



2, 3, 4 & 5 bed homes
Liberty Gardens, Bathgate

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FUTURE HOUSING

CYCLEWAY



Liberty Gardens

Plot information

The sheer practicality of living in Wester Inch, so perfectly placed for an easy commute to Livingston, just five miles away, or Edinburgh or Glasgow, simply enhances the myriad benefits of having a home in this remarkable part of the world.



- The Alder
- The Birch
- The Hazel
- The Douglas
- The Maple
- The Sycamore
- The Elder
- The Ash
- The Larch
- The Tolmount
- The Saddle
- The Lawers
- The Oss
- The Avon
- Occupied Homes

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.

Come in. Make yourself at home. Buying a new home is a big deal. We know. At Miller Homes we help thousands of homebuyers like you to make the move every year. Maybe this will be your first home. Maybe you're making a new start in the area. Or maybe you're moving up to a family home. Whatever your circumstances, we're here to make the process of buying a home easy, and even enjoyable. So, if you're ready, we'd like to show you around your dream home.



Contents:

- 01 Welcome home
- 02 Location

Floor plans (inserts)

House-hunting online

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

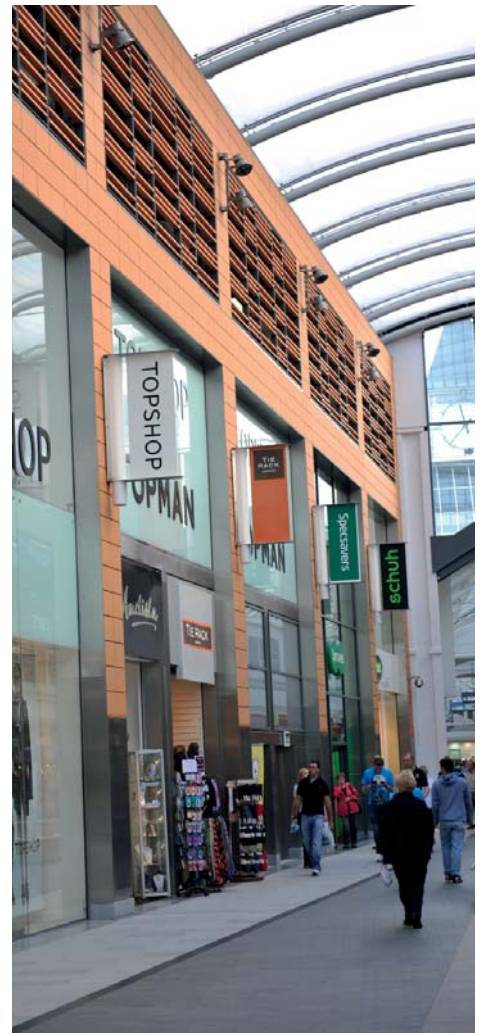
Make yourself at home in Liberty Gardens. The sheer practicality of living in Wester Inch, Bathgate, so perfectly placed for an easy commute to Livingston, just five miles away, or Edinburgh or Glasgow, simply enhances the myriad benefits of having a home in this remarkable part of the world.

The area around Wester Inch has long been a desirable place to live. On scenic Cairnpapple Hill you can admire evidence of civilization from 5,500 years ago, and in medieval days Bathgate Castle formed part of the dowry of King Robert the Bruce's daughter. Nowadays the castle stands only on the proud badge of the local golf club, but the love of living here is stronger than ever.

Amenities of all kinds nearby are excellent, with the selection of shops including a 24-hour Tesco with filling station. Should you require further choice, Livingston's town centre is home to Scotland's biggest ASDA supermarket, a multiplex cinema, M&S and Debenhams. Also in Livingston is McArthur Glen, its 90 plus shops all under the one glass roof and the Almondvale Shopping Centre.

The local population of around 20,000 is served by six primary schools – including Wester Inch's own brand new Simpson Primary – and Bathgate Academy secondary school. Livingston is home to the purpose-built campus of West Lothian College, which provides vocational and professional courses.

An easy drive from Edinburgh, Glasgow and Stirling, Wester Inch is conveniently set just off the M8. Edinburgh International Airport is only 13 miles distant. Bathgate's rail station links to Edinburgh Waverley with a half-hour trip on regular services and an extension westward to Glasgow is proposed. Local and national bus connections provide another transport option.



3 bed home The Tolmount

Plots: 129*, 130*, 132*

Key features

cloaks
integral garage
bi-fold wardrobe space in master suite

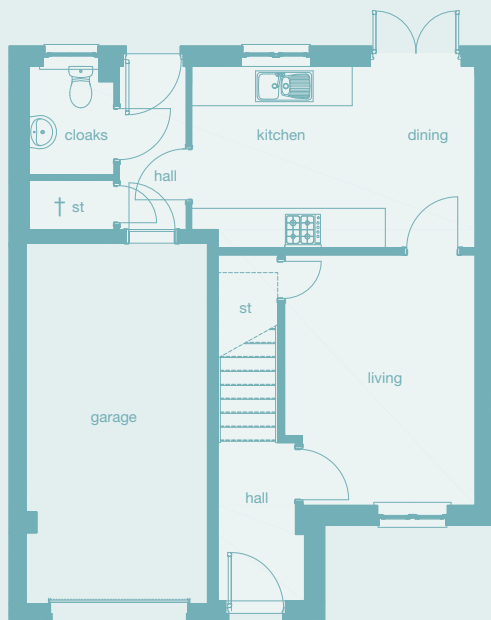
A 3 bedroom detached villa with integral garage designed to give you the maximum living space. This home gives you a kitchen/dining area with French doors leading to the back garden, a superb master bedroom with dressing area which takes you into the master en-suite and two further bedrooms.



Please note: elevational treatments may vary



Ground Floor



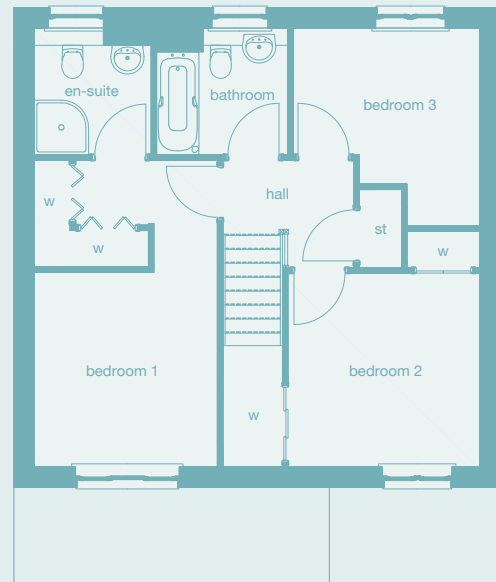
Ground Floor

room dimensions:

living room	4.13m x 3.14m	13'6" x 10'3"
kitchen/dining	4.67m x 2.99m	15'3" x 9'9"
cloaks	1.79m x 1.40m	5'9" x 4'7"

*Plot is a mirror-image of plans shown above.
† Provision for optional shower

First Floor



First Floor

room dimensions:

bedroom 1	3.21m x 3.03m	10'6" x 9'11"
en-suite	2.09m x 1.94m	6'9" x 6'4"
bedroom 2	3.19m x 3.16m	10'5" x 10'4"
bedroom 3	3.08m x 2.57m	10'1" x 8'5"
bathroom	2.09m x 2.16m	6'9" x 7'1"

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4 bed home

The Lawers

Plots: 131*, 134

Key features

utility
cloaks
French doors
dressing area in master bedroom

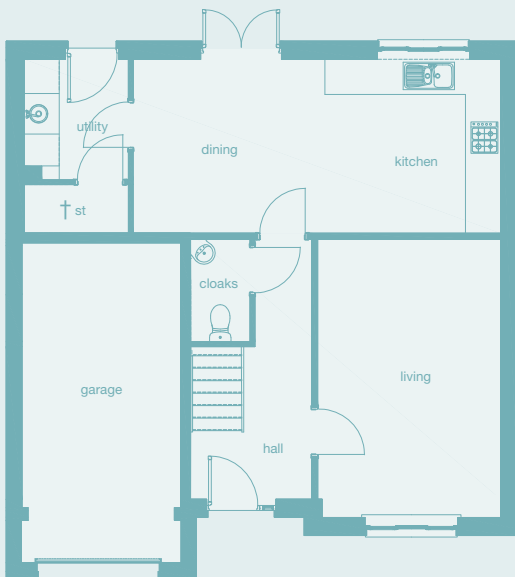
This 4 bedroom detached family villa comprises of a separate lounge and open plan kitchen/dining room. The elegant master bedroom with walk in dressing area and master en-suite provides the ultimate in privacy and luxury. There are 3 further bedrooms.



Please note: elevational treatments may vary



Ground Floor

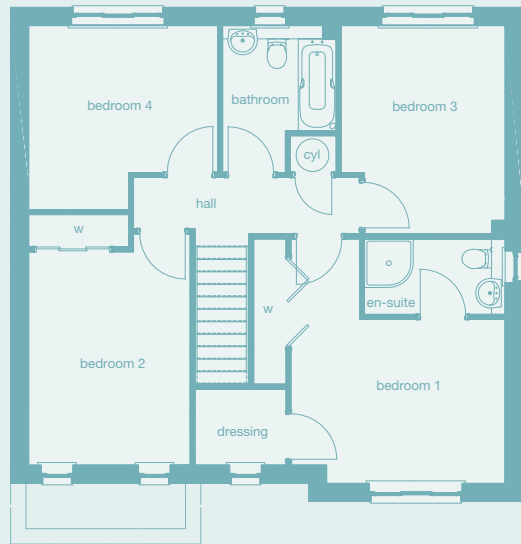


Ground Floor

room dimensions:

living room	5.14m x 3.38m	16'10" x 11'1"
kitchen/dining	6.79m x 3.21m	22'3" x 10'6"
utility	2.23m x 1.92m	7'3" x 6'3"
cloaks	1.10m x 1.89m	3'6" x 6'3"

First Floor



First Floor

room dimensions:

bedroom 1	3.92m x 3.03m _{min}	12'8" x 9'11" _{min}
en-suite	2.60m x 1.40m	8'6" x 4'6"
bedroom 2	3.95m x 2.98m	12'11" x 9'9"
bedroom 3	3.17m x 3.03m	10'5" x 9'11"
bedroom 4	3.51m x 2.72m	11'6" x 8'11"
bathroom	2.72m x 2.10m	8'10" x 6'10"

*Plot is a mirror-image of plans shown above.
† Provision for optional shower

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5 bed home

The Oss

Plots: 133, 135

Key features

utility
en-suite
French doors
dressing area to master bedroom

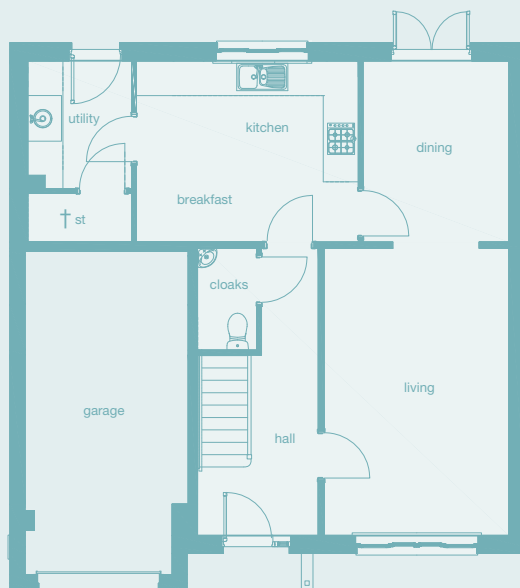
This 5 bedroom detached villa with integral garage is creatively designed with stylish living in mind. A lounge/dining room with French doors to the rear garden and breakfasting kitchen make this the perfect living space. On the upper floor the master bedroom with en-suite has a walk in dressing area and built in wardrobes and 4 further bedrooms. Bedroom 2 also has built in wardrobes.



Please note: elevational treatments may vary



Ground Floor



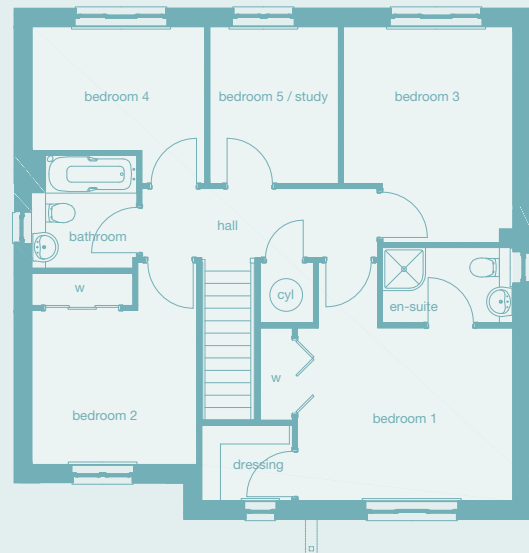
Ground Floor

room dimensions:

living room	5.33m x 3.42m	17'6" x 11'2"
kitchen	4.11m x 3.36m	13'6" x 11'0"
dining	3.36m x 2.70m	11'0" x 8'10"
cloaks	1.89m x 1.10m	6'3" x 3'7"

† Provision for optional shower

First Floor



First Floor

room dimensions:

bedroom 1	3.98m x 3.22m	13'2" x 10'6"
en-suite	2.42m x 1.40m	7'10" x 4'7"
bedroom 2	3.06m x 2.86m	10'0" x 9'5"
bedroom 3	3.32m x 3.15m	10'11" x 10'4"
bedroom 4	3.21m x 2.30m	10'6" x 7'6"
bedroom 5/study	2.39m x 2.92m	7'10" x 9'7"
bathroom	2.10m x 1.95m	6'9" x 6'4"

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Involved and informed

From the word go, you'll know exactly what's happening with your home. You can track progress on mymillerhome.com, an exclusive website dedicated to your new home. And, we'll send you regular updates via email or text.

www.mymillerhome.com



3 bed home The Douglas

Plot: 127

Key features

bay window
French doors
en-suite

The Douglas is a most interesting property. The exceptional dining/kitchen with its interesting angles exudes character, whilst the bay window provides a touch of luxury. To the first floor are 3 bedrooms, en-suite in master bedroom and a family bathroom.

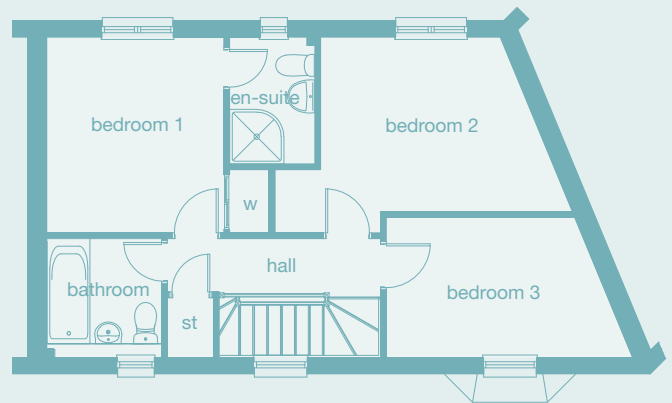
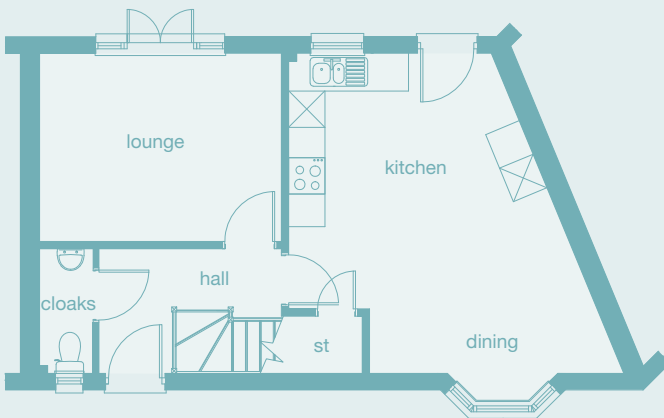


Please note: elevational treatments may vary



Ground Floor

First Floor



Ground Floor

room dimensions:

lounge	3.99m x 3.11m	13'1" x 10'2"
kitchen/dining	3.39m/4.02m x 5.29m	11'1"/13'2" x 17'4"
cloakroom	2.05m x 0.90m	6'9" x 2'11"

First Floor

room dimensions:

bedroom 1	2.94m x 3.21m	9'8" x 10'6"
en-suite	2.09m x 1.40m	6'10" x 4'7"
bedroom 2	2.96m/4.17m x 2.87m	9'9"/13'8" x 9'5"
bedroom 3	3.11m/4.00m x 2.30m	10'2"/13'1" x 7'7"
bathroom	1.96m x 1.90m	6'5" x 6'3"

*Plot is a mirror-image of plans shown above.

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3 bed home

The Alder

Plots: 101*, 106, 128

Key features

cloaks
en-suite
French doors

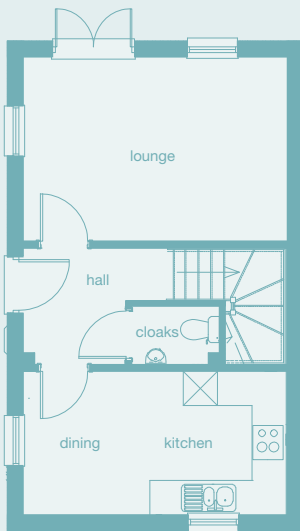
A thoughtfully planned 3 bedroom end terrace home featuring an entrance hall and a bright lounge with dual aspect windows and French doors leading off to the rear garden. The well designed kitchen/dining room with modern fitted kitchen units offers ideal storage and room to accommodate a growing family. The master bedroom comes complete with its own en-suite bathroom and built-in wardrobe. The property has 2 additional bedrooms and a family bathroom.



Please note: elevational treatments may vary



Ground Floor

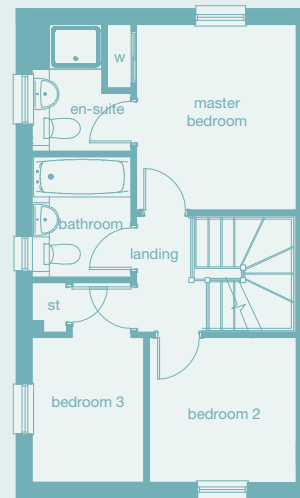


Ground Floor

room dimensions:

lounge	4.61m x 3.17m	15'1" x 10'4"
kitchen/dining	4.61m x 2.50m	15'1" x 8'2"
cloaks	1.54m x 0.97m	5'1" x 3'2"

First Floor



First Floor

room dimensions:

master bedroom	2.78m x 3.19m	9'1" x 10'5"
bedroom 2	2.56m x 2.53m	8'5" x 8'3"
bedroom 3	1.95m x 2.53m	6'4" x 8'3"
bathroom	1.73m x 2.10m	5'8" x 6'10"
en-suite	2.21m x 1.21m	7'3" x 3'5"

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2 bed apartment

The Hazel

Plots: 111*, 112*, 113*, 114, 115, 116, 121*, 122*, 123*, 124, 125, 126, 139*, 140

Key features

open plan lounge/dining
en-suite

An attractive, well-designed 2 bedroom apartment that benefits from a bright, large open-plan lounge/dining area. The stylish kitchen gives ample space for storage and cooking. The master bedroom is complemented by its own en-suite bathroom, while bedroom 2 has dual aspect windows.



Please note: elevational treatments may vary



room dimensions:

lounge/dining	5.11m x 4.29m	16'9" x 14'0" max
	5.11m x 3.62m	16'9" x 11'9" min
kitchen	1.78m x 4.02m	5'10" x 13'2"
master bedroom	2.92m x 3.27m	9'7" x 10'8"
bedroom 2	3.03m x 2.39m	9'11" x 7'10" max
	2.52m x 2.29m	8'3" x 7'6" min
bathroom	1.69m x 1.97m	5'6" x 6'5" max
en-suite	1.69m x 1.57m	5'6" x 5'2" min

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3 bed home

The Elder

Plot: 105

Key features

cloaks
en-suite

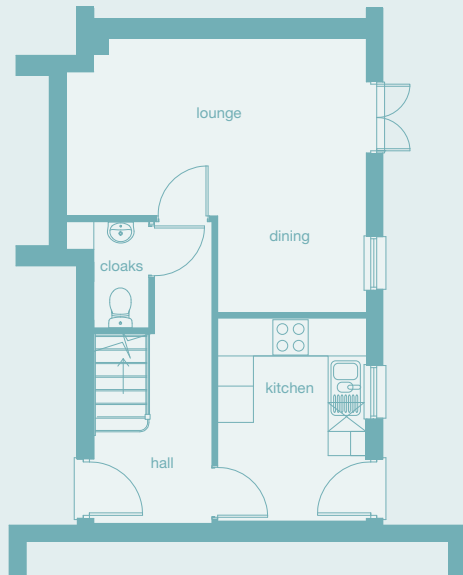
This 3 bedroom mid-terrace family villa has, on the ground floor, a hallway leading to the kitchen, cloaks, and lounge/dining room with French doors opening onto the garden. The upper floor comprises of the master bedroom with en-suite and fitted wardrobe, a family bathroom, and 2 further bedrooms.



Please note: elevational treatments may vary



Ground Floor

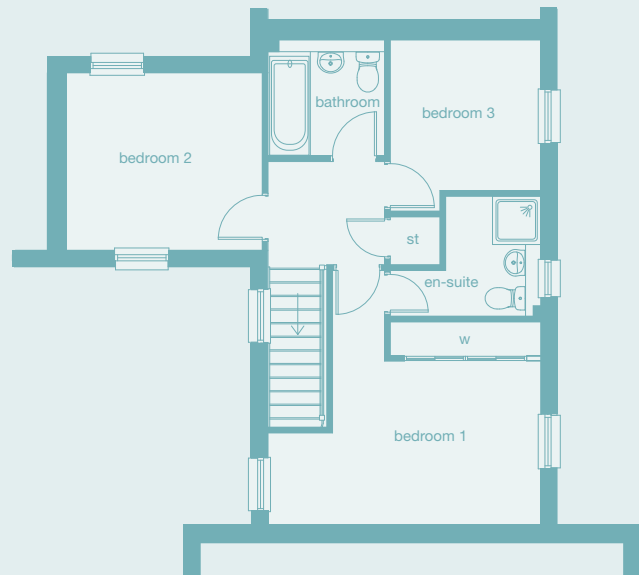


Ground Floor

room dimensions:

Lounge	4.96m x 2.92m	16'3" x 9'7"
Dining	2.45m x 1.59m	8'0" x 5'2"
Kitchen	2.45m x 3.35m	8'0" x 10'9"
cloaks	1.75m x 0.90m	5'7" x 2'9"

First Floor



First Floor

room dimensions:

bedroom 1	4.50m x 2.71m	14'9" x 8'10"
en-suite	1.97m x 1.57m	6'5" x 5'2"
bedroom 2	3.24m x 2.93m	10'7" x 9'7"
bedroom 3	2.48m x 2.50m	8'1" x 8'2"
bathroom	1.92m x 1.91m	6'3" x 6'3"

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How green?

We're fully committed to sustainable solutions in the way we design and build your home. For example, 8 out of 10 of the homes we build stand on 'brownfield' sites – that's previously used land. Find out how you can do your bit too by taking the lifestyle test on

www.mymillerstreet.co.uk



3 bed townhouse

The Ash

Plots: 103*, 104

Key features

cloaks
en-suite
French doors

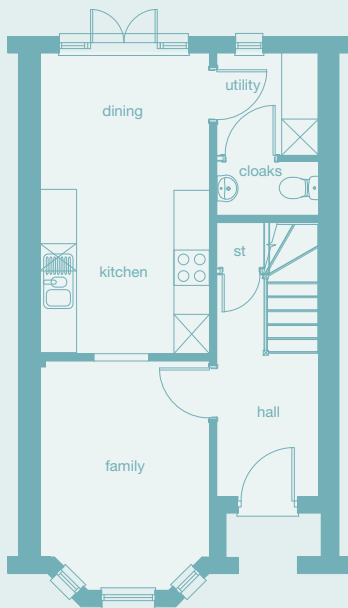
This elegant 3 storey townhouse provides adaptable living space on the ground floor, with utility room, cloaks, kitchen/dining room with French doors leading to the garden, and flexible family room. The lounge on the first floor has a bright bay window feature along with the bathroom and bedroom. The master bedroom with en-suite and built-in wardrobe is found on the second floor, along with a further bedroom.



Please note: elevational treatments may vary



Ground Floor

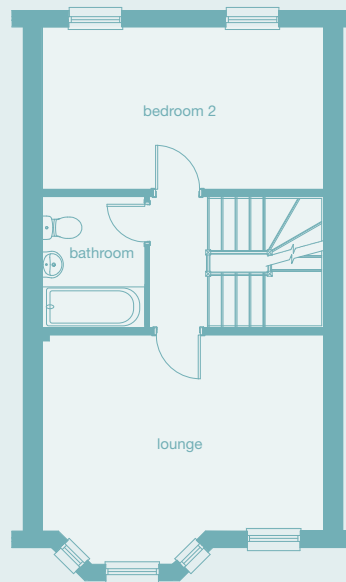


Ground Floor

room dimensions:

family room	2.82m x 3.24m	9'3" x 10'7"
kitchen/dining	2.79m x 4.97m	9'2" x 16'3"
cloaks	1.71m x 0.90m	5'6" x 2'10"

First Floor

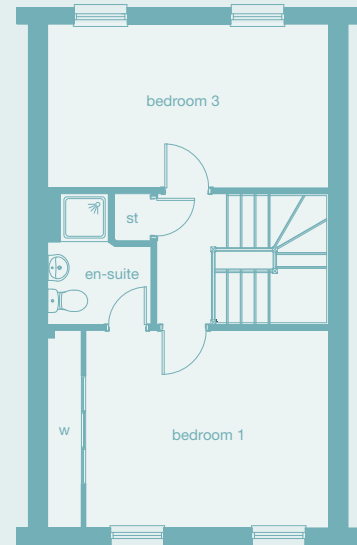


First Floor

room dimensions:

lounge	4.64m x 3.24m	15'2" x 10'7"
bedroom 2	4.64m x 2.68m	15'2" x 8'9"
bathroom	2.17m x 1.71m	7'2" x 5'6"

Second Floor



Second Floor

room dimensions:

bedroom 1	3.99m x 3.26m	13'1" x 10'8"
en-suite	2.10m x 1.72m	6'8" x 5'6"
bedroom 3	4.64m x 2.70m	15'2" x 8'10"

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3 bed home The Sycamore

Plot: 107

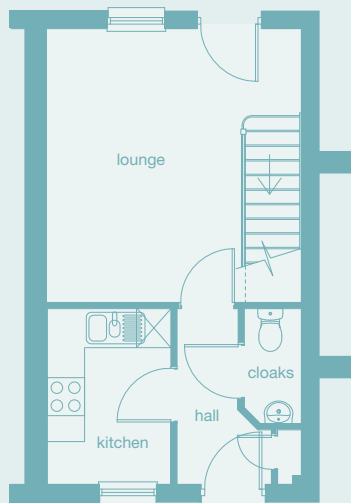
Key features

cloaks
wardrobes to bedroom 1

This 3 bedroom terrace villa comprises, on the ground floor, of an entrance hallway giving access to the cloaks, kitchen and lounge. The stairs within the lounge lead to 3 bedrooms and bathroom, with storage in the master bedroom.



Ground Floor

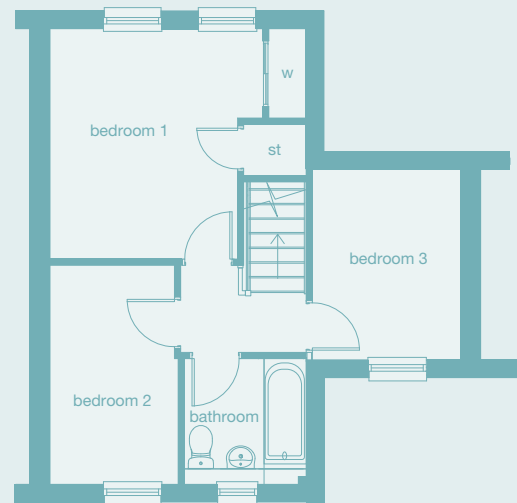


Ground Floor

room dimensions:

lounge	3.00m x 4.20m	9'10" x 13'9"
kitchen	2.00m x 2.70m	6'6" x 8'10"
cloaks	1.70m x 0.87m	5'6" x 2'9"

First Floor



First Floor

room dimensions:

bedroom 1	3.27m x 3.54m	10'8" x 11'7"
bedroom 2	3.36m x 1.97m	11'0" x 6'5"
bedroom 3	2.28m x 2.93m	7'5" x 9'7"
bathroom	1.87m x 1.93m	6'1" x 6'4"

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3 bed home

The Larch

Plot: 102

Key features

cloaks
en-suite
French doors

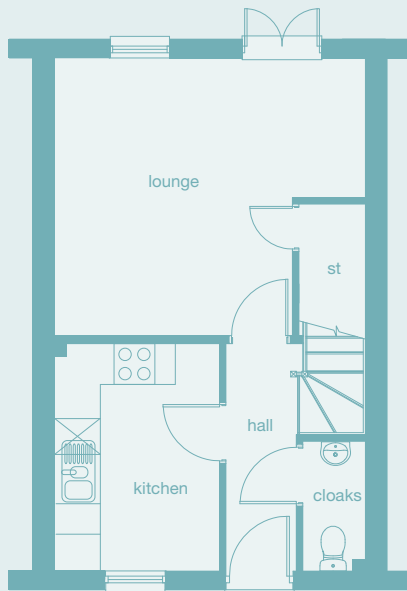
This 3 bedroom mid-terrace villa comprises of the hallway leading to the kitchen, cloaks, and lounge with French doors opening onto the garden. The upper floor has a master bedroom with en-suite and fitted wardrobe, bathroom and 2 further bedrooms.



Please note: elevational treatments may vary



Ground Floor

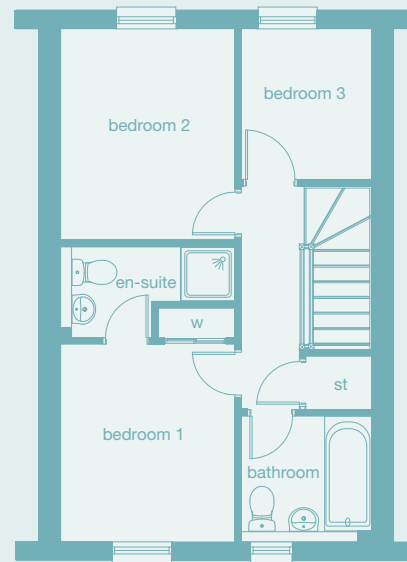


Ground Floor

room dimensions:

lounge	4.57m x 4.08m max	14'11" x 13'4"
kitchen	2.40m x 3.34m	7'10" x 10'11"
cloaks	1.90m x 0.92m	6'3" x 3'1"

First Floor



First Floor

room dimensions:

bedroom 1	2.55m x 2.90m	8'4" x 9'6"
en-suite	2.55m x 1.32m	8'4" x 4'4"
bedroom 2	2.55m x 3.11m	8'4" x 10'2"
bedroom 3	1.91m x 2.21m	6'3" x 7'3"
bathroom	1.91m x 1.85m	6'3" x 6'0"

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3 bed townhouse

The Maple

Plots: 108*, 109, 110, 117*, 118, 119

Key features

cloaks
en-suite
French doors

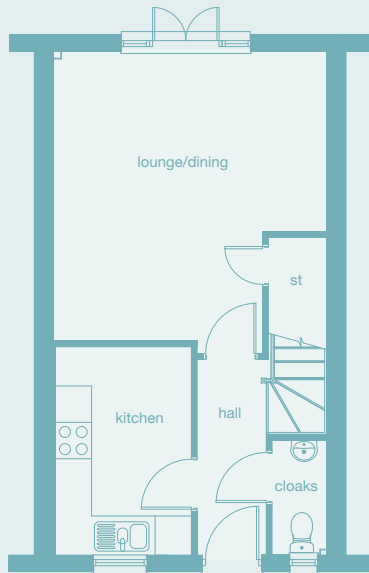
A creatively designed 3 storey villa with 3 bedrooms includes on the ground floor, a lounge/dining room with storage and French doors leading to the garden, kitchen and cloaks. The first floor comprises of 2 bedrooms, storage and bathroom, with a bright, master bedroom located on the second floor with en-suite, a fitted wardrobe, and dormer window and velux windows providing ample natural light.



Please note: elevational treatments may vary



Ground Floor

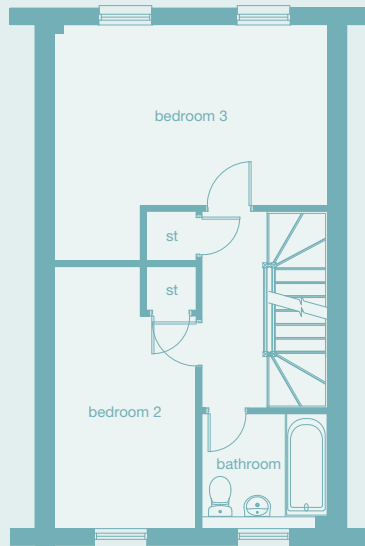


Ground Floor

room dimensions:

lounge/dining	4.51m x 4.79m	14'9" x 15'5"
kitchen	2.25m x 3.44m	7'4" x 11'3"
cloaks	1.90m x 0.90m	6'2" x 2'9"

First Floor

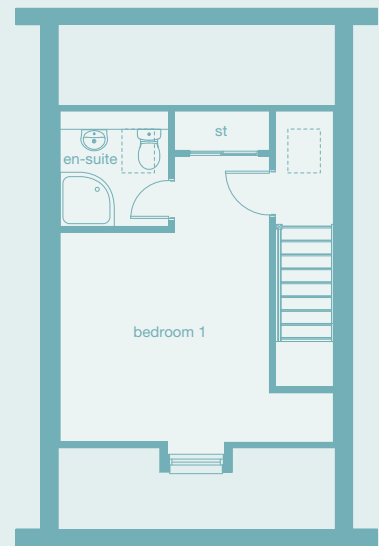


First Floor

room dimensions:

bedroom 2	2.34m x 4.33m	7'8" x 14'2"
bedroom 3	4.51m x 2.99m	14'9" x 9'9"
bathroom	2.07m x 1.90m	6'7" x 6'2"

Second Floor



Second Floor

room dimensions:

bedroom 1	3.46m x 3.47m	11'4" x 11'4"
en-suite	1.90m x 1.80m	6'2" x 5'9"

*Plot is a mirror-image of plans shown above.

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4 bed home

The Saddle

Plot: 138

Key features

French doors
en-suite to master bedroom
utility room

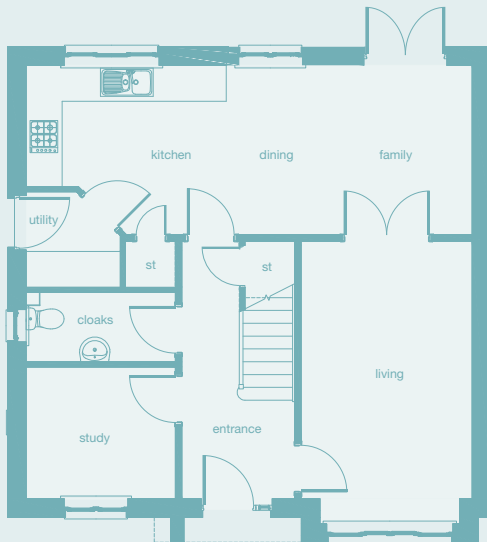
With its separate utility room to keep the household management out of the way, the kitchen of the Saddle and its adjoining family/dining room form a natural focal point for family life.



Please note: elevational treatments may vary



Ground Floor

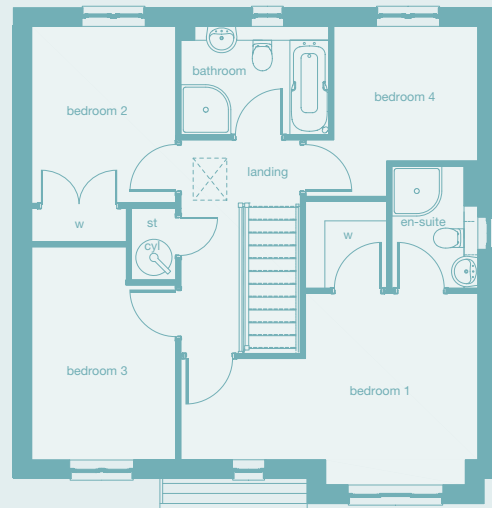


Ground Floor

room dimensions:

study	2.37m x 2.69m	7'9" x 8'9"
living	5.09m _{max} x 3.08m	16'8" x 10'1"
kitch/dining/fam	3.05m _{max} x 8.03m	10'2" x 26'4"
utility _{max}	1.73m x 1.70m	5'8" x 5'6"
cloaks	1.25m x 2.69m	4'1" x 8'9"

First Floor



First Floor

room dimensions:

bedroom 1 _{max}	3.45m x 5.35m	11'3" x 17'6"
en-suite _{max}	2.20m x 1.55m	7'2" x 5'1"
bedroom 2	3.18m x 2.59m	10'5" x 8'6"
bedroom 3	3.84m _{max} x 2.59m	12'7" x 8'6"
bedroom 4	3.06m _{max} x 2.59m	10'0" x 8'6"
bathroom	1.95m x 2.66m	6'4" x 8'8"

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4 bed home

The Avon

Plots: 136*, 137

Key features

cloaks
utility room
French doors
study with bay window

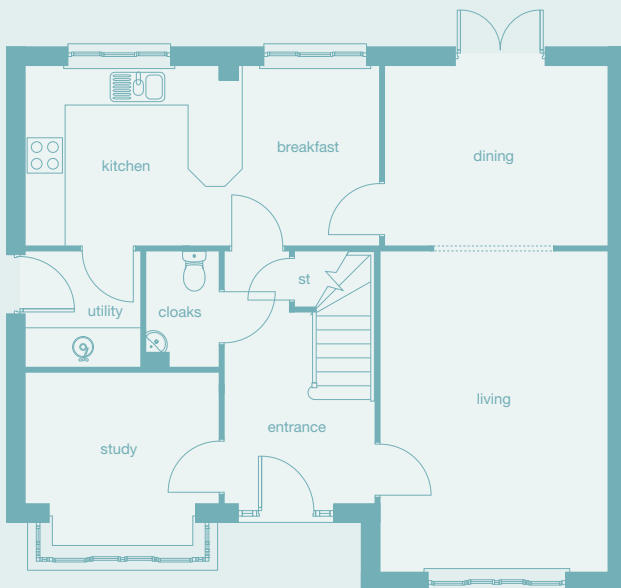
This detached home has been designed with family living in mind. Included on the ground floor is a lounge leading onto the dining room. The kitchen boasts a breakfast area alongside a practical utility room. The master bedroom with en-suite and dressing area is the perfect retreat to relax in.



Please note: elevational treatments may vary



Ground Floor

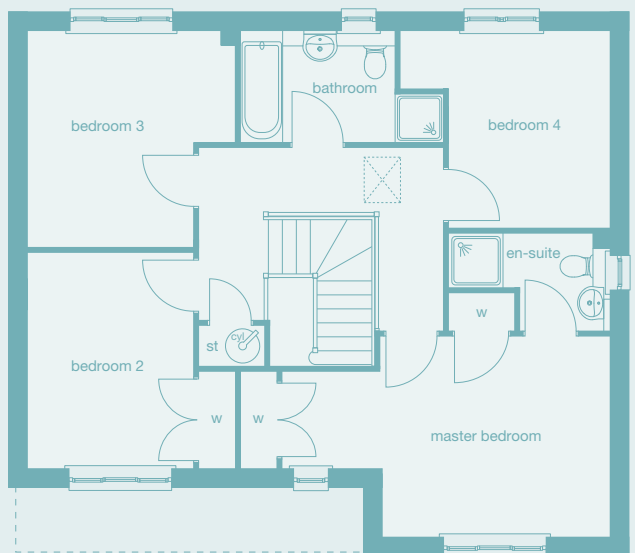


Ground Floor

room dimensions:

living	5.28m x 3.75m	17'3" x 12'3"
dining room	2.96m x 3.67m	9'8" x 12'0"
kitchen/breakfast	2.96m x 5.84m	9'8" x 19'1"
utility	1.90m x 1.89m	6'2" x 6'2"
cloaks	1.90m x 1.19m	6'2" x 3'10"
study	2.92m _{max} x 3.18m	9'7" x 10'5"

First Floor



First Floor

room dimensions:

master bedroom _{max}	3.31m x 5.39m	10'10" x 17'8"
en-suite _{max}	1.61m x 2.64m	5'3" x 8'7"
bedroom 2	3.57m x 2.74m	11'8" x 8'11"
bedroom 3	3.57m x 3.43m _{max}	11'8" x 11'3"
bedroom 4	3.26m x 3.44m _{max}	10'8" x 11'3"
bathroom	1.85m x 3.35m _{max}	6'0" x 10'11"

*Plot is a mirror-image of plans shown above.

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2 bed home

The Birch

Plot: 120

Key features

secure integral garage

A modern take on a mews style accommodation, this home comprises an integrated garage with convenient under stairs storage. A kitchen/dining and living area make for relaxed entertaining and two bedrooms make this a comfortable home – as an alternative to apartment living.

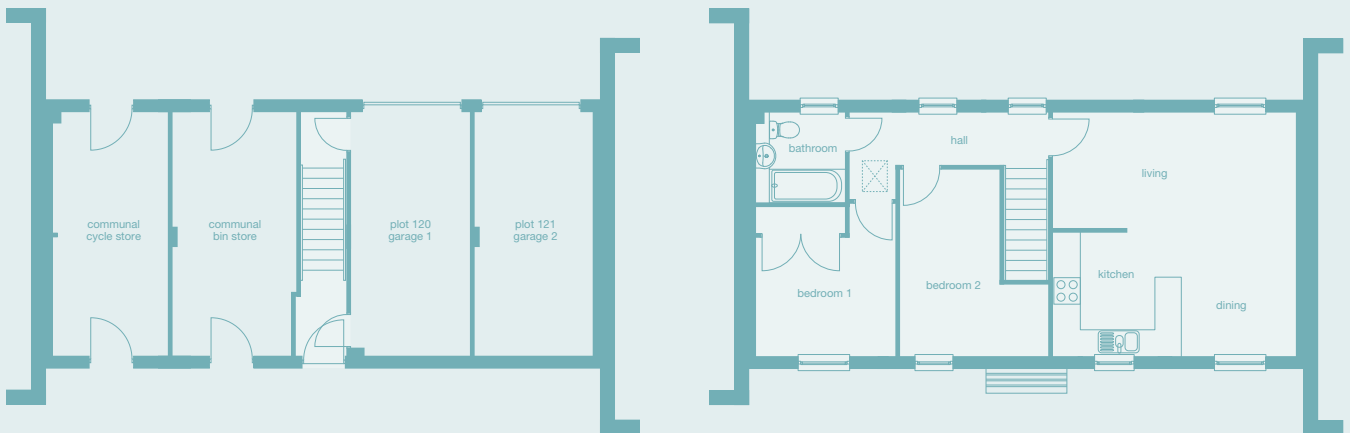


Please note: elevational treatments may vary



Ground Floor

First Floor



First Floor

room dimensions:

bathroom	2.05m x 2.03m	6'8" x 6'7"
bedroom 1	3.46m _{max} x 3.17m	11'4" x 10'4"
bedroom 2	4.24m x 3.40m _{max}	13'10" x 11'1"
kitchen	2.81m x 2.93m	9'2" x 9'7"
dining/lounge _{max}	5.54m x 5.55m	18'2" x 18'2"

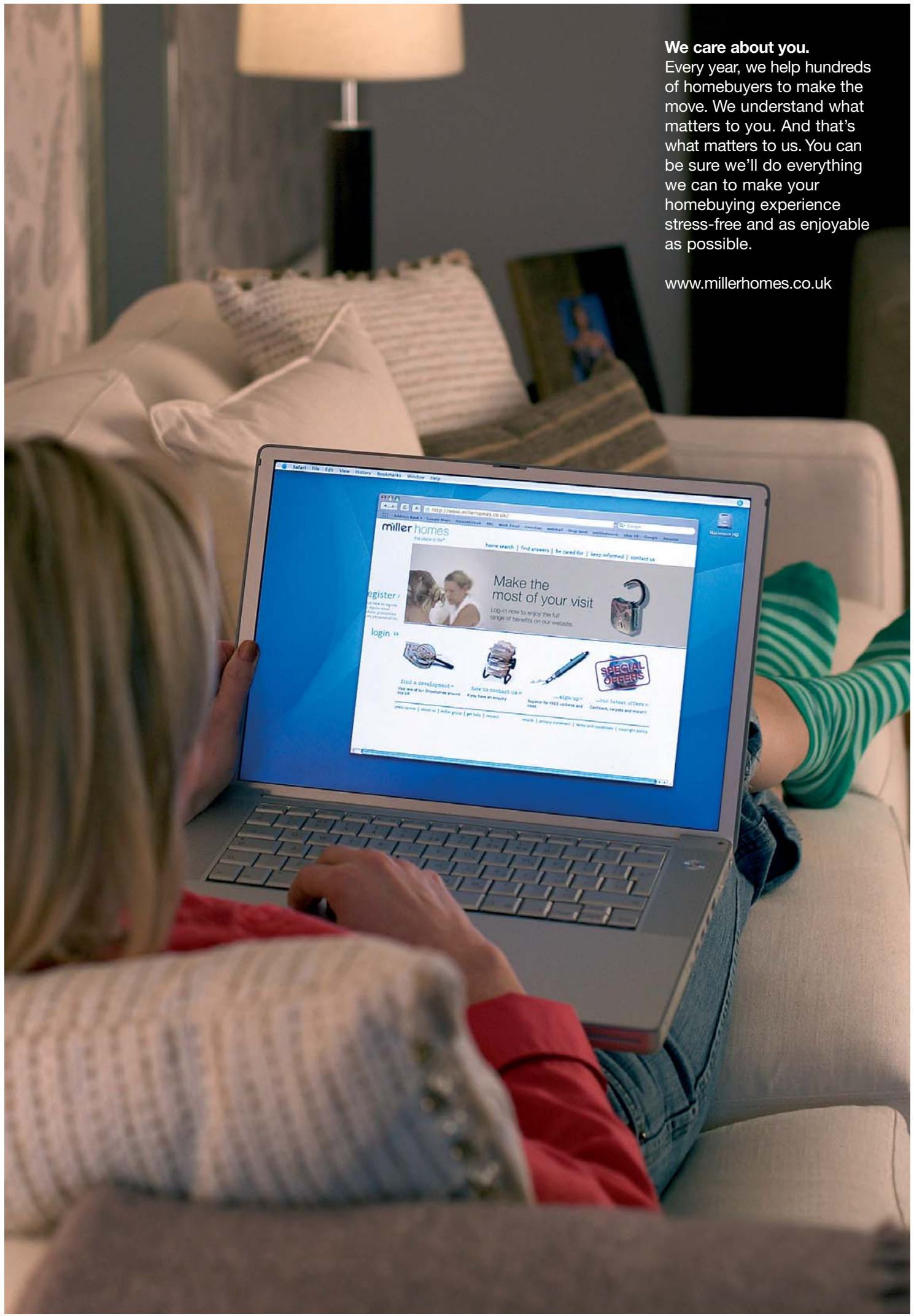
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Specification

Liberty Gardens – (Excluding plots 129, 130, 131)

- ✓ yes
- optional extra
- not available

	The Alder	The Ash	The Douglas	The Hazel	The Larch	The Lawers	The Maple	The Oss	The Tolmount	The Saddle	The Birch	The Avon
Kitchens and utilities												
stainless steel chimney hood with stainless steel splashback	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel single fan oven	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel 4-ring gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
plumbed space for washing machine	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
strip-lights under wall units	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3 spot track ceiling lights	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
white plastic switches and sockets	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel 1½ sink (where layout permits) and monobloc tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel single bowl sink and monobloc tap (in utility room where layout permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
plumbing for dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
post-formed or square-edged worktops with 100mm upstand	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
integrated washer/dryer	○	○	○	○	○	○	○	○	○	○	○	○
integrated dishwasher	○	○	○	○	○	○	○	○	○	○	○	○
integrated fridge-freezer	○	○	○	○	○	○	○	○	○	○	○	○
floor tiling	○	○	○	○	○	○	○	○	○	○	○	○
Bathrooms and en-suites												
shaver point	○	○	○	○	○	○	○	○	○	○	○	○
minimum of one complete shower	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
chrome taps	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
'American Standard' sanitaryware with bath	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
full-height tiling around showers	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
450mm wall tiling around bath	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
chrome downlighters	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
splashback wall tiling to all wash hand basins	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
floor tiling	○	○	○	○	○	○	○	○	○	○	○	○
Electrical												
TV sockets in lounge and master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
extra TV sockets	○	○	○	○	○	○	○	○	○	○	○	○
BT sockets in lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
extra BT sockets	○	○	○	○	○	○	○	○	○	○	○	○
co-axial digital cable fitted	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
front porch light ready-fitted with PIR	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓
front doorbell and chimes ready-fitted	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓
double socket and light in garage (where layout permits)	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓
audio door entry system	-	-	-	✓	-	-	-	-	-	-	-	-
Security												
multi-point locking front door system	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
uPVC fascias, soffits and bargeboards (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
dry roofing systems to ridges, verges and hips (where roof pitch and planning allows)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
alarm	○	○	○	○	○	○	○	○	○	○	○	○
Heating												
double-glazing to all windows	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
thermostatically controlled radiators to all rooms (except where roomstat is fitted)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
electrical point for fire	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Decorative												
smooth finish ceilings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
French doors (where local ground conditions permit)	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓
house numbers ready fitted	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
woodwork painted white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
walls painted Gardenia except wet rooms which will be white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
stop-chamfered spindles and newels to stairs	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓
semi-solid 6-panel colonial style internal doors with chrome plated levers	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
150mm skirting and 63mm architrave	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
fitted wardrobes (refer to individual housetype)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External												
0.9m post and rail or 1.8m solid fencing (refer to site fencing layout)	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓
turfed front garden	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓
turfed rear garden	○	○	○	-	○	○	○	○	○	○	○	○
outside cold water tap	○	○	○	-	○	○	○	○	○	○	○	○

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 on the folder for more information. Photography represents typical Miller Homes' fittings and options.

Specification

Liberty Gardens – (Plots 129, 130, 131)

Interior design

- Oak veneer doors
- Pre-glazed 10 pane doors
- Stained colonial balustrade with matching handrail
- Mirror sliding doors to all wardrobes – complete with shelf pack
- Polished chrome ironmongery
- French doors to rear garden – (Alder house type only)
- BT point and TV points provided in lounge and master bedroom

Kitchens

- Choice of designer fitted kitchen
- Brushed steel gas hob and integrated cooker hood
- Brushed steel single fan oven
- Washer/dryer fitted to all apartments
- Under unit lighting
- Choice of Porcelanosa wall tiling
- 1½ bowl inset sink complete with mixer tap

Bathroom and shower rooms

- Choice of Porcelanosa wall tiling
- Sanitary ware – white
- Choice of vanity units – see general arrangement drawing
- Master en-suite fitted with separate shower cubicle
- The Birch has shower over the bath
- Mechanical extractor fan

Energy efficiency

- Gas central heating with thermostatic radiator valves to most radiators
- High performance GRP front doors
- High performance UPVC double glazed door with chrome ironmongery
- Energy efficiency insulation standards to provide low running costs
- Condensing boiler

External features

- Garages (where applicable) supplied with light and power
- Pavior driveways (where applicable)
- Front gardens turfed (where applicable)
- UPVC soffits, fascia and cladding system
- Communal satellite aerial to apartments

Safety features

- Hardwired smoke alarms
- Double glazed UPVC windows
- Multi point locking to entrance doors
- External lighting to front and rear

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How to find us

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● Liberty Gardens

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