



Scan here to find  
out more about  
Ellismuir Gardens



**Ellismuir Gardens**  
**Glasgow**

**millerhomes**

*the place to be®*

Open, spacious streetscapes arranged around a central play area introduce this exciting neighbourhood of three, four and five bedroom new build homes for sale. Bringing modern, energy efficient living within half an hour's walk of the traditional shops and amenities of Baillieston, it occupies an outstanding strategic location within ten minutes drive of three major motorways, creating a perfect base for fast access to Glasgow city centre, Edinburgh and Stirling. Welcome to Ellismuir Gardens...



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](http://www.consumercode.co.uk)

**Download our free QR reader**

Throughout our showhomes, or in some of our brochures, you'll see QR codes. The codes on stickers beside appliances in the showhome link to informative 'how to' videos about that particular feature. The codes in the brochures take you to visualisations of a specific home, or of the whole development. So just download the free reader via the Miller Homes website, the App Store or Google Play, and you'll have expert advice and information at your fingertips.

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



[millerhomes.co.uk/QRapp](http://millerhomes.co.uk/QRapp)

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 siteplan is not drawn to scale.



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 Ellismuir Gardens 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.

**Fulton**

The lounge opens, through a separate lobby, into a beautifully designed kitchen and dining room where french doors keep the room light, and make outdoor meals a tempting option. One of the three bedrooms features an en-suite shower and there is a useful storage cupboard on the landing.



**3 Bed**  
900 sq ft




Scan to view floorplans

**Hazelwood**

The lounge opens on to a light-filled family kitchen, a beautifully designed space with feature french doors adding extra appeal to the dining area. With a separate laundry, a useful cupboard in the fourth bedroom and an en-suite principal bedroom, this is a practical, attractive home.



**4 Bed**  
1,150 sq ft




Scan to view floorplans

**Leyton**

The stylishly ergonomic walk-through kitchen and the bright dining room, opening out to the garden, makes innovative use of space to create an inspiring setting for family evenings, as well as an ideal backdrop to relaxed entertaining. The lounge shares the first floor with an en-suite principal bedroom.



**3 Bed**  
1,202 sq ft




Scan to view floorplans

**Oakwood**

From the bay window in the lounge to the superb family kitchen with garden access, from the gallery landing to the en-suite principal bedroom, this is a home filled with premium features. The study provides a peaceful retreat for working from home or creating a computer room.



**4 Bed**  
1,388 sq ft




Scan to view floorplans

**Hartwood**

Behind the attractive bay window and canopied entrance, this exciting home features a lounge that opens through to a family dining space extending into an expertly planned kitchen, while french doors keep the space light and fresh. A shared shower room provides three of the four bedrooms with en-suite facilities.



**4 Bed**  
1,424 sq ft




Scan to view floorplans

**Lockwood**

The elegantly proportioned exterior reflects the immense prestige of this exceptional family home. From the lounge's bay window to the feature staircase with half landing, from the french doors of the dining room to the en-suite showers in the principal bedroom, comfort is combined with visual appeal.



**4 Bed**  
1,446 sq ft




Scan to view floorplans

**Cedarwood**

Extending the entire width of this substantial home, the bright family kitchen and garden dining room presents an inspiring hub for everyday life. There is a private study, and the feature staircase and landing leads to four bedrooms, two of them en-suite and one with a generously sized dressing room.



**4 Bed**  
1,448 sq ft




Scan to view floorplans

**Elmford**

Double doors open to combine the lounge, dining room and kitchen into a single space from bay window to french doors, an unforgettable setting for social gatherings. With five bedrooms, two of which have en-suite showers, this is a home capable of accommodating the largest family in comfort and privacy.



**5 Bed**  
1,510 sq ft




Scan to view floorplans

**Limewood**

Complementing an elegant lounge with a bay window, and featuring french doors and a separate laundry room, the kitchen and dining room forms a natural hub for family life. The private shower room shared by two bedrooms means that three of the four bedrooms have en-suite facilities.



**4 Bed**  
1,558 sq ft




Scan to view floorplans

**Thetford**

The bay window gives the lounge an elegant appeal, complementing a superb L-shaped dining and family room that opens on to the garden, and extends into an ergonomically designed kitchen with a separate laundry room. Two of the five bedrooms are en-suite, and one features an impressive dressing room.



**5 Bed**  
1,693 sq ft




Scan to view floorplans

**Tayford**

The dining and family room adjoining the kitchen features twin french doors that bring a wonderfully light, spacious atmosphere to the space, while a bay window and double doors add a luxurious note to the lounge. Two of the five bedrooms are en-suite.



**5 Bed**  
1,779 sq ft



Scan to view floorplans

## 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](http://millerhomes.co.uk) for development opening times or call 03301 622 490

Sat Nav: G71 7FY

This brochure is printed on GalerArt and contains material sourced from responsibly managed forests. It's certified by the Forest Stewardship Council, an organisation dedicated to promoting responsible forest management and manufacture of wood products, like paper. It's a small thing, we know, but enough small things make a big difference. Please recycle this brochure and help make that difference.

[millerhomes.co.uk](http://millerhomes.co.uk)

**millerhomes**

*the place to be®*