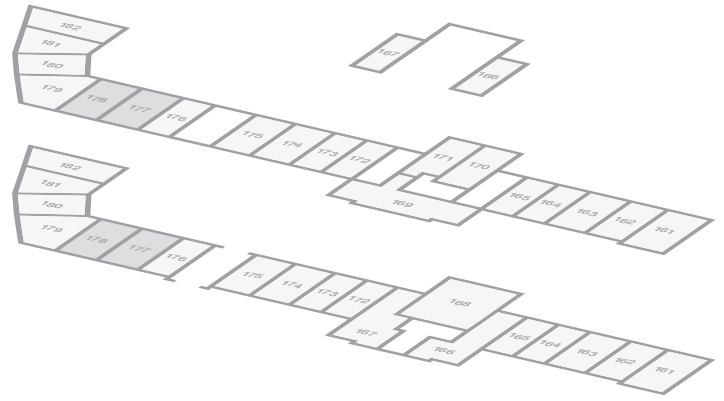
The thoughtful design of the open-plan kitchen and living area, creates a great space for spending time with the family or entertaining guests during a dinner party. The convenient en-suite and built-in wardrobes in the master bedroom create a luxurious retreat.

Key Features

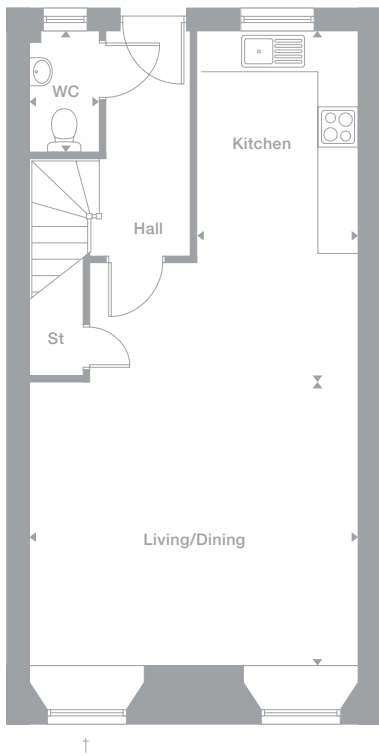
Living/Dining/Kitchen
Skylight Windows
Master Bed En-Suite
Master Bed Wardrobes
Downstairs WC
Storage

Total Floor Space

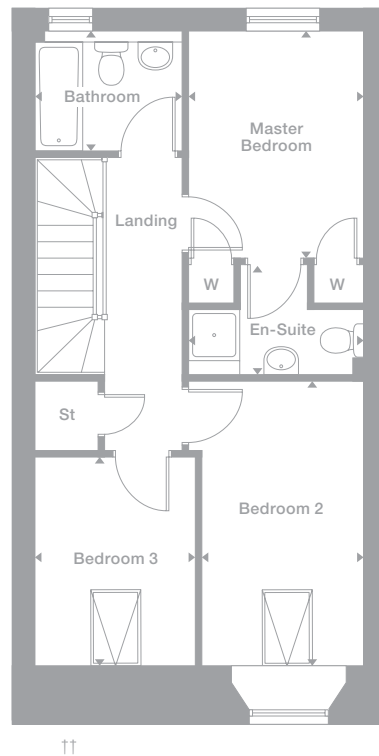
Plot 177
99.18m² (1,068 sq ft)
Plot 178
99.38m² (1,070 sq ft)



Ground Floor



First Floor



Plot 177

Ground Floor

Living/Dining
5.086m x 4.437m
16'8" x 14'7"

Kitchen
2.468m x 5.380m
8'1" x 17'8"

WC
1.055m x 1.857m
3'6" x 6'1"

First Floor

Master Bedroom
2.758m x 3.545m
9'1" x 11'8"

En-Suite
2.758m x 1.690m
9'1" x 5'7"

Bedroom 2
2.577m x 4.387m
8'5" x 14'5"

Bedroom 3
2.414m x 3.223m
7'11" x 10'7"

Bathroom
2.233m x 1.907m
7'4" x 6'3"

Plot 178

Ground Floor

Living/Dining
5.086m x 4.437m
16'8" x 14'7"

Kitchen
2.473m x 5.380m
8'1" x 17'8"

WC
1.055m x 1.857m
3'6" x 6'1"

First Floor

Master Bedroom
2.757m x 3.545m
9'1" x 11'8"

En-Suite
2.758m x 1.690m
9'1" x 5'7"

Bedroom 2
2.577m x 4.387m
8'5" x 14'5"

Bedroom 3
2.414m x 3.223m
7'11" x 10'7"

Bathroom
2.233m x 1.907m
7'4" x 6'3"

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† External door to Plot 178

†† Additional window to plot 177

2 Bed

Falkland

Plots

164, 165*, 172, 176

Overview

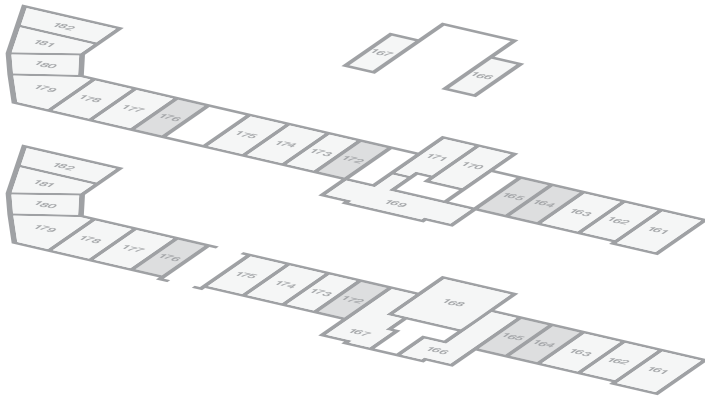
The practical, modern design, with its stylish kitchen, corridor hallway and built-in wardrobe in the master bedroom, contrasts beautifully with the Victorian stonework of the exterior, creating an immensely attractive and comfortable home.

Key Features

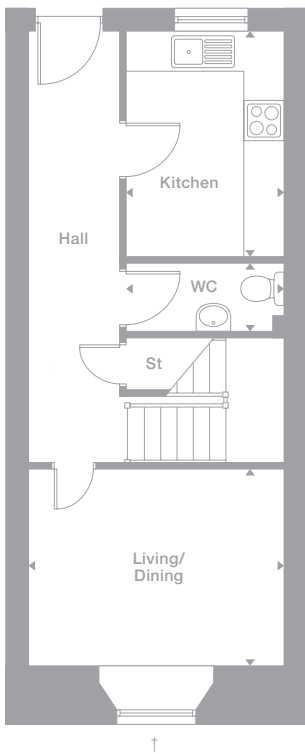
Living/Dining Room
Skylight Window
Master Bed Wardrobe
Downstairs WC
Storage

Total Floor Space

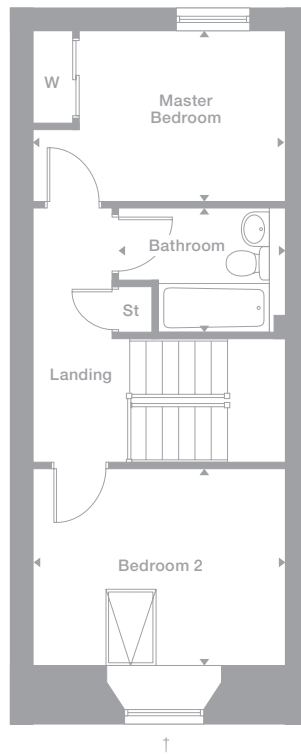
Plot 164
73.83m² (795 sq ft)
Plot 165
73.86m² (795 sq ft)
Plot 172
71.80m² (773 sq ft)
Plot 176
76.09m² (819 sq ft)



Ground Floor



First Floor



Plot 164

Ground Floor

Living/Dining
3.790m x 3.028m
12'5" x 9'11"

Kitchen
2.327m x 3.504m
7'8" x 11'6"

WC
1.054m x 2.327m
3'5" x 7'8"

First Floor

Master Bedroom
3.790m x 2.654m
12'5" x 8'8"

Bedroom 2
3.790m x 3.028m
12'5" x 9'11"

Bathroom
2.566m x 1.906m
8'5" x 6'3"

Plot 165

Ground Floor

Living/Dining
3.790m x 3.028m
12'5" x 9'11"

Kitchen
2.327m x 3.504m
7'8" x 11'6"

WC
1.054m x 2.327m
3'5" x 7'8"

First Floor

Master Bedroom
3.790m x 2.654m
12'5" x 8'8"

Bedroom 2
3.790m x 3.028m
12'5" x 9'11"

Bathroom
2.531m x 1.906m
8'4" x 6'3"

Plot 172

Ground Floor

Living/Dining
3.711m x 2.954m
12'2" x 9'8"

Kitchen
2.250m x 3.519m
7'5" x 11'7"

WC
1.054m x 2.250m
3'5" x 7'5"

First Floor

Master Bedroom
3.712m x 2.670m
12'2" x 8'9"

Bedroom 2
3.790m x 2.954m
12'5" x 9'8"

Bathroom
2.527m x 1.906m
8'4" x 6'3"

Plot 176

Ground Floor

Living/Dining
3.898m x 3.042m
12'9" x 10'0"

Kitchen
2.435m x 3.519m
8'0" x 11'7"

WC
1.054m x 2.435m
3'5" x 8'0"

First Floor

Master Bedroom
3.882m x 2.614m
12'9" x 8'7"

Bedroom 2
3.882m x 3.042m
12'9" x 10'0"

Bathroom
2.566m x 1.906m
8'5" x 6'3"

* Plots are a mirror image of plans shown above

† Window position varies on Plot 165 and 172

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Culross

3 Bed

Plot
175

Overview

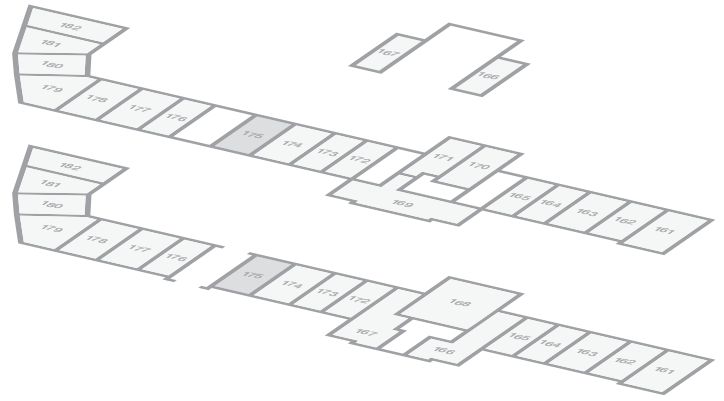
While the kitchen incorporates an attractive and convenient dining area, the superb lounge could easily accommodate more formal dining arrangements. With two built-in wardrobes and a useful third bedroom, this is a home with flexibility.

Key Features

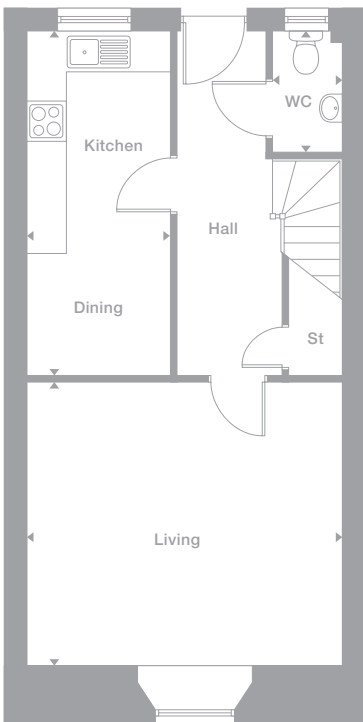
Skylight Windows
Master Bed Wardrobe
Wardrobe to Bed 2
Downstairs WC
Storage

Total Floor Space

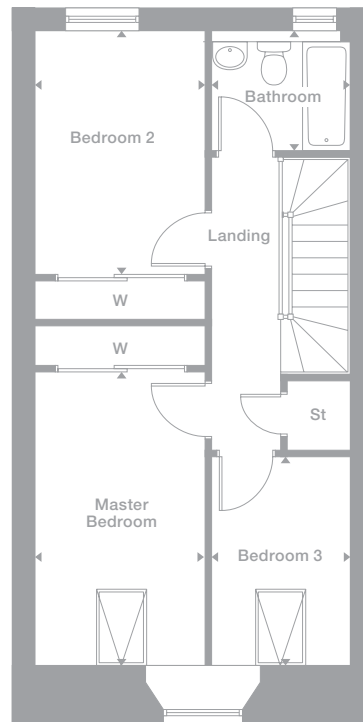
93.75m² (1,009 sq ft)



Ground Floor



First Floor



Room Dimensions

Ground Floor

Living
2.191m x 5.335m
7'2" x 17'6"

Kitchen/Dining
2.191m x 5.335m
7'2" x 17'6"

WC
1.053m x 1.906m
3'5" x 6'3"

First Floor

Master Bedroom
2.618m x 4.481m
8'7" x 14'8"

Bedroom 2
2.618m x 3.810m
8'7" x 12'6"

Bedroom 3
2.097m x 3.191m
6'11" x 10'6"

Bathroom
2.097m x 1.851m
6'11" x 6'1"

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3 Bed

Kellie

Plots
163, 174

Key Features

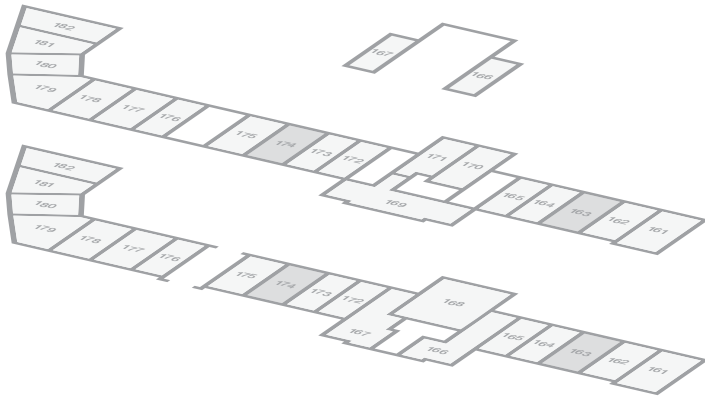
Living/Dining/Kitchen
Skylight Windows
Master Bed En-Suite
Master Bed Wardrobes
Downstairs WC
Storage

Total Floor Space

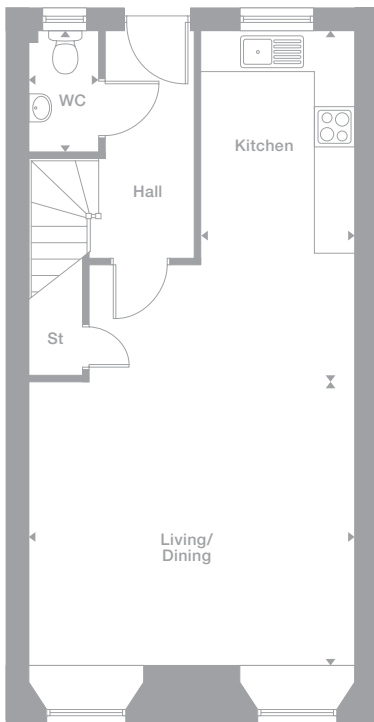
Plot 163
97.56m² (1,050 sq ft)
Plot 174
95.66m² (1,030 sq ft)

Overview

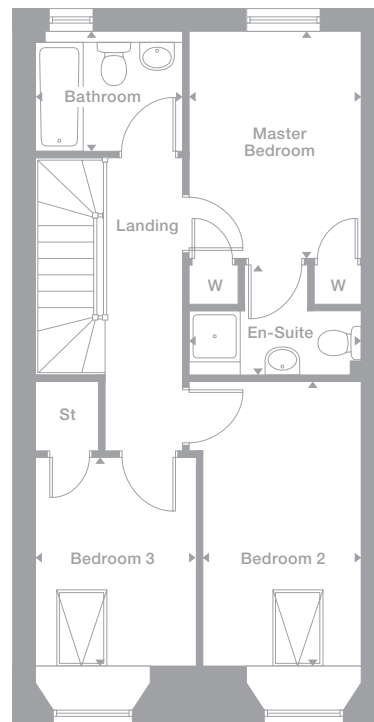
The impressive twin windows bring an unmistakable character to the generously sized living and dining room, while upstairs the dual wardrobes flanking an en-suite shower room add a luxurious note to the master bedroom.



Ground Floor



First Floor



Plot 163

Ground Floor

Living/Dining
5.008m x 4.372m
16'5" x 14'4"

Kitchen
2.393m x 5.415m
7'10" x 17'9"

WC
1.053m x 1.891m
3'5" x 6'2"

First Floor

Master Bedroom
2.678m x 3.529m
8'9" x 11'7"

En-Suite
2.678m x 1.690m
8'9" x 5'7"

Bedroom 2
2.456m x 4.373m
8'1" x 14'4"

Bedroom 3
2.455m x 3.208m
8'1" x 10'6"

Bathroom
2.233m x 1.891m
7'4" x 6'2"

Plot 174

Ground Floor

Living/Dining
4.917m x 4.299m
16'2" x 14'1"

Kitchen
2.303m x 5.442m
7'7" x 17'10"

WC
1.053m x 1.906m
3'5" x 6'3"

First Floor

Master Bedroom
2.596m x 3.549m
8'6" x 11'8"

En-Suite
2.596m x 1.690m
8'6" x 5'7"

Bedroom 2
2.415m x 4.297m
7'11" x 14'1"

Bedroom 3
2.414m x 3.133m
7'11" x 10'3"

Bathroom
2.233m x 1.906m
7'4" x 6'3"

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Newark

2 Bed

Plot
173

Overview

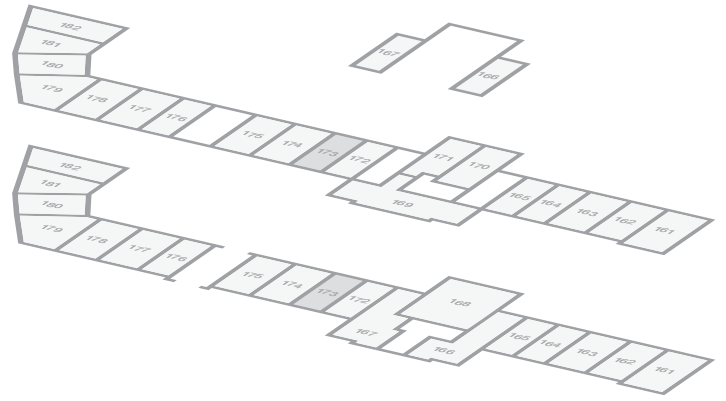
Featuring an enormously practical and stylish open-plan layout in which the dining area creates a natural bridge between the kitchen and the leisure space, the ground floor has a strongly contemporary feel that complements the Victorian façades.

Key Features

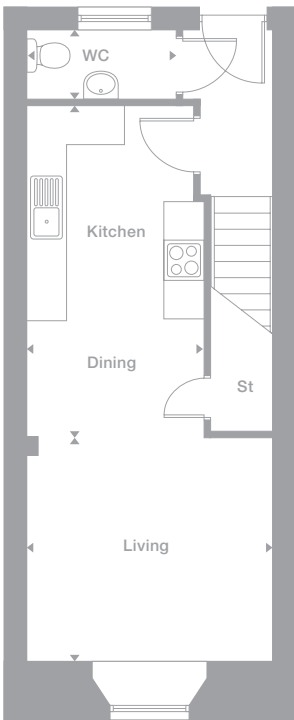
Living/Dining/Kitchen
Skylight Window
Master Bed Wardrobe
Downstairs WC
Storage

Total Floor Space

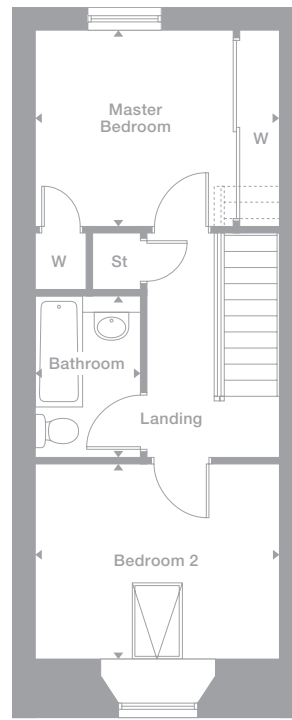
72.80m² (784 sq ft)



Ground Floor



First Floor



Room Dimensions

Ground Floor

Living
3.753m x 3.422m
12'4" x 11'3"

Kitchen/Dining
2.711m x 5.100m
8'11" x 16'9"

WC
2.286m x 1.110m
7'6" x 3'8"

First Floor

Master Bedroom
3.753m max x 3.064m
12'4" x 10'1"

Bedroom 2
3.753m x 3.008m
12'4" x 9'10"

Bathroom
1.621m x 2.496m
5'4" x 8'2"

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2 Bed

Cleish

Plot
167

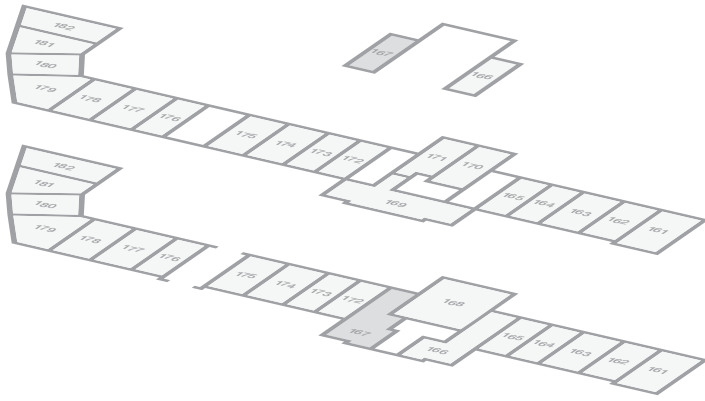
Key Features

Master Bed Wardrobe
Wardrobe to Bed 2
Upstairs Shower Room
Storage

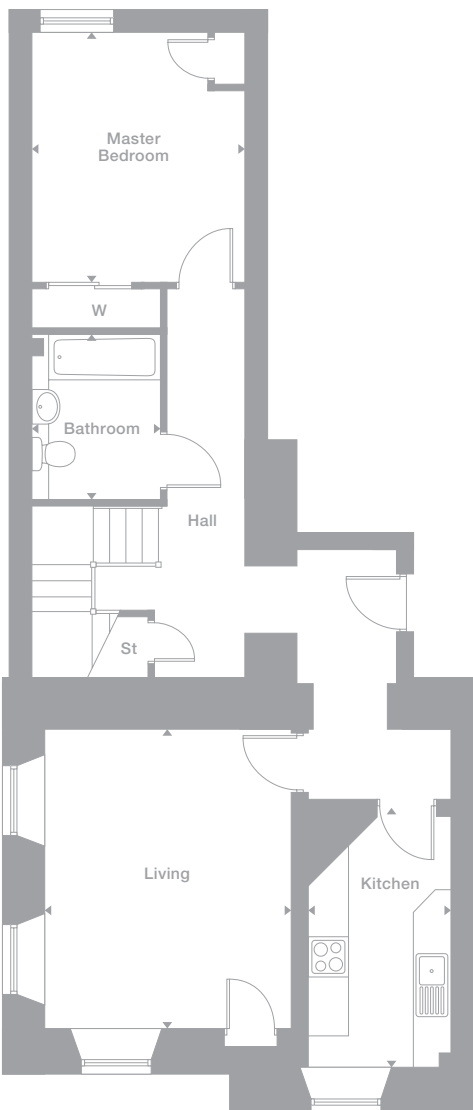
Total Floor Space
67.48m² (726 sq ft)

Overview

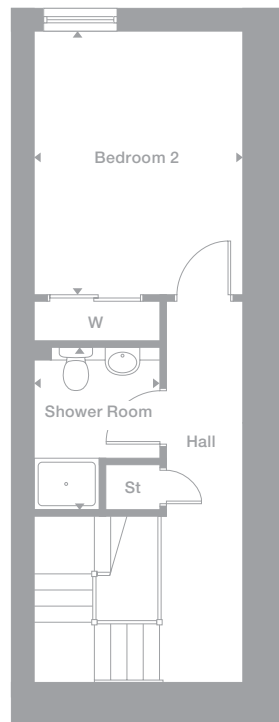
The structure of the historic mill has been used to exciting effect in the intriguing layout of the entrance hall and the imaginative design of the kitchen, while the living room's triple windows create a very special atmosphere.



Ground Floor



First Floor



Room Dimensions

Ground Floor

Living
3.740m x 4.570m
12'3" x 15'0"

Kitchen
2.220m x 3.850m
7'3" x 12'8"

Master Bedroom
3.237m x 3.973m
10'7" x 13'0"

Bathroom
1.937m x 2.532m
6'4" x 8'4"

First Floor

Bedroom 2
3.162m x 4.083m
10'4" x 13'5"

Shower Room
1.937m x 2.519m
6'4" x 8'3"

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Balgarvie

2 Bed

Plot
166

Overview

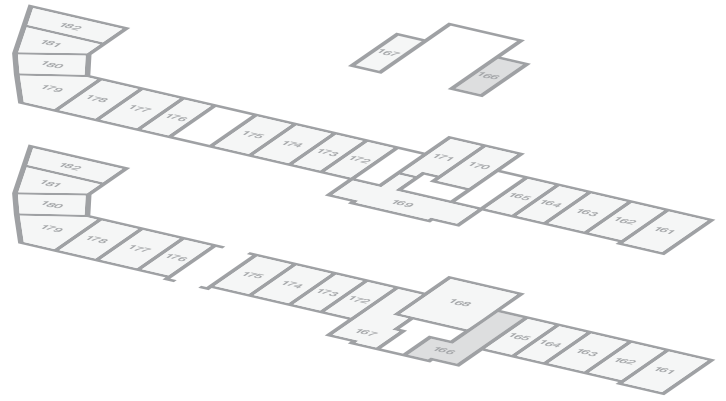
The feature staircase and spacious open-plan living area demonstrate a beautiful harmonious combination of new and old, while the shower room and built-in wardrobes reflect the enormously practical approach of this unique home.

Key Features

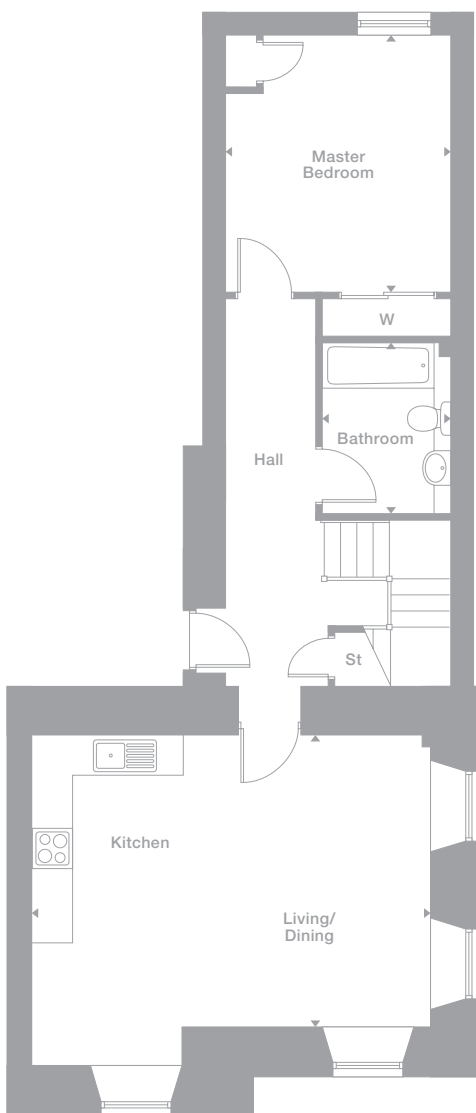
Living/Dining/Kitchen
Master Bed Wardrobe
Wardrobe to Bed 2
Upstairs Shower Room
Storage

Total Floor Space

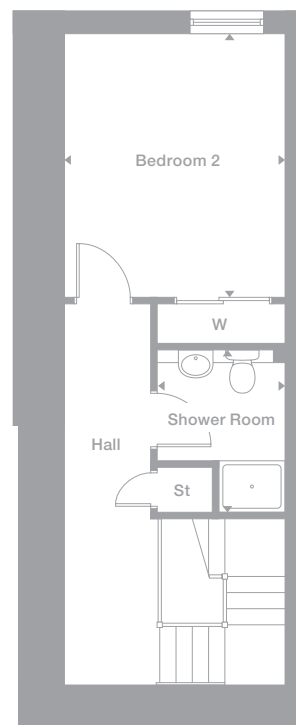
64.71m² (697 sq ft)



Ground Floor



First Floor



Room Dimensions

Ground Floor

Living/Dining/Kitchen
6.127m x 4.485m min
20'1" x 14'8"

Master Bedroom

3.386m x 3.958m
11'1" x 13'0"

Bathroom

1.937m x 2.629m
6'4" x 8'8"

First Floor

Bedroom 2
3.350m x 4.068m
11'0" x 13'4"

Shower Room

1.937m x 2.519m
6'4" x 8'3"

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2 Bed

Fordell

Plot
168

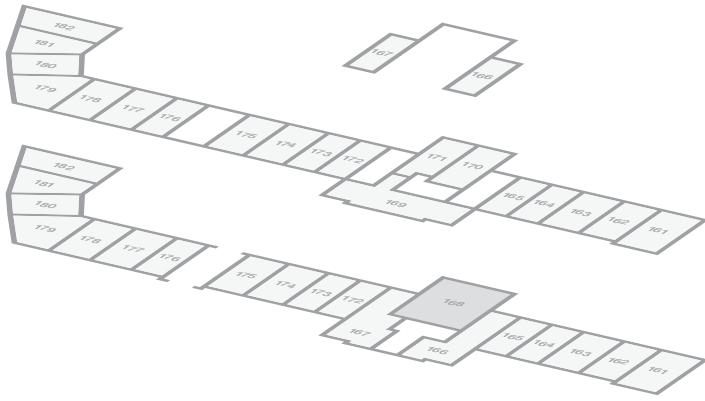
Key Features

Living/Dining Room
Wardrobe to Bed 2
Dressing Area
Storage

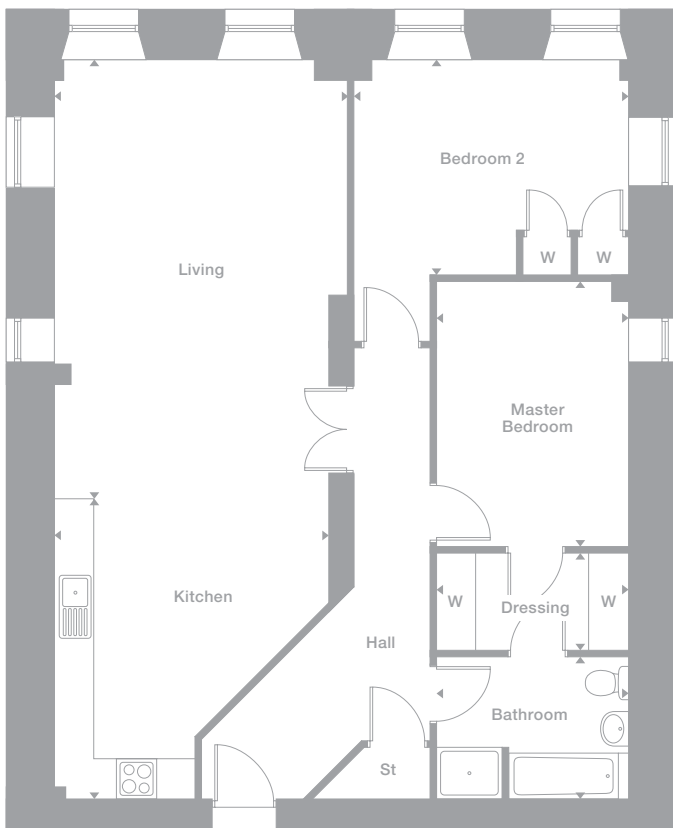
Total Floor Space
107.14m² (1,153 sq ft)

Overview

From the striking entrance hall to the master bedroom with its dressing room, every part of this apartment has an opulent elegance. The double-doored living area provides the perfect setting for convivial gatherings.



Ground Floor



Room Dimensions

Ground Floor

Living
6.722m x 4.582m
22'1" x 15'0"

Kitchen
4.591m x 4.307m
15'1" x 14'2"

Master Bedroom
4.059m x 3.015m
13'4" x 9'11"

Dressing
3.015m x 1.500m
9'11" x 4'11"

Bedroom 2
4.290m x 3.263m
14'1" x 10'8"

Bathroom
3.015m x 2.195m
9'11" x 7'2"

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Myres

3 Bed

Plot
162

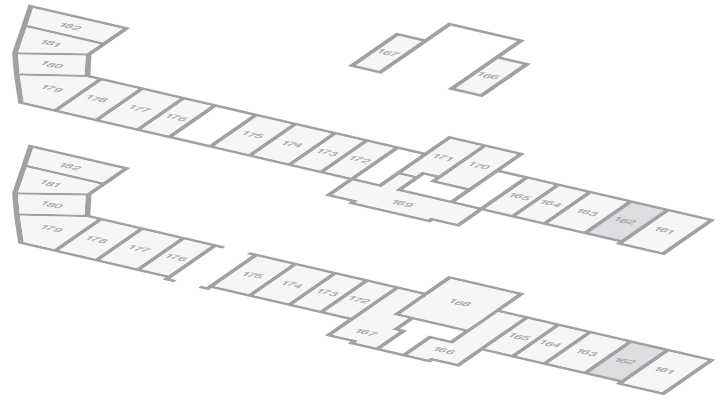
Overview

The kitchen and living area of this spacious home are cleverly designed to provide distinctively separate ambiances while maximising flexibility. Upstairs, the gallery landing opens on to a luxurious and relaxing master bedroom.

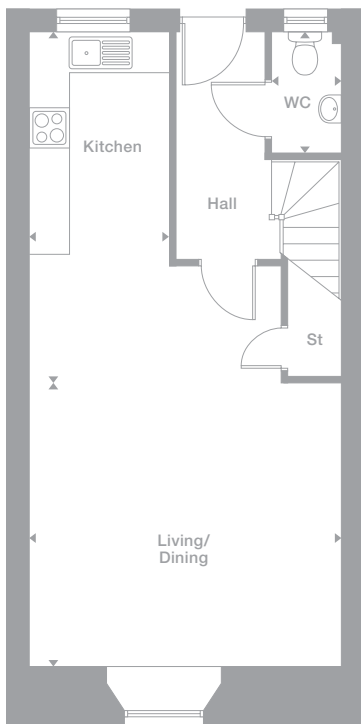
Key Features

Living/Dining/Kitchen
Skylight Windows
Master Bed En-Suite
Master Bed Wardrobe
Downstairs WC
Storage

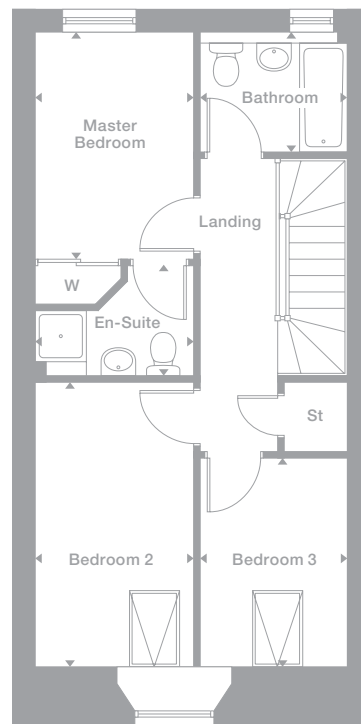
Total Floor Space
93.00m² (1,001 sq ft)



Ground Floor



First Floor



Room Dimensions

Ground Floor

Living/Dining
4.772m x 4.372m
15'8" x 14'4"

Kitchen
2.158m x 5.415m
7'1" x 17'9"

WC
1.055m x 1.891m
3'6" x 6'2"

First Floor

Master Bedroom
2.421m x 3.534m
7'11" x 11'7"

En-Suite
2.421m x 1.690m
7'11" x 5'7"

Bedroom 2
2.421m x 4.373m
7'11" x 14'4"

Bedroom 3
2.255m x 3.208m
7'5" x 10'6"

Bathroom
2.255m x 1.891m
7'5" x 6'2"

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3 Bed

Pitreavie

Plot
161

Key Features

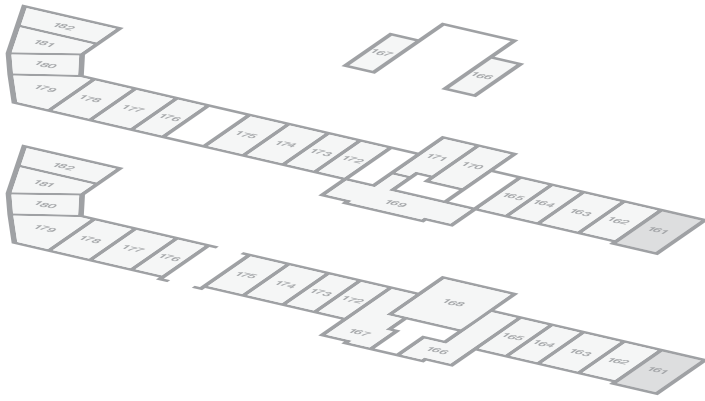
Living room/Kitchen
Skylight Windows
Master Bed En-Suite
Master Bed Wardrobes
Downstairs WC
Storage

Total Floor Space

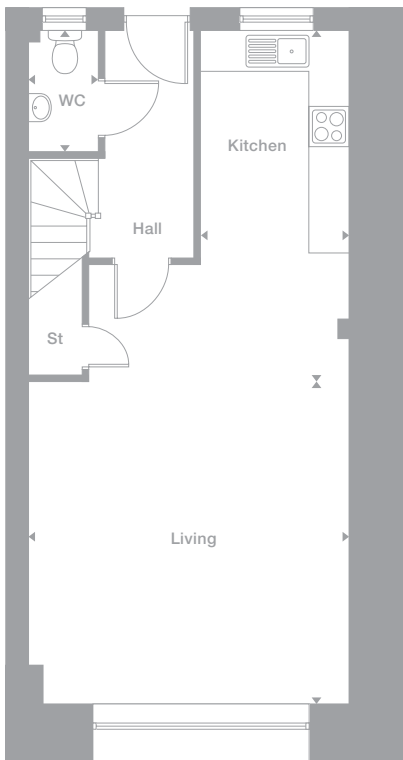
100.58m² (1,083 sq ft)

Overview

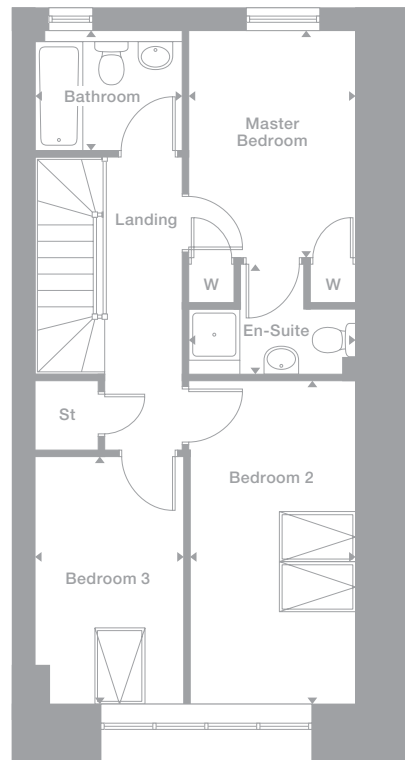
A broad, panoramic window fills the living room with natural light, constantly changing the ambience of the space, while the third bedroom could be useful for working from home or creating a separate computer suite for the family.



Ground Floor



First Floor



Room Dimensions

Ground Floor

Living
4.885m x 4.951m
16'0" x 16'3"

Kitchen
2.273m x 5.415m
7'5" x 17'9"

WC
1.055m x 1.891m
3'6" x 6'2"

First Floor

Master Bedroom
2.557m x 3.529m
8'5" x 11'7"

En-Suite
2.557m x 1.691m
8'5" x 5'7"

Bedroom 2
2.534m x 4.950m
8'4" x 16'3"

Bedroom 3
2.255m x 3.789m
7'5" x 12'5"

Bathroom
2.233m x 1.891m
7'4" x 6'2"

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Plot

169

Overview

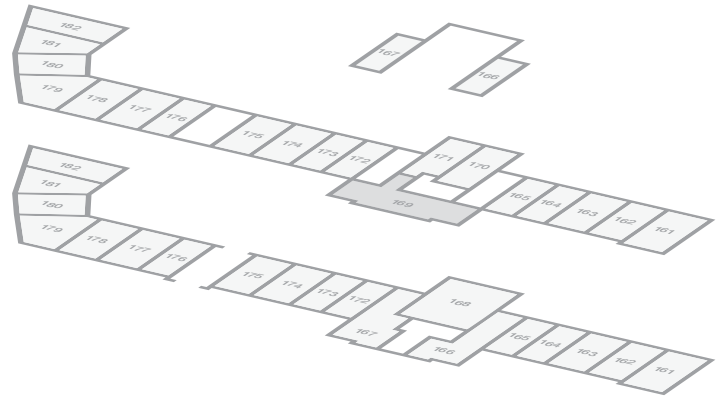
An imaginatively designed home of unmistakable quality combining a sumptuous living area, a luxurious bathroom and two dual-aspect bedrooms, this inspiring apartment sets a new benchmark for apartment living.

Key Features

Living room/Kitchen
Master Bed En-Suite
Bathroom with separate shower
Storage

Total Floor Space

91.90m² (989 sq ft)



Ground Floor



Room Dimensions

Ground Floor

Living/Kitchen
9.605m x 3.737m
31'6" x 12'3"

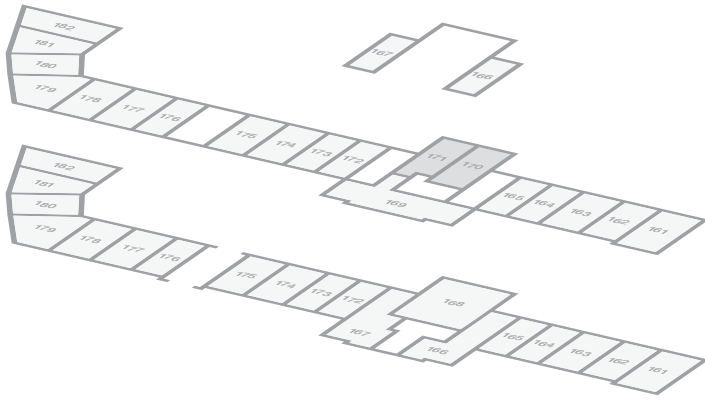
Bedroom 2
3.227m x 4.570m
10'7" x 15'0"

Master Bedroom
3.445m x 4.570m
11'4" x 15'0"

Bathroom
2.047m x 3.267m
6'9" x 10'9"

En-Suite
2.152m x 1.768m max
7'1" x 5'10"

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1 Bed

Collairnie & Fingask

Collairnie Plot

170

Fingask Plot

171

Key Features

Living Room/Kitchen
Master Bed Wardrobe
Storage

Overview

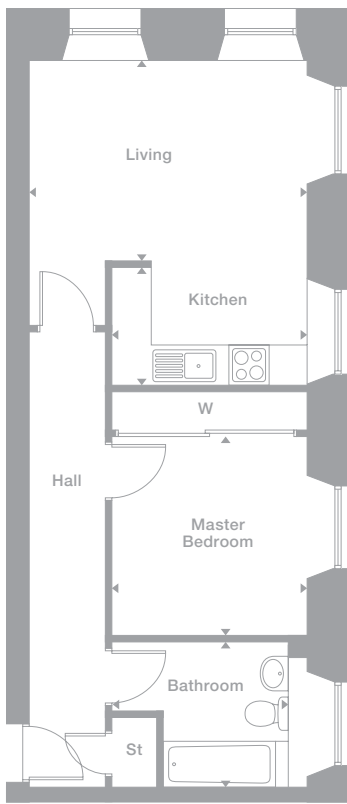
Beyond the hallway, the thoughtful layout of the living area shares the light from the large four windows evenly throughout both the leisure and dining space and the discreetly separated and expertly designed kitchen.

Total Floor Space

Collairnie
47.40m² (510 sq ft)

Fingask
44.10m² (475 sq ft)

Collairnie



Collairnie

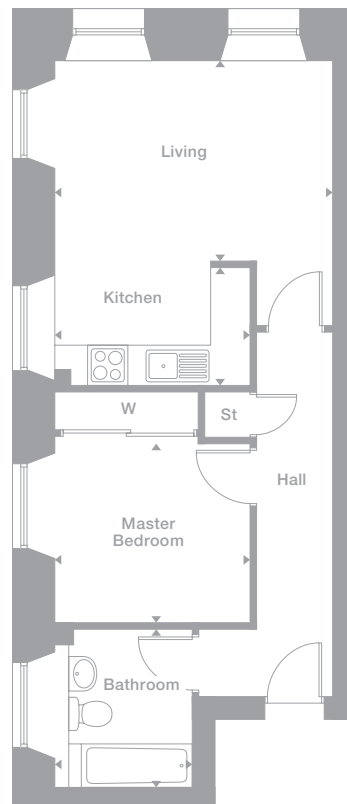
Living
4.075m x 2.965m
13'4" x 9'9"

Kitchen
2.825m x 1.815m
9'3" x 5'11"

Master Bedroom
2.825m x 3.062m
9'3" x 10'1"

Bathroom
2.825m x 2.152m
9'3" x 7'1"

Fingask



Fingask

Living
4.182m x 2.965m
13'9" x 9'9"

Kitchen
2.929m x 1.815m
9'7" x 5'11"

Master Bedroom
2.931m x 2.862m
9'7" x 9'5"

Bathroom
2.047m x 2.347m
6'9" x 7'8"

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Specification

All Housetypes
(where applicable)

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 (where layout permits) and monobloc mixer tap | ✓ |
| Stainless steel chimney hood and splashback to hob | ✓ |
| Stainless steel 4-burner gas hob | ✓ |
| Stainless steel single fan oven | ✓ |
| 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 (where layout permits) | ✓ |
| Integrated dishwasher (where layout permits) | ○ |
| 3 spot LED track light to ceiling | ✓ |
| LED downlighters to ceiling | ○ |
| Brushed stainless steel sockets and switches | ○ |
| Ceramic floor tiles | ○ |

Bathrooms

| | |
|---|---|
| Ideal Standard's contemporary styled bathroom suite | ✓ |
| Soft close toilet seat to bathroom WC | ✓ |
| Soft close toilet seats | ○ |
| Chrome look electric shower to en-suite | ✓ |
| Low profile shower tray with stainless steel framed clear glass enclosure | ✓ |
| Shaver point to en-suite | ○ |
| Drum type low energy light to ceiling | ✓ |
| LED downlighters to ceiling | ○ |
| Full height ceramic tiling to shower area | ✓ |
| Half height ceramic tiling to walls incorporating sanitaryware appliances to bathroom and en-suite (where layout permits) | ✓ |
| Ceramic floor tiles | ○ |

- ✓ Standard
- Optional Extra
- Not Available

Electrical

| | |
|--|---|
| Mains wired (with battery back-up) smoke and carbon monoxide detectors | ✓ |
| TV socket to lounge and master bedroom | ✓ |
| TV socket to lounge, kitchen and master bedroom | ○ |
| BT socket | ✓ |
| PIR operated porch light (where layout permits) | ✓ |
| 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 (where layout permits) | ✓ |
| Chrome towel radiator to bathroom/en-suite | ○ |

Exterior

| | |
|--|---|
| PVCu fascias, soffits and gutters (where planning permits) | ✓ |
| Multi-point door locking system to front and rear doors | ✓ |
| House numbers ready fitted | ○ |

Decorative

| | |
|--|---|
| Moulded spindles and newels to staircase | ✓ |
| Moulded skirting boards and architraves | ✓ |
| Ladder style internal doors with chrome lever on rose door handles | ✓ |
| Smooth finish ceilings, painted in white emulsion | ✓ |
| Walls painted in white emulsion | ✓ |
| Woodwork painted satin white | ✓ |
| Integrated wardrobe to master bedroom | ✓ |
| Fitted wardrobe system to bedroom 2 (where layout permits) | ○ |

Landscaping

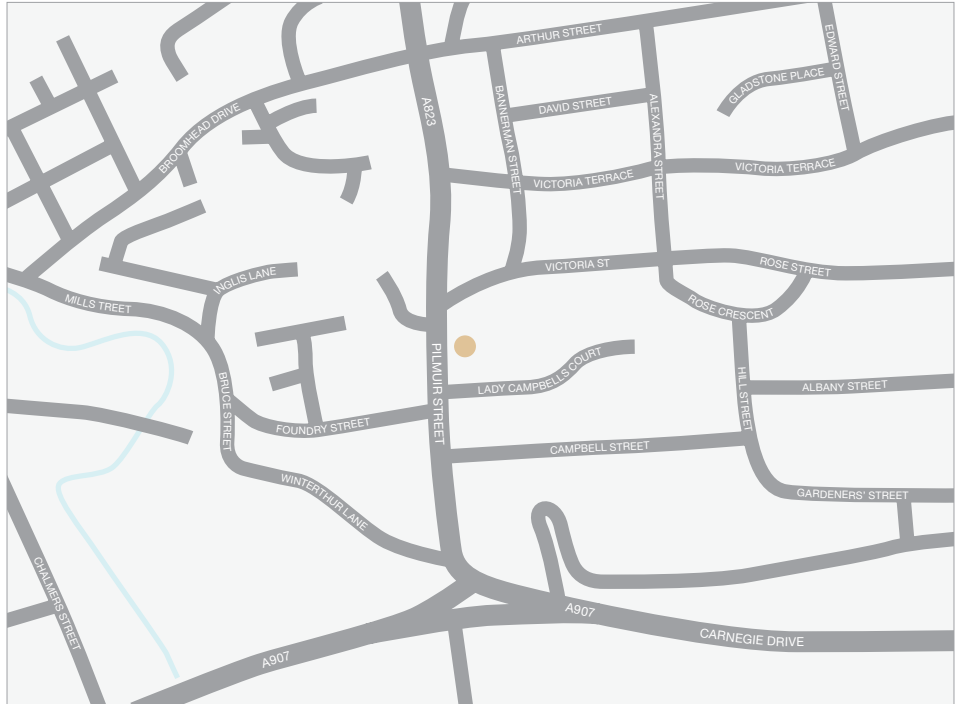
| | |
|----------------------|---|
| Turf to front garden | ✓ |
|----------------------|---|

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.

How to find us

Please refer to website
for opening hours

Telephone: 03300 294 943



From Glasgow

Follow M8 from Glasgow and exit junction two at Newbridge onto M9 towards Forth Road Bridge. Take first exit to A8000. Keep left and merge onto A90 over the Forth Road Bridge, A90 merges to M90. At exit two, take slip road left for A823(M) towards Dunfermline. At roundabout, take second exit onto A823/Queensferry Road. Pass through four roundabouts, remaining on A823. At the fifth roundabout, take second exit onto A907/Carnegie Drive. Turn right onto A823/Pilmuir Street. Arrive at KY12 0LE, development is on the right.

From Edinburgh

Follow A8 from Edinburgh towards Forth Road Bridge. At Newbridge take slip road for M9. Take first exit to A8000. Keep left and merge onto A90 over the Forth Road Bridge, A90 merges to M90. At exit two, take slip road left for A823(M) towards Dunfermline. At roundabout, take second exit onto A823/Queensferry Road. Pass through four roundabouts, remaining on A823. At fifth roundabout, take second exit onto A907/Carnegie Drive. Turn right onto A823/Pilmuir Street. Arrive at KY12 0LE, development is on the right.

Sat Nav: KY12 0LE

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