



2 bed apartments
1, 3 & 4 bed homes
Regents Park 2, Crossgates

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Contents:

- 01 Welcome home
- 02 Location

Floor plans (inserts)

Make yourself at home in Crossgates.

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 Regents Park 2.

Outdoor activities

In addition to easy access to the surrounding countryside for walking or cycling, the nearby recreational facilities include the magnificent Pittencrieff Park in Dunfermline. Known locally as 'the Glen', it includes 76 acres of landscaped grassland with ponds, nature walks and play areas, a glasshouse and a museum, and is regularly used to host outdoor events.

Sport and leisure

Cowdenbeath has an excellent Leisure Centre, around two miles from the development, that includes both full-size and toddler pools, a health suite, an aqua-gym, fitness suite, floodlit five-a-side pitches and a small theatre. The Carnegie Leisure Centre in nearby Dunfermline is currently benefiting from a £17m redevelopment programme to provide state-of-the-art facilities, and there is a bowling club just a short stroll from the development and a wide choice of good golf courses within a few minutes drive.

Cowdenbeath Leisure Centre
7 Pit Road, Cowdenbeath
01383 602 305

Carnegie Leisure Centre
Pilmuir Place, Dunfermline
01383 602 304

Cowdenbeath Golf Club
Seco Place, Cowdenbeath
01383 511 918

Entertainment

In addition to a 540-seat theatre, Carnegie Hall in Dunfermline has a multipurpose Music Institute suite and a newly refurbished restaurant. The year-round programme covers an eclectic mixture of live music, drama, comedy and cinema, and Carnegie Hall is frequently a venue for major international touring shows. The cultural attractions of Edinburgh, with its exciting choice of theatres, multiplex and arts cinemas, museums, nightlife and restaurants, are also in easy reach for days and evenings out.

Carnegie Hall
East Port, Dunfermline
01383 602 302

Shopping

The local shopping in Crossgates includes a newsagent around quarter of a mile from the development, and there is a post office, two pubs and a Chinese take-away in the village. The adjacent town centres of Dunfermline and Cowdenbeath offer a wide choice of retailers including supermarkets, traditional butchers and bakers and a range of speciality shops.

Stewarts Newsagents
57 Main Street
01383 610 020

Crossgates Post Office
25 Main Street
01383 610 099

Lloyds TSB
92 High Street, Cowdenbeath
0845 3000 000

Bank of Scotland
349-351 High Street, Cowdenbeath
01383 317 014

Royal Bank of Scotland
102 High Street, Cowdenbeath
01383 513 985

Transport

Crossgates is well served by bus links with neighbouring towns and there are bus stops adjacent to the development in Springhill Brae. The train stations at Dunfermline Queen Margaret and Cowdenbeath are around two miles and three miles away respectively, and both operate services to Edinburgh. Around a mile from the M90 motorway, the development is also convenient for travel to Edinburgh International Airport and the Edinburgh Park and Ride facility.

Education

Crossgates has a very good primary and nursery school catering for children aged 3 to 12 years, housed in a spacious two-storey building with an open outlook towards the Forth Bridges. There is a further choice of primary schools in Cowdenbeath. The local secondary school is Beath High, which moved into new purpose built premises in 2003. It was recently described by HM Inspectorate as providing a 'very good' quality of education.

Crossgates Primary School
Dunfermline Road
01383 602 452

St Bride's RC Primary School
Barclay Street, Cowdenbeath
01383 602 431

Cowdenbeath Primary School
45 Broad Street Cowdenbeath
01383 602 449

Beath High School
Foulford Road, Cowdenbeath
01383 602 401

Health care

Crossgates Medical Practice in Main Street is a full-time GP service with two doctors and a practice nurse. It also offers a wide range of specialist clinics. Convenient dental practices include surgeries in Cowdenbeath and Kelty.

Crossgates Medical Practice
94 Main Street
01383 511 398

JM Millar and J Glen (dentists)
1 Foulford Street, Cowdenbeath
01383 511 242



Existing Housing

SPRINGH

SUDS Area

Toddler Area

Woodland Planting Area



Regents Park 2 Plot information

Whether you're heading into the city or visiting the coast, Regents Park – in the village of Crossgates, near Dunfermline – has it all.



Phase 1

- The Arrol
- The Carisbrook
- The Edgbaston
- The Grange
- The Headingly
- The Newlands
- The Scott

Phase 2*

- The Conrad
- The Hughes
- The Humber
- The Jura
- The Kesson
- The Stanton
- The Teviot
- The Yeats

Occupied Homes

* Subject to planning

Plots 201-215 inclusive subject to planning.
Plots 216-236 inclusive subject to planning.

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.

Farmland



Existing
Development



Regents Park Plot information

Offering delightful views over the fields and open landscapes of the southern edge of Fife, Regents Park brings a prestigious selection of superb family homes into an attractive traditional village setting. Located between Dunfermline and Cowdenbeath, and just a few minutes drive from the Forth Road Bridge, this peaceful development is also an immensely convenient base for commuting to the capital and beyond.

The Tamar see page 02

The Conrad see page 03

The Teviot see page 04

The Humber see page 05

The Severn see page 06

The Jura see page 07



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3 bed home The Stanton

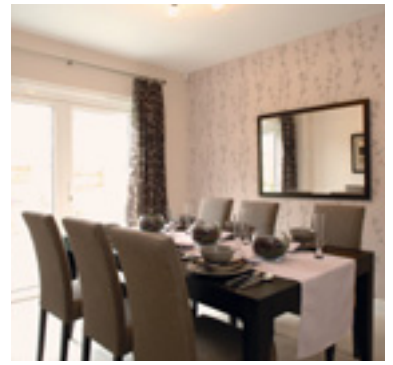
Key features

generous storage space
full gas central heating

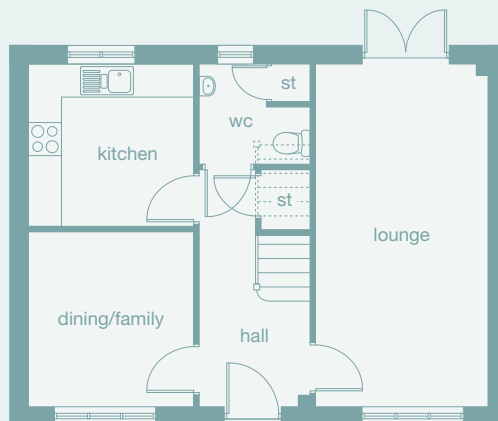
As soon as you enter the Stanton the broad hall and inviting staircase, rising to a bright, spacious landing, presents a light, open impression that reflects the ambience found throughout this welcoming home. The magnificent lounge, extending from a front-facing window to the French doors opening out to the garden, provides an impressive setting for parties and gatherings, and the generously proportioned dining room could also be used as an informal family room.



Please note: elevational treatments may vary.



Ground Floor



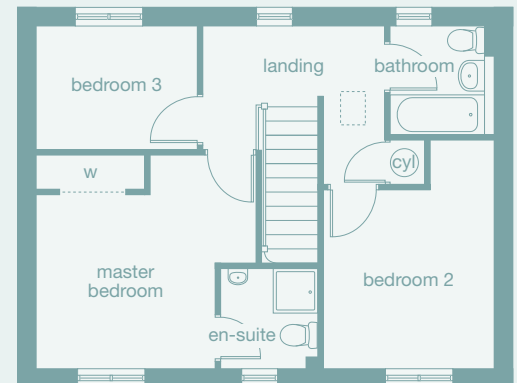
Ground Floor

room dimensions:

lounge	6.1m x 3.0m	19'11" x 9'10"
kitchen	2.9m x 2.9m	9'4" x 9'5"
dining/family	2.9m x 3.1m	9'4" x 10'2"
wc	2.0m x 1.7m	6'8" x 5'7"

(cyl) Denotes hot water cylinder.

First Floor



First Floor

room dimensions:

master bedroom	3.9m max x 3.7m incl. w/robes	12'9" x 12'2"
en-suite	1.7m x 1.8m	5'8" x 5'10"
bedroom 2	3.0m x 4.0m max	9'11" x 13'3"
bedroom 3	2.8m x 2.3m	9'3" x 7'6"
bathroom	1.9m x 1.9m	6'2" x 6'4"

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3 bed home

The Newlands

Plots: 306*, 316*, 317, 320*

Key features

breakfasting kitchen
spacious lounge with French doors
leading to garden
built-in wardrobes to all bedrooms

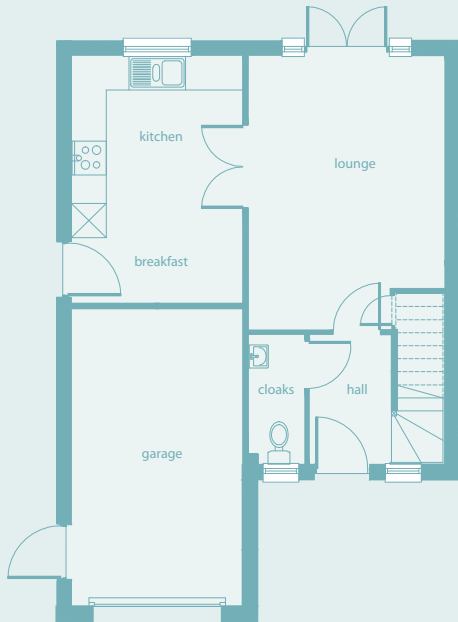
A detached villa with integral garage which provides excellent living accommodation with a spacious lounge, breakfasting kitchen and cloakroom on the ground floor. The first floor comprises the master bedroom with en-suite, two further bedrooms and bathroom, and ample storage for the growing family.



Please note: elevational treatments may vary



Ground Floor

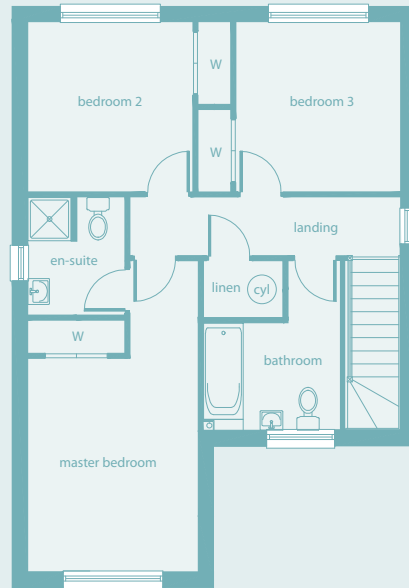


Ground Floor

room dimensions:

lounge	4.83m x 3.46m	15'10" x 11'4"
kitchen/breakfast	4.35m x 3.00m	14'3" x 9'10"
cloakroom	2.28m x 0.96m	7'5" x 3'2"

First Floor



First Floor

room dimensions:

master bedroom	3.76m x 3.00m	12'4" x 9'10"
en-suite	2.07m x 1.70m	6'9" x 5'7"
bedroom 2	3.00m x 2.91m	9'10" x 9'6"
bedroom 3	3.00m x 2.90m	9'10" x 9'6"
bathroom	2.43m x 1.91m	7'11" x 6'3"

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

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4 bed home The Kesson

Key features

french doors
downstairs wc
en-suite shower room
integral garage

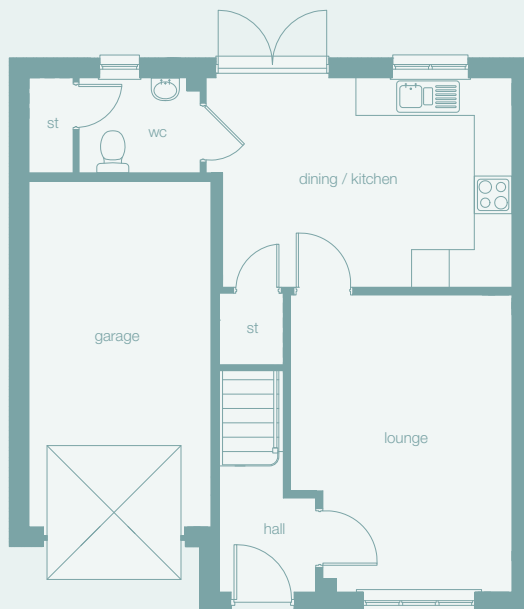
With its charming canopy adding a welcoming appeal to the entrance of this excellent family home it is clear at first glance that The Kesson is an elegant home. With separate lounge, dining/kitchen with french doors leading out to the rear garden, ideal for entertaining round the BBQ in the summer sunshine.



Please note: elevational treatments may vary.



Ground Floor

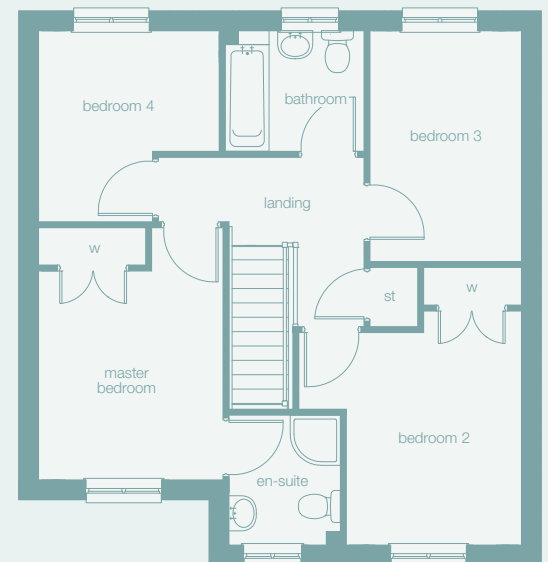


Ground Floor

room dimensions:

lounge	3.6m max x 4.7m max	11'8" x 15'6"
kitchen/dining	4.6m x 3.3m max	15'2" x 10'11"
wc	1.9m x 1.5m	6'4" x 5'0"

First Floor



First Floor

room dimensions:

master bedroom	2.9m max x 3.3m	9'8" x 10'11"
en-suite	2.1m max x 1.8m max	6'10" x 5'10"
bedroom 2	2.8m x 3.7m	9'2" x 12'3"
bedroom 3	2.4m x 3.7m	7'11" x 12'1"
bedroom 4	2.3m max x 3.0m max	9'5" x 10'0"
bathroom	2.2m max x 1.9m max	7'3" x 6'4"

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4 bed home

The Edgbaston

Plots: 301*, 302*, 305, 307*, 309*, 310*, 312*, 315, 318, 319

Key features

double doors leading into superb lounge
breakfasting kitchen with French doors
leading to garden
built-in wardrobes to all bedrooms

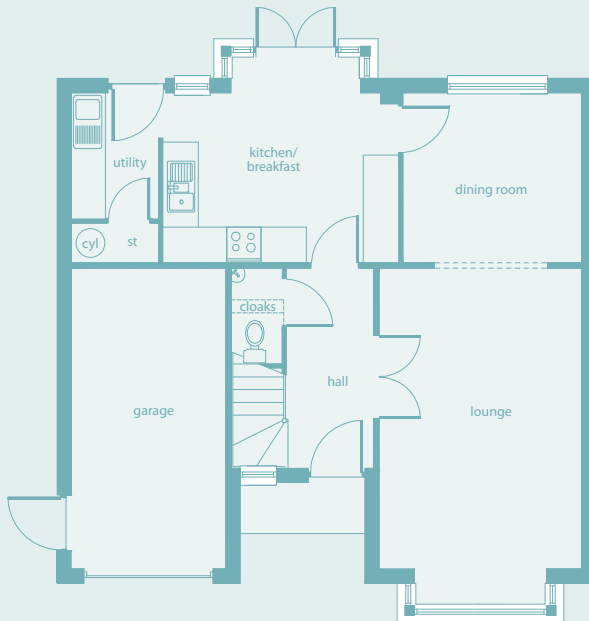
A fantastic detached villa with integral garage. The ground floor comprises a lounge/dining room, spacious breakfasting kitchen and utility area off the kitchen and a cloakroom. On the first floor is the master bedroom with en-suite, three further bedrooms with ample storage and family bathroom.



Please note: elevational treatments may vary



Ground Floor

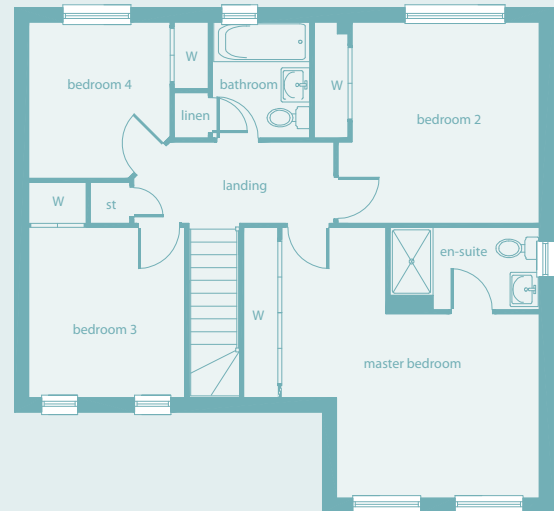


Ground Floor

room dimensions:

lounge	4.97m x 3.67m	16'4" x 12'1"
kitchen/breakfast	3.00m x 2.90m	9'10" x 9'6"
utility	2.20m x 1.51m	7'3" x 4'11"
dining room	3.69m x 2.83m	12'1" x 9'3"
cloakroom	1.60m x 0.90m	5'3" x 2'11"

First Floor



First Floor

room dimensions:

master bedroom	3.90m x 3.22m	12'9" x 10'7"
en-suite	2.60m x 1.42m	8'6" x 4'7"
bedroom 2	3.96m x 3.22m	13'0" x 10'7"
bedroom 3	3.22m x 2.40m	10'7" x 7'10"
bedroom 4	2.89m x 2.63m	9'6" x 8'8"
bathroom	2.01m x 1.70m	6'7" x 5'7"

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4 bed detached The Conrad

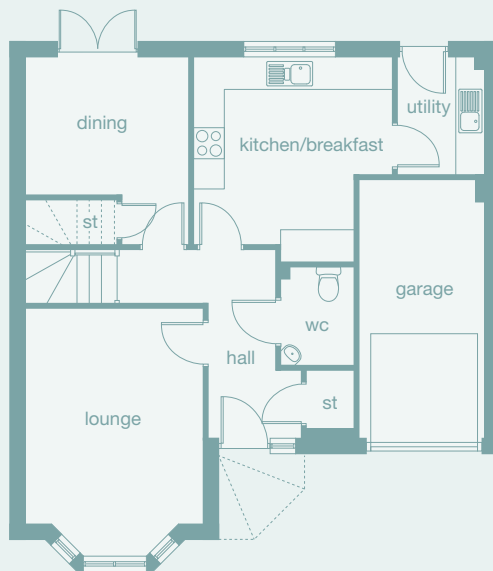
Key features

integral garage
bay window
French doors
two en-suite shower rooms

The imposing bay-windowed frontage and sheltered entrance make it clear at first glance that this is a home of immense quality. The spacious family kitchen is complemented by a charming garden dining-room that will make entertaining a particular pleasure on summer evenings.



Ground Floor



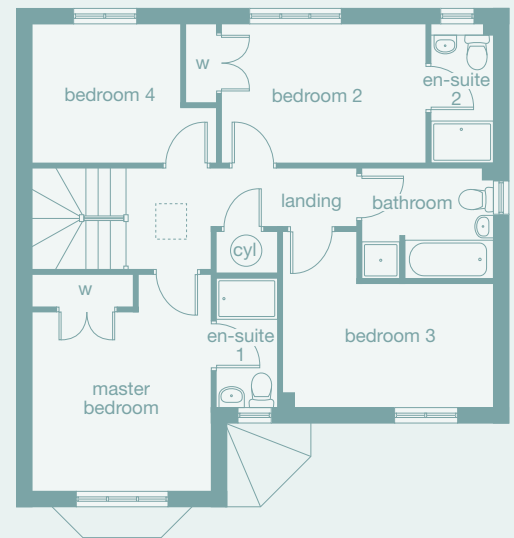
Ground Floor

room dimensions:

lounge	3.4m x 4.2m	excl. bay	11'3" x 13'9"
kitchen/breakfast	3.8m x 3.9m		12'7" x 12'11"
dining	3.2m x 3.6m		10'5" x 11'10"
utility	1.7m x 2.2m		5'7" x 7'5"
wc	1.4m x 1.9m		4'7" x 6'4"

(cyl) Denotes hot water cylinder.

First Floor



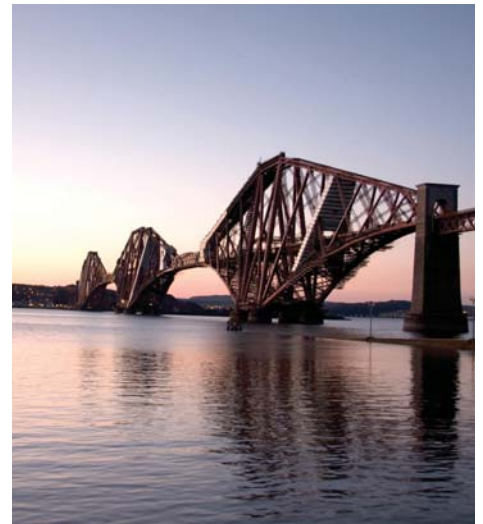
First Floor

room dimensions:

master bedroom	3.4m x 4.2m		11'3" x 13'10"
en-suite 1	1.2m x 2.3m		3'11" x 7'8"
bedroom 2	3.9m	excl. wardrobes x 2.9m	13'0" x 18'10"
en-suite 2	1.2m x 2.7m		3'11" x 8'10"
bedroom 3	4.1m x 3.4m		13'5" x 11'11"
bedroom 4	3.6m x 2.7m		11'8" x 8'10"
bathroom	2.6m x 2.2m		8'5" x 7'2"

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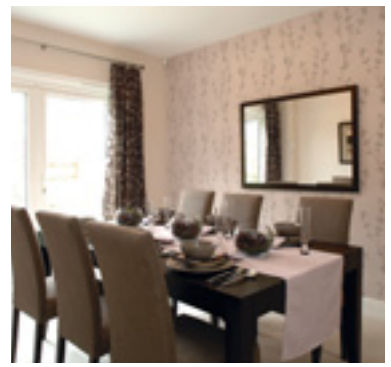
4 bed detached The Hughes

Key features
integral garage
downstairs WC
bay window

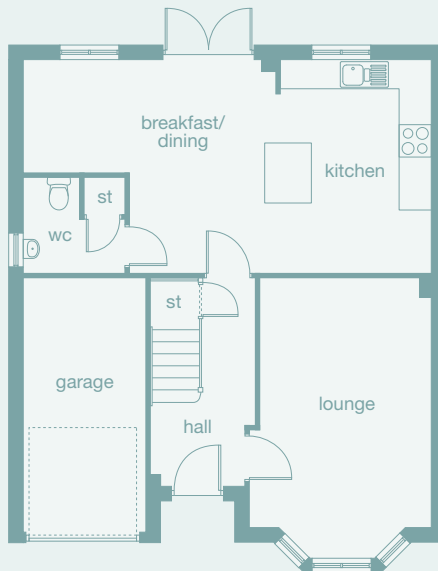
An exceptionally attractive and spacious family home, the Hughes offers the sort of features and flexibility that make everyday life a real pleasure. The French doors, opening out from the breakfast area add a fascinating new dynamic to the accommodation, really helping you get the most from your garden. And with an en-suite to two of the bedrooms, there's scope to create a very special guest suite.



Please note: elevational treatments may vary.



Ground Floor



Ground Floor

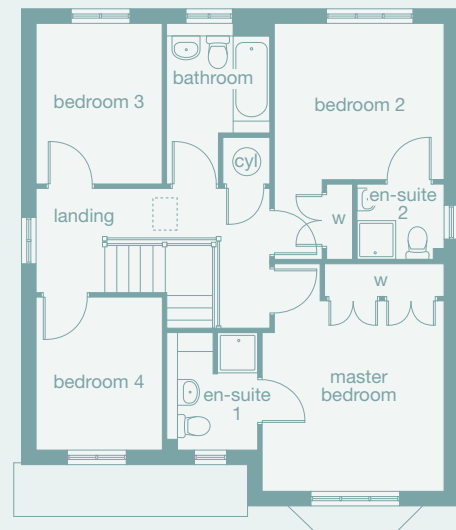
room dimensions:

lounge †	3.6m x 5.5m incl. bay	11'10" x 18'2"
kitchen	2.9m x 4.2m	9'9" x 13'10"
breakfast/dining	5.0m x 4.2m max	16'6" x 13'9"
wc	2.0m max x 1.9m max	6'7" x 6'2"

† Please note that where a property features a bay window, dimensions given include the bay.

(cyl) Denotes hot water cylinder.

First Floor



First Floor

room dimensions:

master bedroom	3.6m max x 4.5m incl. w/robes	11'8" x 14'8"
en-suite 1	1.9m x 2.3m	6'2" x 7'6"
bedroom 2	3.4m x 4.7m max	11'1" x 15'5"
en-suite 2	1.7m x 1.5m	5'7" x 5'0"
bedroom 3	2.5m x 3.2m	8'4" x 10'4"
bedroom 4	2.5m x 3.0m	8'1" x 9'10"
bathroom	1.9m x 2.1m	6'6" x 7'0"

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4 bed detached The Teviot

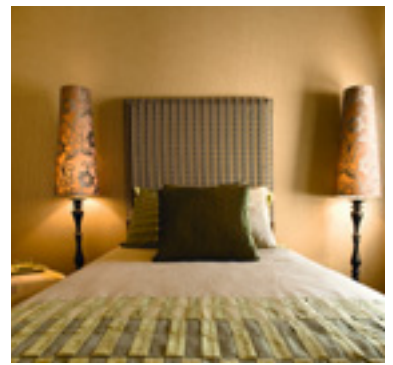
Key features

integral double garage
bay window
dual French doors
en-suite shower room

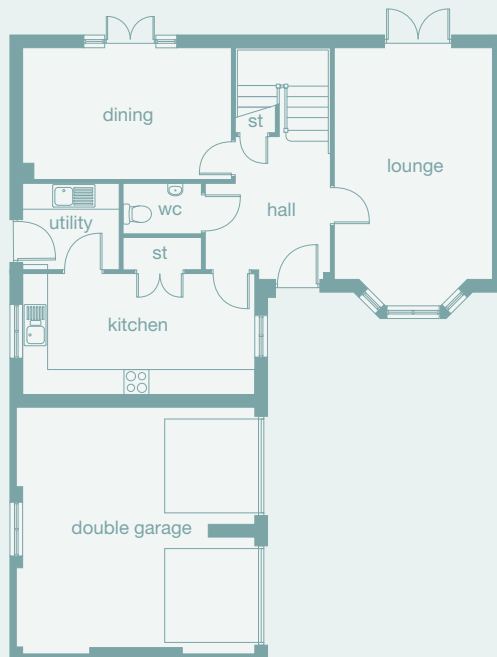
From the convenient utility room to the sumptuous en-suite master bedroom with its whole-wall wardrobe, the Teviot is a striking blend of practical design and luxurious style. The strikingly bright, spacious ambience of the lounge, extending from a traditional bay window to French doors opening to the garden, is echoed in the very special, and unusually large, dining-room where a second pair of French doors is attractively flanked by additional glazed panels.



Please note: elevational treatments may vary.



Ground Floor



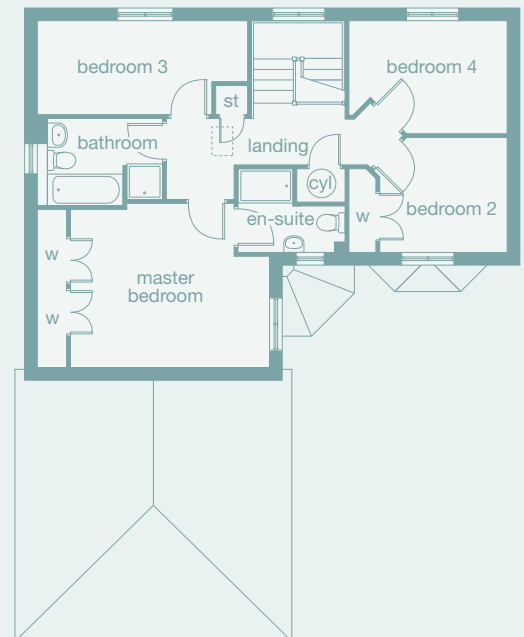
Ground Floor

room dimensions:

lounge	3.6m x 5.9m into bay	11'9" x 19'4"
dining	4.8m x 3.0m	15'7" x 9'11"
kitchen	5.3m x 2.7m	15'7" x 8'11"
utility	2.2m x 1.9m	7'2" x 6'6"
wc	1.8m x 1.1m	5'10" x 3'9"

(cyl) Denotes hot water cylinder.

First Floor



First Floor

room dimensions:

master bedroom	5.3m incl. w/robes x 3.7m max	17'5" x 12'0"
en-suite	2.4m max x 1.9m max	7'11" x 6'2"
bedroom 2	3.6m incl. w/robes x 2.6m max	11'9" x 8'7"
bedroom 3	4.8m x 2.1m	15'8" x 7'0"
bedroom 4	3.6m x 2.6m	11'11" x 8'6"
bathroom	1.9m max x 2.8m max	6'6" x 9'4"

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4 bed home

The Headingly

Plots: 304, 308

Key features

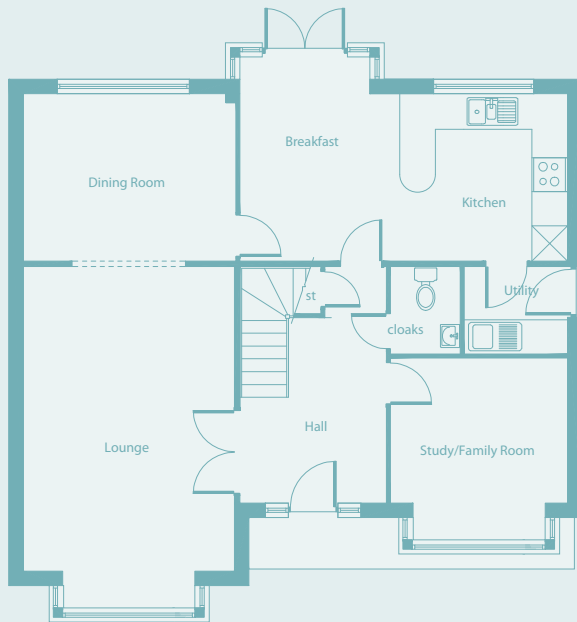
detached double garage
 separate study/family room
 spacious breakfasting kitchen with
 French doors leading to garden

A beautifully designed, spacious four bedroom villa, with detached double garage. Includes a large lounge/ dining room, breakfasting kitchen, utility room, cloaks and study. On the upper floor is the master bedroom, with built-in wardrobes and en-suite, three further bedrooms all with built-in wardrobes, and family bathroom with separate shower.



Please note: elevational treatments may vary

Ground Floor



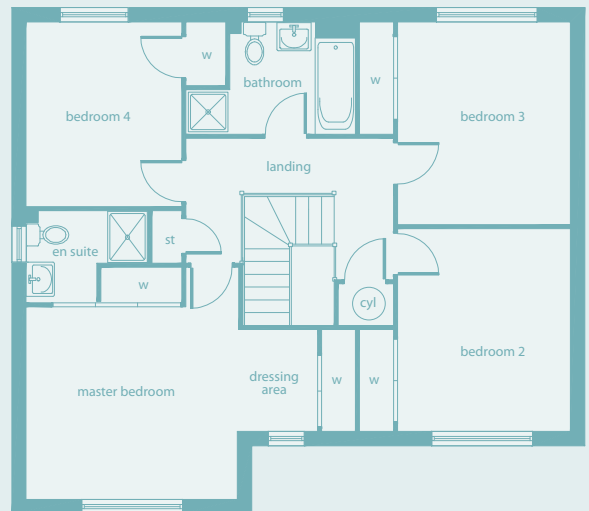
Ground Floor

room dimensions:

lounge	5.35m x 3.70m	17'7" x 12'2"
kitchen/breakfast	5.76m x 2.93m	18'11" x 9'7"
dining room	3.73m x 2.93m	12'3" x 9'7"
study/family room	3.05m x 2.48m	10'0" x 8'2"
utility	1.90m x 1.60m	6'3" x 5'4"
cloaks	1.60m x 1.10m	5'4" x 3'7"

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

First Floor



First Floor

room dimensions:

master bedroom	3.70m x 3.38m	12'2" x 11'1"
en-suite	2.10m x 1.60m	6'10" x 5'4"
bedroom 2	3.55m x 3.03m	11'8" x 9'11"
bedroom 3	3.55m x 3.03m	11'8" x 9'11"
bedroom 4	3.24m x 2.73m	10'8" x 8'11"
bathroom	2.20m x 1.96m	7'3" x 6'5"

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4 bed detached The Humber

Key features

large open-plan kitchen/
dining/family area
French doors off dining area
two en-suite shower rooms
integral double garage

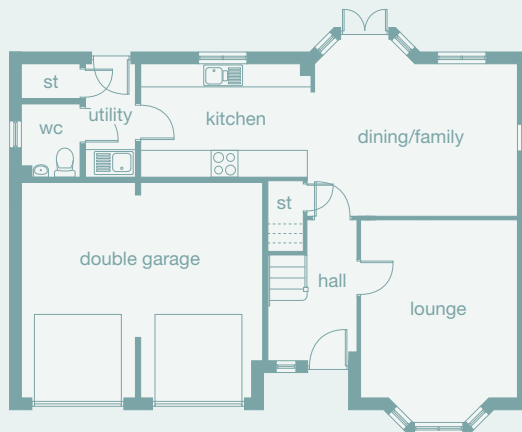
The focal point of The Humber is undoubtedly the magnificent open-plan family kitchen. Its central dining area and feature French doors – set in a bay window – add a light, conservatory-style appeal. The master bedroom, entered from a delightful L-shaped gallery landing, adjoins a study that could be used to create a charming nursery or playroom, adding yet more flexibility to this exciting and adaptable family home.



Please note: elevational treatments may vary.



Ground Floor



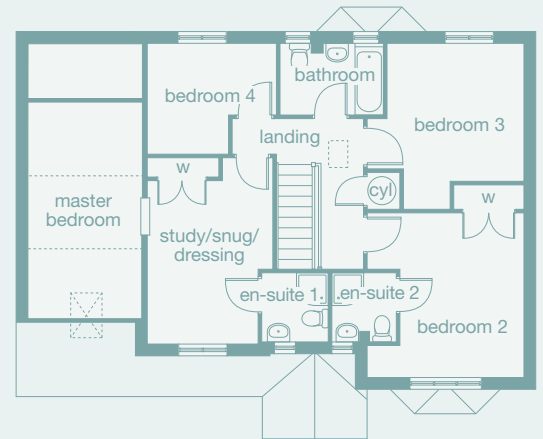
Ground Floor

room dimensions:

lounge	4.9m into bay X 3.7m max	16'1" x 12'4"
dining/family	5.1m max X 3.7m max	16'8" x 12'1"
kitchen	4.2m max X 2.7m max	13'8" x 8'9"
utility	1.3m x 2.7m	4'2" x 8'9"
wc	1.4m x 1.8m	4'8" x 5'10"

(cyl) Denotes hot water cylinder.

First Floor



First Floor

room dimensions:

master bedroom	2.7m x 5.3m	9'0" x 17'4"
en-suite 1	1.6m x 1.6m	5'4" x 5'5"
study/snug/dressing	3.0m max X 4.6m max	9'11" x 14'11"
bedroom 2	3.8m max X 4.0m excl. w/robes	12'6" x 13'2"
en-suite 2	1.6m x 1.6m	5'2" x 5'5"
bedroom 3	3.8m max X 4.0m incl. w/robes	12'6" x 13'2"
bedroom 4	3.1m x 2.7m	10'1" x 8'10"
bathroom	2.5m x 1.7m	8'4" x 5'7"

All plans in this insert are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Photography represents typical Miller Homes' interiors and exteriors. Bedroom dimensions are maximum, excluding wardrobes.

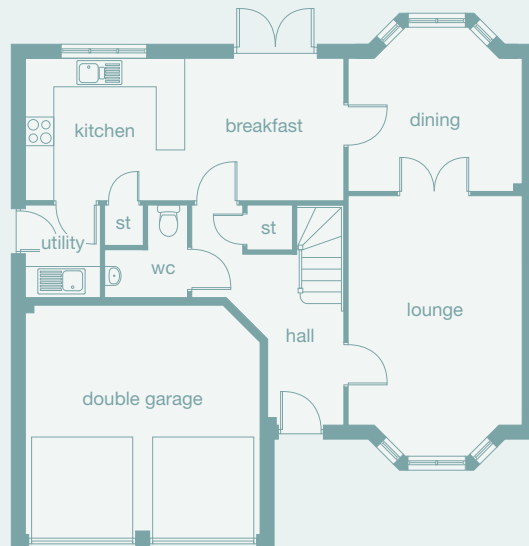
5 bed home The Jura

Key features integral double garage

With new attractions round every corner, the Jura is a joy to explore. The L-shaped hall, with its broad feature staircase, leads through to an enormous kitchen and breakfast area with garden access. Double doors from the lounge enter a dining-room, where a stunning glazed bay window lends the room a conservatory-like atmosphere. The fifth bedroom, ideal for guests, would also make a superb study or library, and the master bedroom with its en-suite facilities, built-in wardrobes and dual windows offers a genuine taste of luxurious living.



Ground Floor



Ground Floor

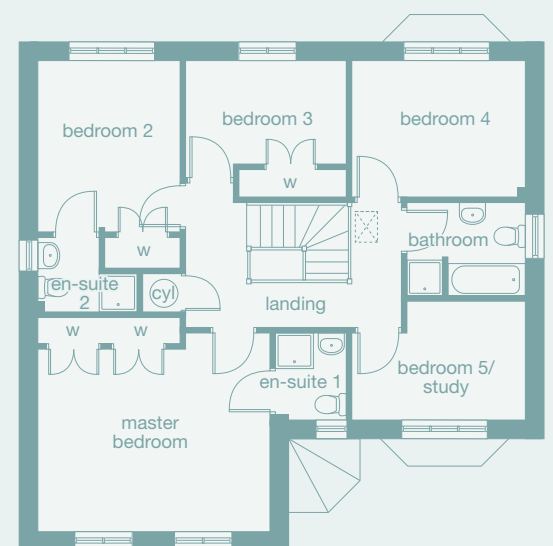
room dimensions:

lounge †	3.6m x 5.4m	11'11" x 17'9"
dining †	3.7m x 3.3m	12'0" x 11'0"
kitchen/breakfast	6.6m x 2.9m	21'8" x 9'7"
utility	1.5m x 1.9m	5'1" x 6'2"
wc	1.8m x 1.9m	5'9" x 6'2"

† Please note that where a property features a bay window, dimensions given include the bay.

(cyl) Denotes hot water cylinder.

First Floor



First Floor

room dimensions:

master bedroom	4.9m incl. w/robes x 4.5m max	16'4" x 14'11"
en-suite 1	1.5m x 1.9m	4'11" x 6'4"
bedroom 2	3.1m incl. w/robes x 4.4m	10'1" x 14'7"
en-suite 2	1.6m x 2.2m	5'2" x 7'2"
bedroom 3	3.4m x 2.9m incl. w/robes	11'1" x 9'8"
bedroom 4	3.7m x 2.9m	12'2" x 9'8"
bedroom 5/study	3.7m x 2.6m	12'1" x 8'6"
bathroom	2.6m x 1.9m	8'5" x 6'6"

All plans in this insert are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Photography represents typical Miller Homes' interiors and exteriors. Bedroom dimensions are maximum, excluding wardrobes.

Specification

Regents Park 2 – Phase 2

- ✓ yes
- optional extra
- not available

	The Conrad	The Hughes	The Humber	The Jura	The Kesson	The Stanton	The Teviot	The Yeats
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	○	○	○	○	○	○	○	○
chrome taps	✓	✓	✓	✓	✓	✓	✓	✓
'Ideal 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)	✓	✓	✓	✓	✓	✓	✓	✓
Security								
multi-point locking front door system	✓	✓	✓	✓	✓	✓	✓	✓
alarm	○	○	○	○	○	○	○	○
General								
uPVC fascias, soffits and bargeboards (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓
dry roofing systems to ridges, verges and hips (where roof pitch and planning allows)	✓	✓	✓	✓	✓	✓	✓	✓
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)	✓	✓	✓	✓	✓	✓	✓	✓
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								
post and rail or 1.8m fencing (refer to site fencing layout)	✓	✓	✓	✓	✓	✓	✓	✓
turfed front garden	✓	✓	✓	✓	✓	✓	✓	✓
turfed rear garden	○	○	○	○	○	○	○	○
outside cold water tap	○	○	○	○	○	○	○	○

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. Photographs below represent typical Miller Homes' showhomes.

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

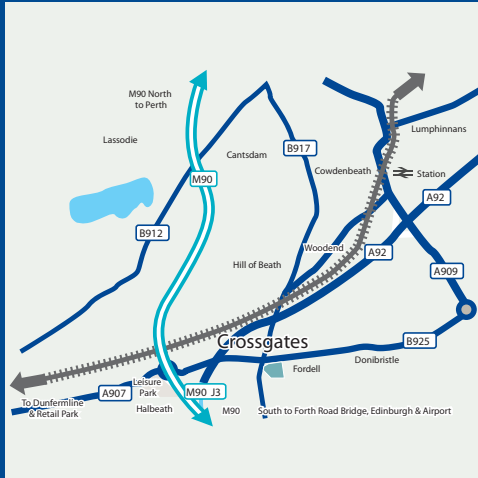


How to find us.

We are open 7 days a week

11:00am to 6:00pm

Telephone: 0800 840 8405



From Edinburgh

Follow signs for the Forth Road Bridge. Cross the bridge and at the Admiralty roundabout continue straight on to join the M90 for around five and a half miles. Leave the M90 at junction 3 (Halbeath Interchange), and take the fourth exit at the roundabout to enter Abercromby Court. At the next roundabout take the second exit to enter Dunfermline Road (B925), following signs for Crossgates. Half a mile on, at the traffic lights, turn right on to Main Street (B981), signposted for Inverkeithing, then after a few yards take the first left into Springhill Brae (B925) following signs for Auchtertool. The development is on the right, around a quarter of a mile on.

Sat Nav: KY4 8BS



● Regents Park 2

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