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**Edgelaw
Edinburgh**

millerhomes

the place to be®

Within a few minutes drive of the City of Edinburgh Bypass, this inviting selection of superb new build homes combines easy access to the world-class attractions and amenities of the capital with fast travel throughout the central belt and further afield. Presenting a choice of two, three, four and five bedrooms, these modern, energy efficient new properties for sale offer peaceful surroundings, wide horizons and outstanding strategic convenience.

Welcome to Edgelaw...



Create your perfect home



The great thing about buying a Miller home is that you are able to make it your own from the very beginning. Once you've reserved your home, you can start thinking about how you'd like things to be and even make a few decisions before you move in.

It could be a simple item such as an additional electrical socket or maybe you want to add flooring or fitted wardrobes. Whatever you choose it can be provided before completion of your new home, so you avoid any future disruption.

You may already have some ideas about what you want for your home. Or maybe you're looking for some inspiration. Our award winning specification provides the perfect place to start. Wherever practical, we ask you to choose your own kitchen and bathroom including your own tiles, worktops, appliances and other options. But that is just the beginning. We have a large range of options and extras that you can consider.

When it comes to getting the details right, we're committed to quality throughout. We only work with high-quality brands, Symphony for kitchens, Porcelanosa for ceramic tiles, Ideal Standard sanitaryware, Vado fittings and the opportunity to select Zanussi or AEG appliances.

From sleek, designer kitchens to cool, contemporary bathrooms, down to the fine details of tiles and taps, there's plenty to fire your imagination and suggest a whole range of possibilities for you to create a unique living environment.

Important Notice: Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Development Sales Manager and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and showhomes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Sales Adviser and confirmed with solicitors.

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk

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.

Development Summary

Please note, this brochure is purely a summary introductory guide to the Edgelaw development. Further in-depth information is available on our website. In addition, the QR codes shown throughout will take you straight to the appropriate information online.

Blyth
 Combining comfort with convenience, the bright lounge and kitchen present a welcoming setting for relaxing at home or entertaining guests. And with three bedrooms, one of them en-suite and with a built-in wardrobe, there is always the option of peace and privacy.



3 Bed
 800 sq ft



Scan to view floorplans

Crawford
 With dual aspect outlooks, french doors and a separate laundry, the kitchen and dining room provides a relaxed informal space that complements the bright dual aspect lounge. The en-suite principal bedroom includes a built-in wardrobe.



3 Bed
 900 sq ft



Scan to view floorplans

Meldrum
 A small lobby separates the lounge from the welcoming kitchen, where french doors enhance the dining area. Storage includes a built-in wardrobe in the principal suite and a useful cupboard on the landing.



3 Bed
 900 sq ft



Scan to view floorplans

Erskine
 With a separate laundry, and french doors adding a bright focal point, the kitchen provides a natural hub for everyday life. The principal suite, one of four bedrooms, adds a dash of luxury.



4 Bed
 1,035 sq ft



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Haig
 Twin windows flank feature french doors in the living and dining room, bringing a light, natural appeal and creating a perfect setting for family life. The en-suite principal bedroom incorporates twin built-in wardrobes.



4 Bed
 1,153 sq ft



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Lamont
 The bay window adds an elegant focal point to the lounge, while the laundry leaves the family kitchen free for cooking and relaxed dining alongside the french doors. One of the four bedrooms is en-suite.



4 Bed
 1,200 sq ft



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Lyle
 A wealth of features, including french doors in the family kitchen and dining room, a bright gallery landing, a separate shower cubicle in the bathroom and a built-in wardrobe in the principal suite, demonstrate a meticulous attention to detail.



4 Bed
 1,258 sq ft



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Grant
 A bay window and double doors give the lounge a classic elegance, counterpointing the bright, relaxed family kitchen and dining room with its french doors and separate laundry. The L-shaped principal bedroom suite adds a dash of luxury.



4 Bed
 1,346 sq ft



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Fletcher
 The elegant, bay-windowed exterior reflects the immense prestige of this outstanding family home. With its feature staircase, french doors, en-suite showers and built-in wardrobes, it combines comfort with striking visual appeal.



4 Bed
 1,439 sq ft



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Mackie
 Complementing an elegant bay-windowed lounge, and incorporating french doors, the family kitchen and dining room forms a natural hub for family life. A shared private shower room means three of the four bedrooms have en-suite facilities.



4 Bed
 1,555 sq ft



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Kinnaird
 The lounge, breakfast area and kitchen can be combined into a single magnificent space for large social gatherings. With five bedrooms, two of them en-suite, this home will accommodate the largest family in comfort.



5 Bed
 1,505 sq ft



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Kerr
 The hall of this home leads to a bay-windowed lounge, a study and a stunning triple aspect family kitchen featuring an impressive dining area with garden access. Two of the five bedrooms are en-suite.



5 Bed
 1,601 sq ft



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Napier
 Entered from a large hall, both the lounge and dining room incorporate bay windows, while the kitchen and breakfast room and the study both feature french doors. Two of the five bedrooms are en-suite.



5 Bed
 1,601 sq ft



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Lockhart
 The bay windowed lounge adjoins a formal dining room that complements the kitchen and breakfast room, with its french doors. A gallery landing leads to five bedrooms, two with en-suite shower rooms.



5 Bed
 1,720 sq ft



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Rossie
 With twin french doors, the dining and family room adjoining the kitchen has an exceptionally light, airy appeal. The elegant lounge features double doors and a bay window, and the five bedrooms include two en-suites.



5 Bed
 1,775 sq ft



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Hopkirk
 Featuring a private study, dual french doors, a superb feature staircase and landing and five bedrooms, two of them en-suite, this is a prestigious, comfortable home for even the largest family and their guests.



5 Bed
 1,931 sq ft



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It's another of the little ways we try to help.



millerhomes.co.uk/QRapp

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Montgomery

The exciting kitchen and family room, a bright, flexible hub for family life, complements a more formal lounge. With its feature bathroom, two en-suites and magnificent principal bedroom, this is a home of exceptional quality.



5 Bed
2,118 sq ft



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Affordable Housing

Why Miller Homes?

We've been building homes since 1934, that's three generations of experience. We've learned a lot about people and that's made a big difference to what we do and how we do it.

We're enormously proud of the homes we build, combining traditional craftsmanship with new ideas like low carbon technologies. The big difference is that we don't stop caring once we've finished the building, or when we've sold the house, or even once you've moved in. We're there when you need us, until you're settled, satisfied and inviting your friends round.



5 stars for customer satisfaction

Development Opening Times

Please see millerhomes.co.uk for development opening times and Sat Nav reference

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