



**Calderwood
East Calder**

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.



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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.

Plot Information

- Meldrum**
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Phase 2



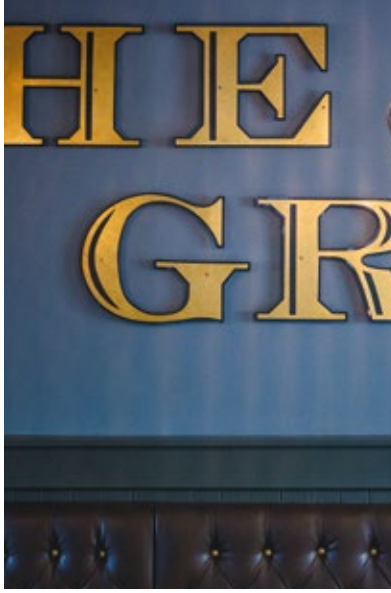
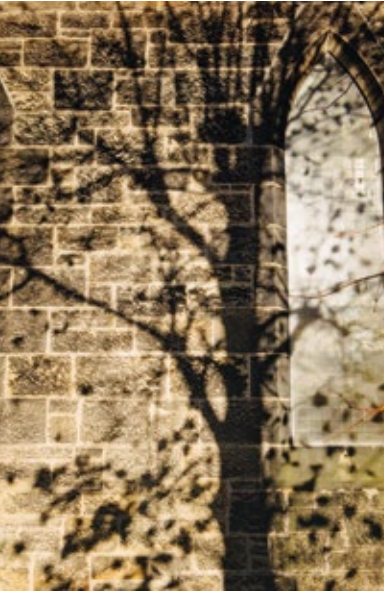
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Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that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



Calderwood benefits from an exceptionally convenient location, just yards from the A7015, that provides easy access to Edinburgh. In addition, the development is only four and a half miles from junction 3 of the M8, bringing central Glasgow within around 45 minutes drive. The Queensferry Crossing is approximately ten miles to the north, and National Cycle Route 75, linking Edinburgh and Glasgow, passes close by.

Trains between Edinburgh and Glasgow Central stop at Kirknewton Station, a little over a mile away, reaching Waverley Station in 25 minutes and Glasgow in just over an hour. Buses between Edinburgh and Bathgate via Livingstone stop at Calderwood, and at weekends there are night buses from Edinburgh to East Calder.



Close to the peaceful retreat of Almondell Country Park and a short walk from the shops and services of East Calder's traditional Main Street, this superb selection of contemporary, energy efficient three, four and five bedroom homes offers a rare combination of wide horizons, local character and great convenience. The homes are just four miles from the comprehensive amenities of Livingston and ten minutes drive from the A720 Edinburgh Bypass. Welcome to Miller Homes at Calderwood...

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Meldrum

Overview
 The french doors that bring an attractive focal point to the dining area also add flexibility, making outdoor dining a straightforward summer option. The master bedroom includes an en-suite shower room and built-in wardrobe, and the third bedroom could become a useful home office.

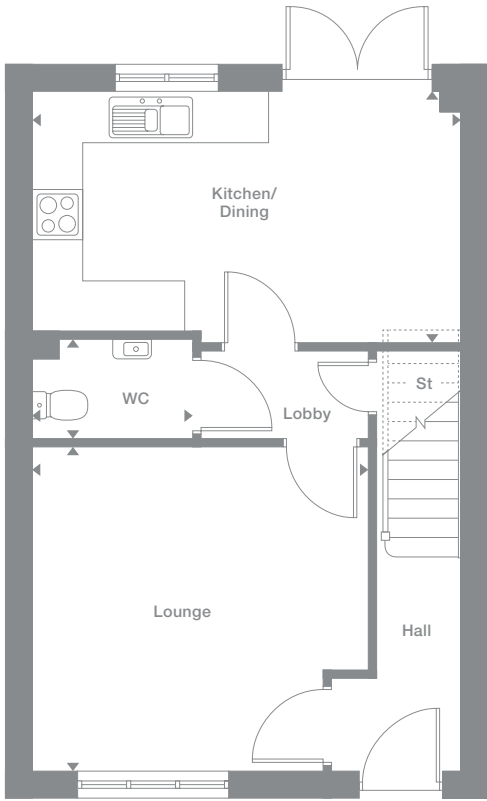
Ground Floor	First Floor
Lounge 3.989m max x 3.870m max 13'1" x 12'8"	Master Bedroom 2.722m x 3.597m max 8'11" x 11'10"
Kitchen/Dining 5.039m max x 2.996m max 16'6" x 9'10"	En-Suite 2.290m max x 1.427m max 7'6" x 4'8"
WC 1.880m max x 1.172m max 6'2" x 3'10"	Bedroom 2 2.927m x 2.920m 9'7" x 9'7"
	Bedroom 3 2.267m x 2.432m 7'5" x 8'0"
	Bathroom 2.100m x 1.700m 6'11" x 5'5"

Plots
 2, 3*,
 10, 11*,
 112, 113*,
 114, 115*

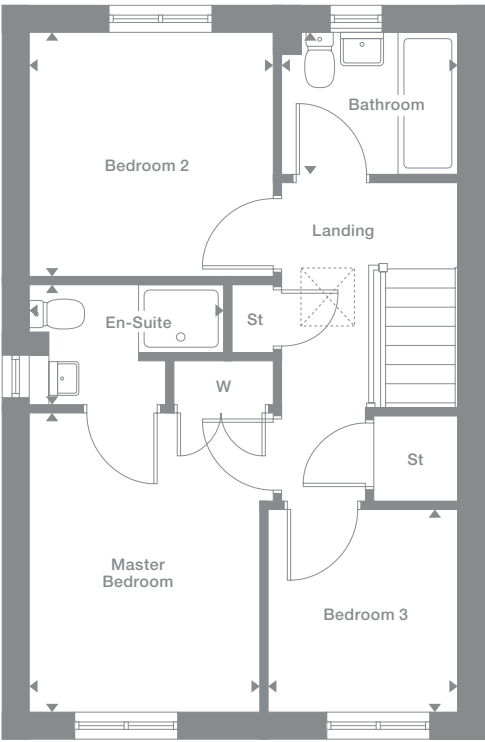
Floor Space
 900 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Cameron

Overview

The lounge of the Cameron opens on to an inviting kitchen and dining room, a superb blend of style and convenience. One bedroom is en-suite, with practical twin wardrobes, and another is dual aspect.

Ground Floor

Lounge
3.080m x 4.124m
10'1" x 13'6"

Dining
2.159m max x 2.539m max
7'1" x 8'4"

Kitchen
3.057m max x 2.946m max
10'0" x 9'8"

WC
2.049m x 1.403m
6'9" x 4'7"

First Floor

Master Bedroom
2.959m x 3.290m
9'8" x 10'10"

En-Suite
1.940m x 1.523m
6'4" x 5'0"

Bedroom 2
2.959m x 3.104m
9'8" x 10'2"

Bedroom 3 (Detached)
2.623m x 4.383m
8'7" x 14'5"

Bedroom 3 (Semi)
2.586m x 4.383m
8'6" x 14'5"

Bathroom
2.260m max x 1.930m max
7'5" x 6'4"

Plots

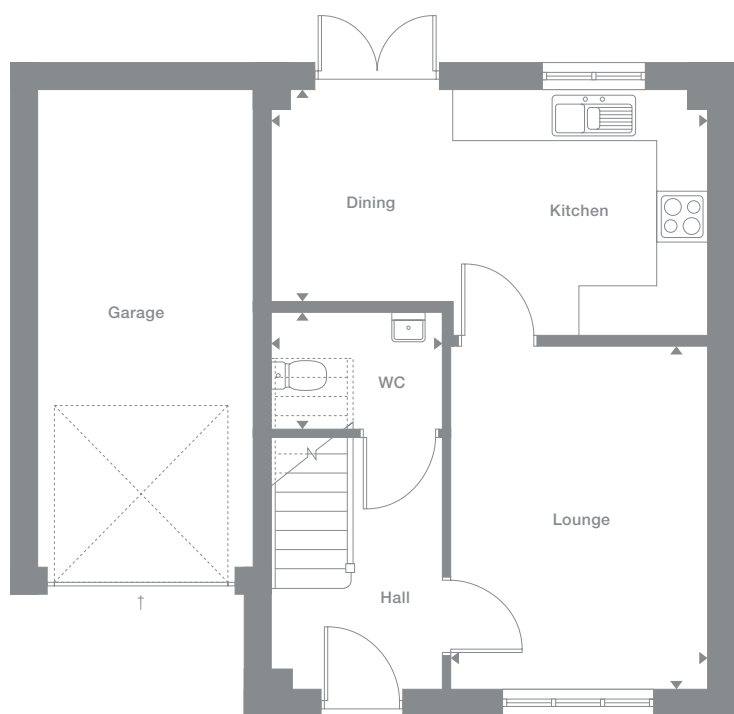
14, 15*,
21, 22*,
42*, 43

Floor Space

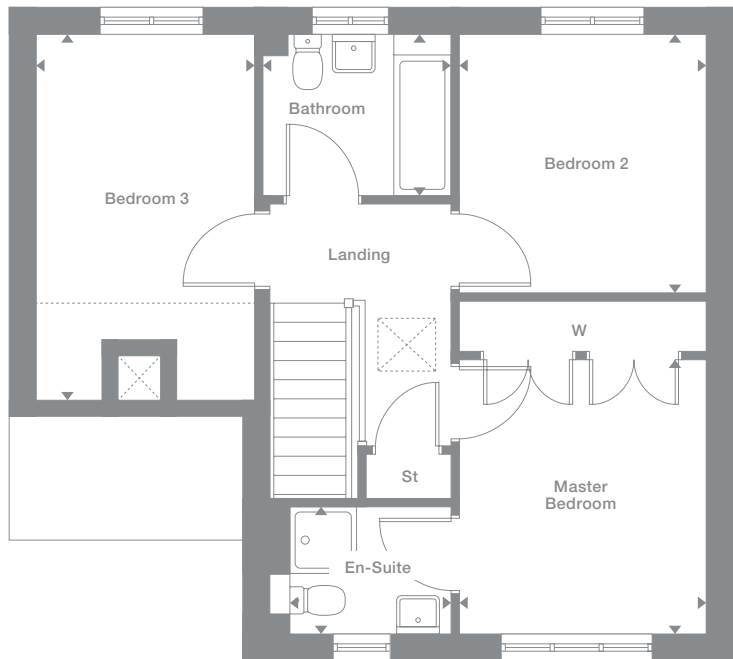
940 sq ft



Ground Floor



First Floor



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† Garage door position to rear elevation to Plots 14, 15, 21 and 22. Please speak to Development Sales Manager for details

Fraser

Overview

A dual aspect, bay-windowed lounge and french doors in the kitchen and family room give the Fraser a delightfully light, open appeal. The generous storage space includes a useful store cupboard by the front door and twin wardrobes in the en-suite master bedroom.

Ground Floor

Lounge
4.103m max x 5.315m max
13'6" x 17'5"

Kitchen/Family
5.566m max x 3.298m
18'3" x 10'10"

WC
1.884m x 1.229m
6'2" x 4'0"

First Floor

Master Bedroom
3.403m x 2.617m
11'2" x 8'7"

En-Suite
1.826m x 1.721m
6'0" x 5'8"

Bedroom 2
3.526m max x 2.433m max
11'7" x 8'0"

Bedroom 3
2.450m max x 2.852m max
8'0" x 9'4"

Bedroom 4
1.940m x 3.322m
6'4" x 10'11"

Bathroom
2.282m x 2.218m max
7'6" x 7'3"

Plots

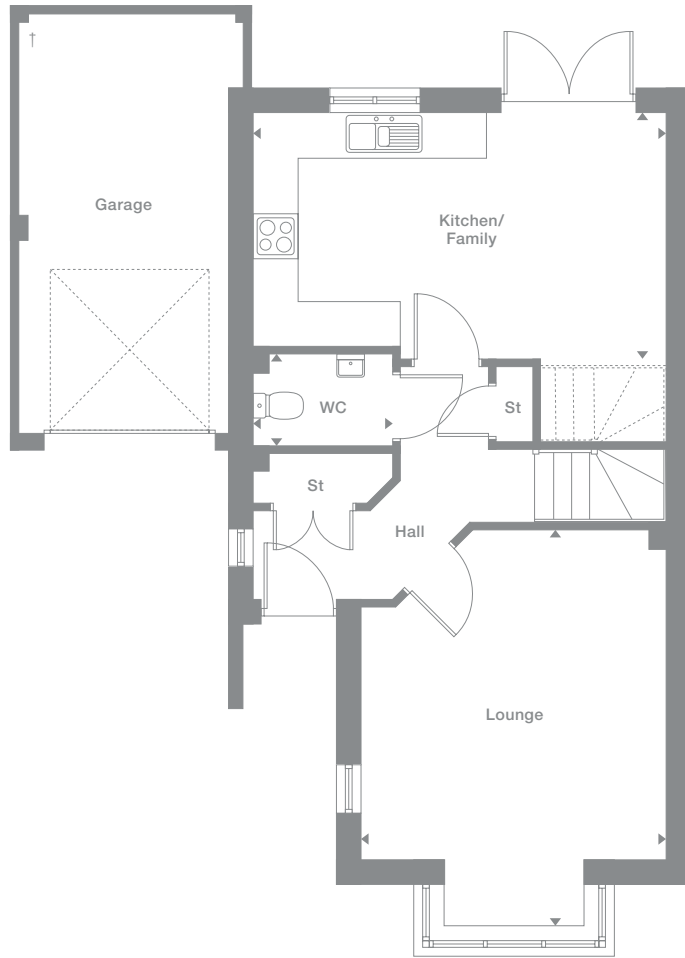
16, 17*,
19, 20*,
109, 110*,
134*, 135,
136*, 137

Floor Space

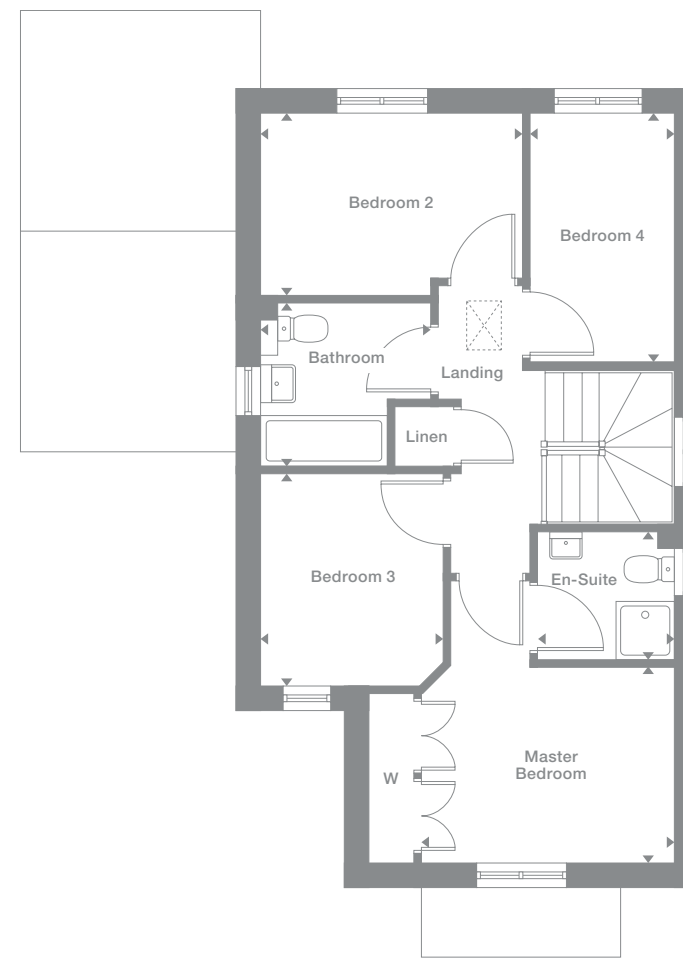
1,132 sq ft



Ground Floor



First Floor



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† Garage position, garage door position and boiler position vary to Plots 16, 17, 19 and 20. No hall window to these plots. Please speak to Development Sales Manager for details

Overview

The layout of the kitchen, with its beautifully planned workspace and a dining area opening via french doors to the garden, combines flexibility and convenience to create a natural hub for family life. A gallery landing leads to four bedrooms, one of them en-suite.

Ground Floor

Lounge
3.469m max x 5.024m
11'5" x 16'6"

Family/Dining
4.789m x 3.241m max
15'9" x 10'8"

Kitchen
3.023m max x 2.890m max
9'11" x 9'6"

WC
1.706m max x 1.253m max
5'7" x 4'1"

First Floor

Master Bedroom
3.258m max x 3.305m min
10'8" x 10'10"

En-Suite
1.211m max x 2.855m max
4'0" x 9'4"

Bedroom 2
2.510m x 3.932m max
8'3" x 12'11"

Bedroom 3
3.142m x 2.855m
10'4" x 9'4"

Bedroom 4
2.112m x 2.913m max
6'11" x 9'7"

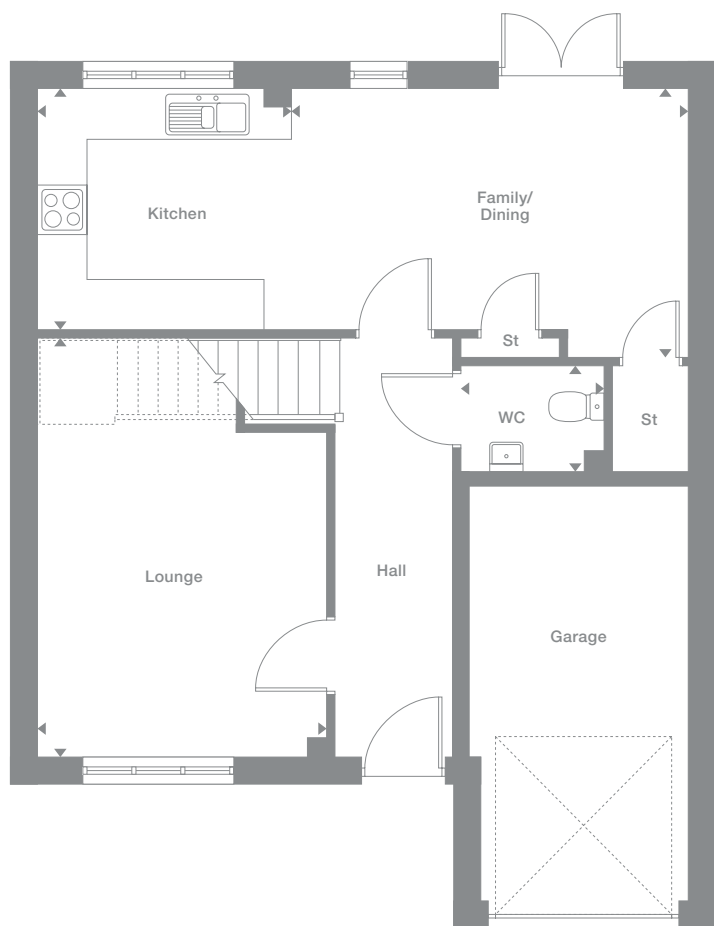
Bathroom
2.990m max x 1.700m max
9'10" x 5'7"

Plots
30*, 40*,
121, 128

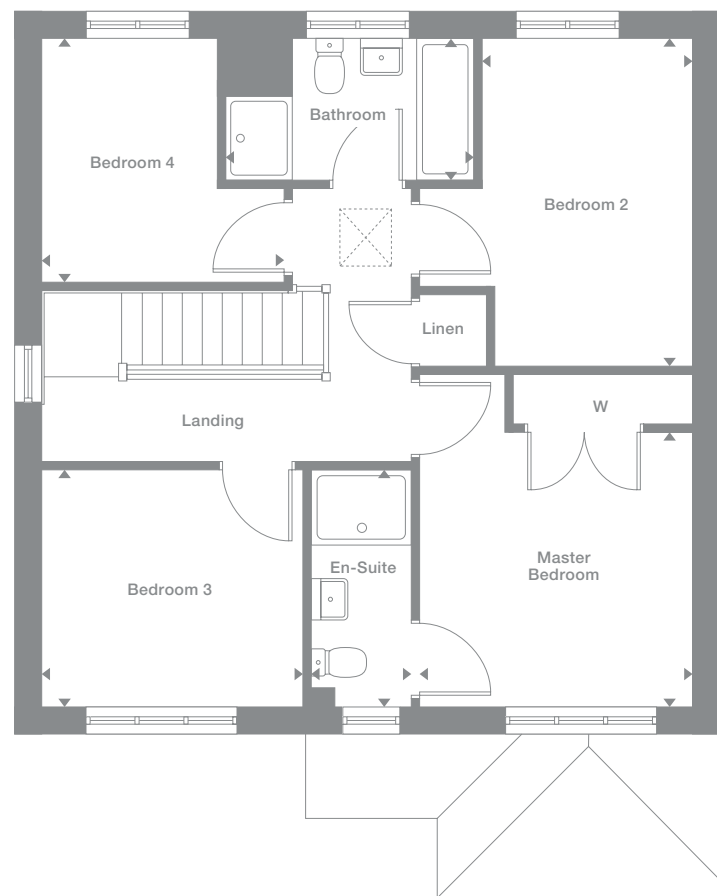
Floor Space
1,246 sq ft



Ground Floor



First Floor



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Murray

Overview

A wealth of details, from the laundry room with its own back door, leaving the kitchen free for food and relaxed conversation, to the dedicated shower cubicle in the bathroom, enhance this comfortable, welcoming home. An en-suite master bedroom adds a dash of luxury.

Ground Floor

Lounge
3.480m max x 5.956m max
11'5" x 19'6"

Dining/Kitchen
6.210m max x 3.439m max
20'4" x 11'3"

Laundry
1.815m x 1.845m
5'11" x 6'1"

WC
1.815m max x 1.494m max
5'11" x 4'11"

First Floor

Master Bedroom
3.480m x 4.082m
11'5" x 13'5"

En-Suite
2.006m max x 1.422m
6'7" x 4'8"

Bedroom 2
2.439m max x 4.741m max
8'0" x 15'7"

Bedroom 3
2.987m max x 3.736m max
9'10" x 12'3"

Bedroom 4
2.697m max x 2.977m max
8'10" x 9'9"

Bathroom
2.242m max x 2.605m max
7'4" x 8'7"

Plots

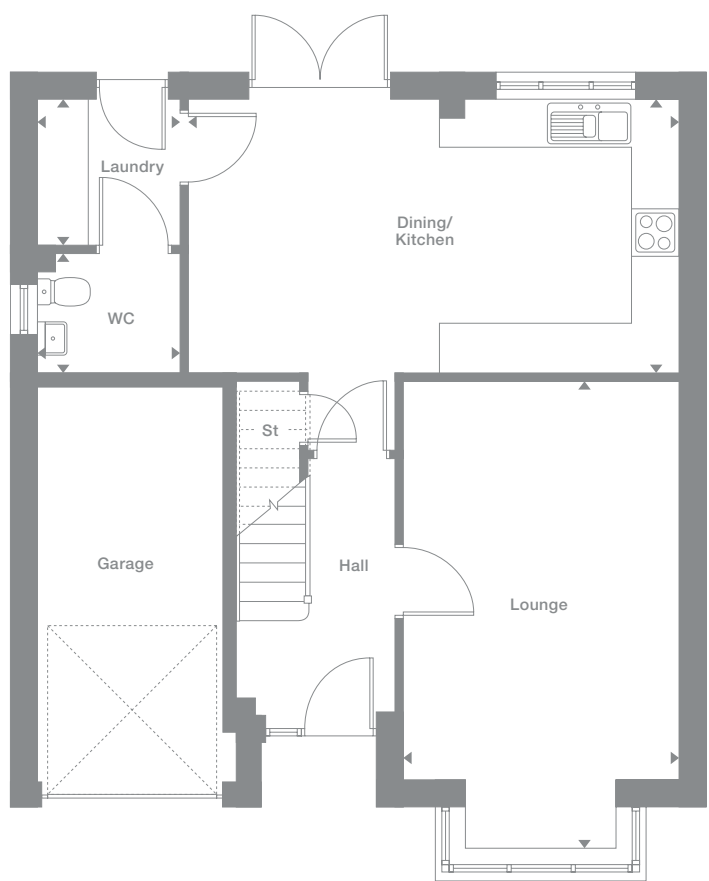
6, 25*,
32, 37, 38,
102*, 103,
123*, 124,
129, 131*

Floor Space

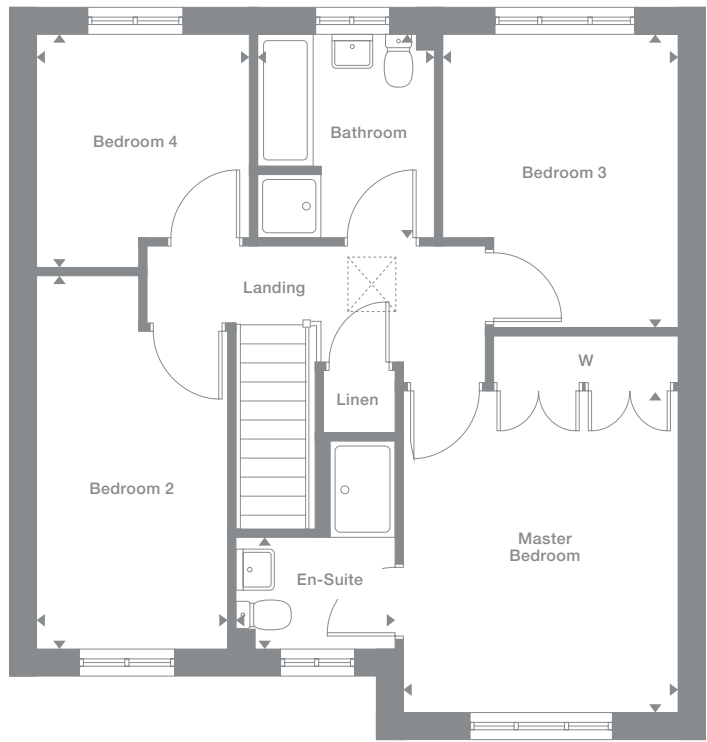
1,326 sq ft



Ground Floor



First Floor



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Grant

Overview
 Double doors open from the lounge to form a dramatic space extending from the bay window to the french doors, an impressive setting for entertaining. The many other premium features of the Grant include a separate study and a walk-in wardrobe in the master suite.

Ground Floor	First Floor
Lounge 3.042m max x 5.510m max 10'0" x 18'1"	Master Bedroom 5.309m max x 2.962m max 17'5" x 9'9"
Dining/Family 3.077m max x 3.017m max 10'1" x 9'11"	En-Suite 1.523m max x 2.200m max 5'0" x 7'3"
Kitchen 4.898m max x 3.017m max 16'1" x 9'11"	Bedroom 2 2.565m max x 3.854m max 8'5" x 12'8"
Laundry 1.649m max x 1.714m max 5'5" x 5'7"	Bedroom 3 2.566m max x 3.796m max 8'5" x 12'5"
Study 2.659m x 2.337m 8'9" x 7'8"	Bedroom 4 2.513m x 2.388m 8'3" x 7'10"
WC 2.659m x 1.241m max 8'9" x 4'1"	Bathroom 2.696m max x 1.913m max 8'10" x 6'3"

Plots
4, 9,
18*, 107*,
108, 116

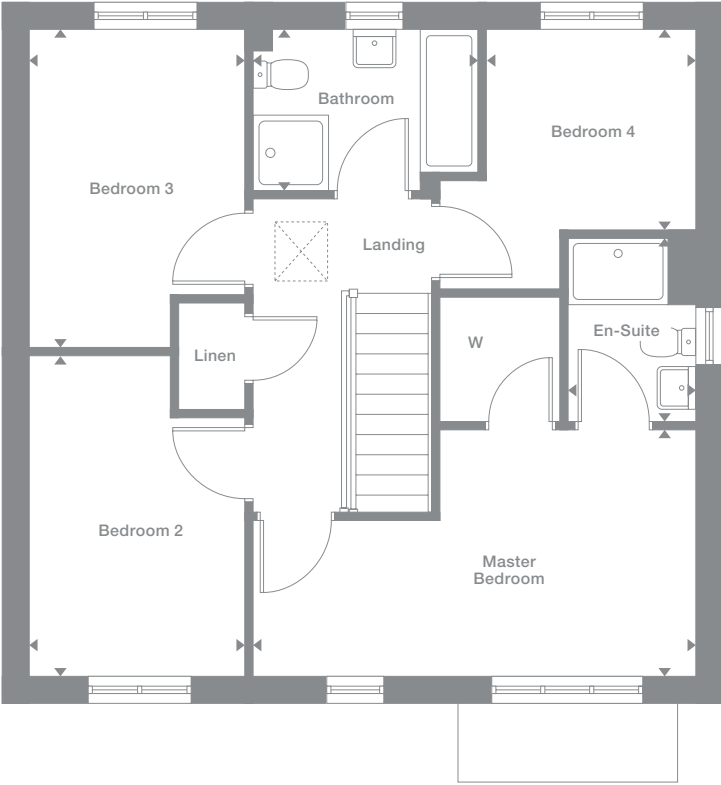
Floor Space
1,348 sq ft



Ground Floor



First Floor



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 Please note: Garage at attached to Plot 18. Please speak to Development Sales Manager for details

Fletcher

Overview

An elegant bay-windowed lounge shares the ground floor with a superb kitchen in which the dining area features french doors, and a laundry room keeps the household management separate from the social space. Two of the bedrooms are en-suite, and one includes stylish twin wardrobes.

Ground Floor

Lounge
3.635m max X 5.866m max
11'11" x 19'3"

Dining
2.977m x 4.223m
9'9" x 13'10"

Kitchen
3.230m x 4.223m
10'7" x 13'10"

Laundry
1.818m max x 2.737m max
6'0" x 9'0"

WC
1.818m x 1.386m
6'0" x 4'7"

First Floor

Master Bedroom
3.464m max x 3.319m
11'4" x 10'11"

En-Suite 1
1.982m max x 1.670m
6'6" x 5'6"

Bedroom 2
3.492m x 3.173m
11'5" x 10'5"

En-Suite 2
2.337m x 1.910m max
7'8" x 6'3"

Bedroom 3
2.475m x 3.173m
8'1" x 10'5"

Bedroom 4
2.479m x 2.934m
8'2" x 9'8"

Bathroom
1.958m max x 3.173m
6'5" x 10'5"

Plots

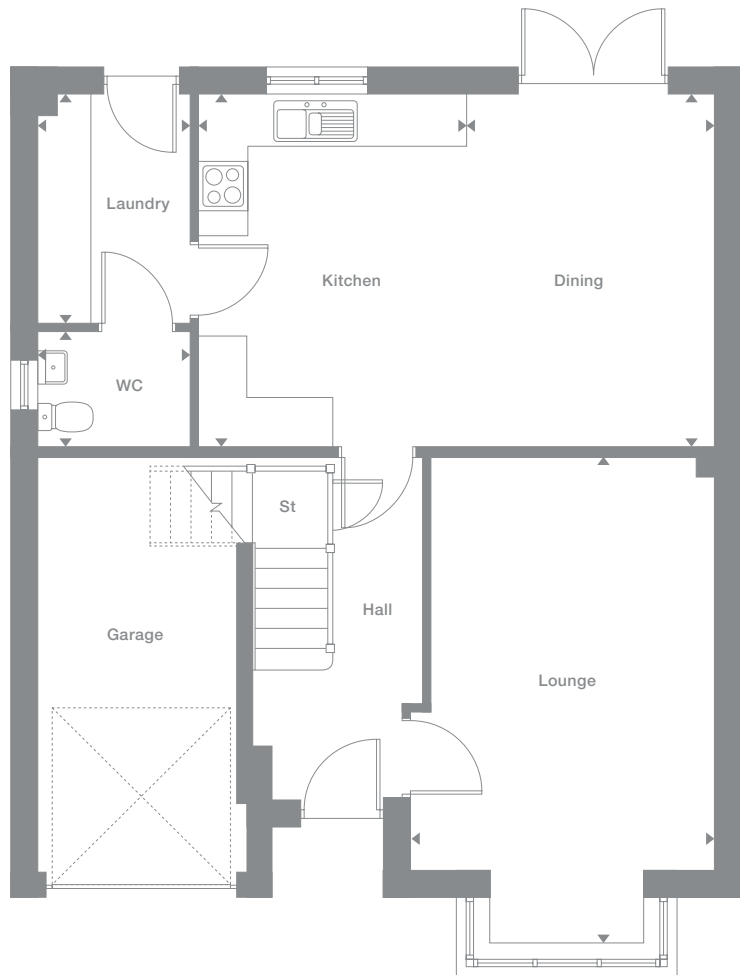
5, 24,
28, 29*,
39*, 101,
104*, 122,
127, 130*

Floor Space

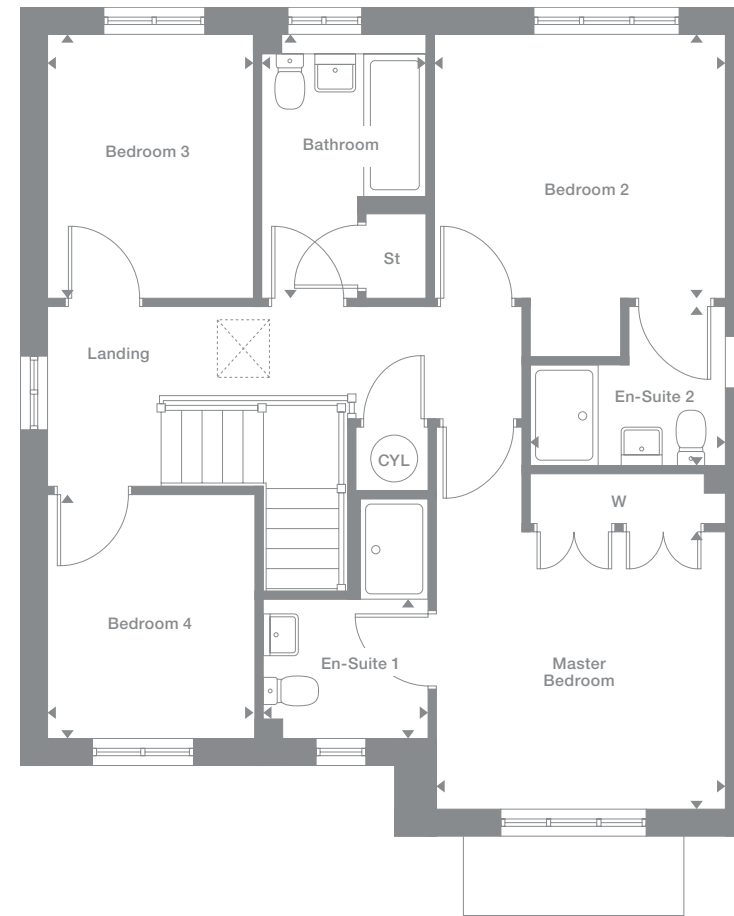
1,446 sq ft



Ground Floor



First Floor



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Kinnaird

Overview

The striking lounge, with its feature bay window, leads via double doors to a breakfast area that opens in turn out to the garden, to form a convivial backdrop to relaxed entertaining. A second en-suite bedroom offers the potential to provide exceptionally luxurious guest accommodation.

Ground Floor

- Lounge**
3.381m max x 5.861m max
11'1" x 19'3"
- Kitchen**
5.033m max x 2.948m max
16'6" x 9'8"
- Breakfast**
3.412m x 2.999m
11'2" x 9'10"
- Laundry**
2.125m x 1.780m
7'0" x 5'10"
- WC**
2.125m max x 1.119m max
7'0" x 3'8"

First Floor

- Master Bedroom**
3.381m x 3.544m
11'1" x 11'8"
- Dressing**
1.646m x 2.013m
5'5" x 6'7"
- En-Suite 1**
2.326m max x 1.210m max
7'8" x 4'0"
- Bedroom 2**
2.537m max x 5.173m max
8'4" x 17'0"
- En-Suite 2**
1.845m x 1.995m
6'1" x 6'7"
- Bedroom 3**
3.381m x 3.128m
11'1" x 10'3"
- Bedroom 4**
2.806m max x 2.986m max
9'2" x 9'10"
- Bedroom 5**
3.105m x 1.995m
10'2" x 6'7"
- Bathroom**
2.039m max x 1.995m max
6'8" x 6'7"

Plots

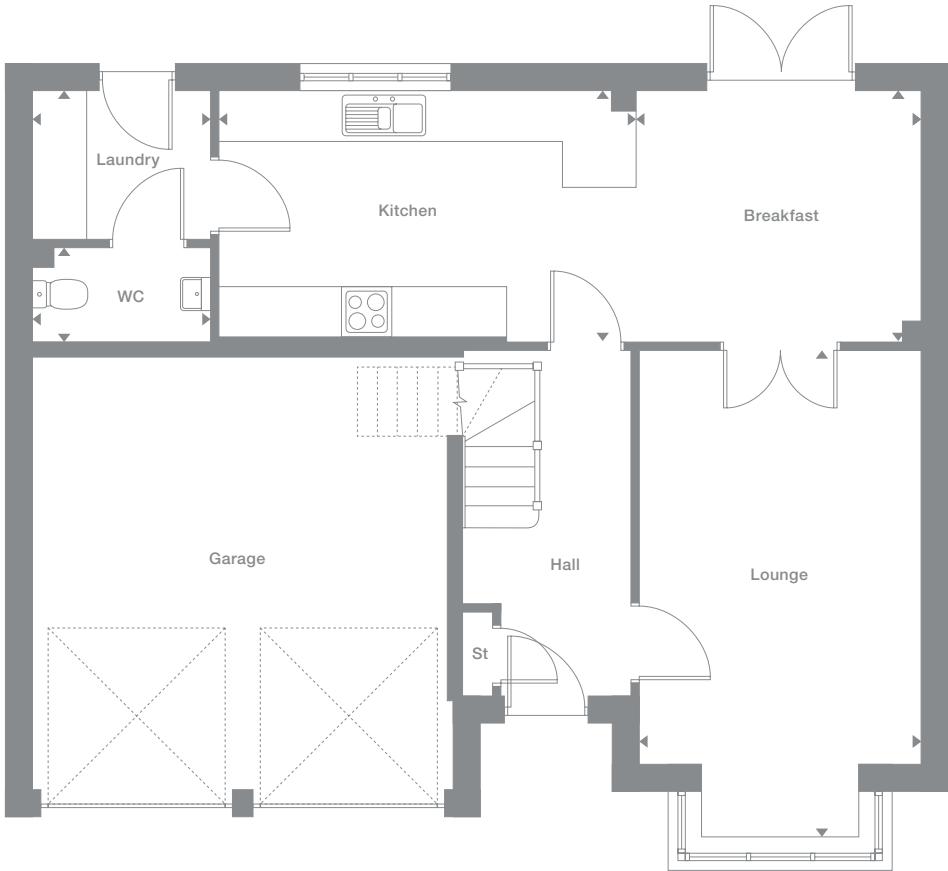
- 7*, 13*,
35, 36*,
105*, 111*,
119*, 120*,
125*

Floor Space

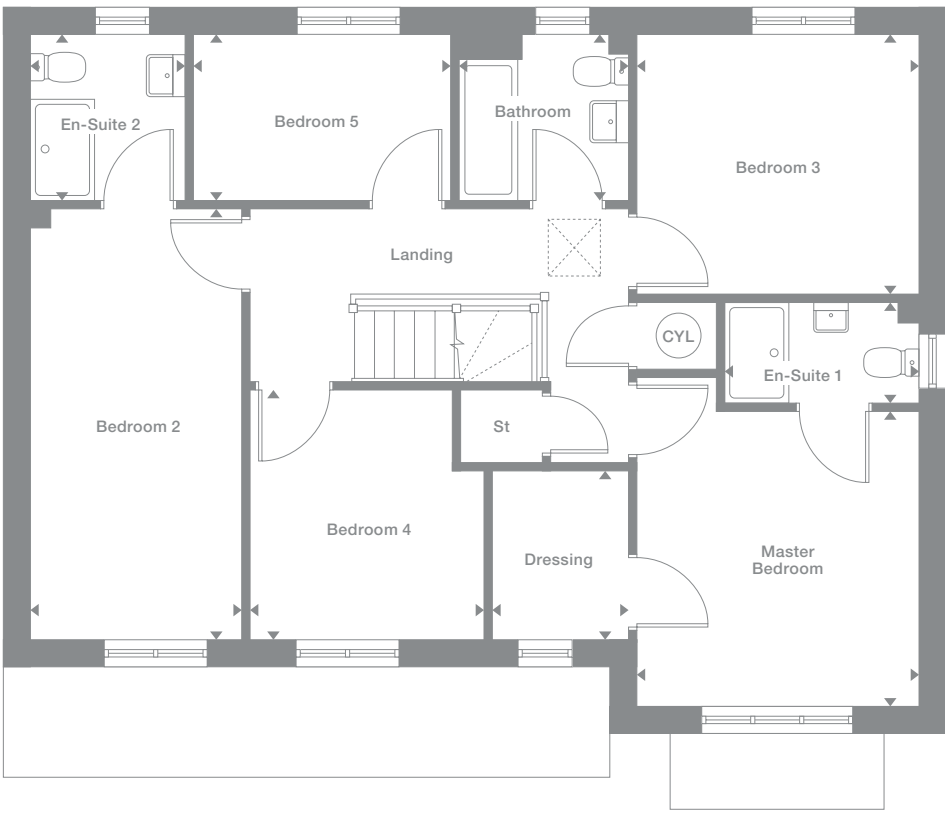
1,509 sq ft



Ground Floor



First Floor



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Pringle

Overview

With a separate laundry room and a dedicated study adding a thoughtfully practical dimension that complements the light-filled, welcoming lounge and an open plan family kitchen and breakfast room, this is a home of unmistakable distinction. Upstairs, two of the five bedrooms are en-suite.

Ground Floor

Lounge
3.611m x 6.328m max
11'10" x 20'9"

Kitchen
3.766m max x 2.928m max
12'4" x 9'7"

Breakfast/Family
5.695m x 2.928m
18'8" x 9'7"

Laundry
1.859m x 1.978m
6'1" x 6'6"

Study
3.151m x 2.420m
10'4" x 7'11"

WC
1.193m max x 1.978m max
3'11" x 6'6"

First Floor

Master Bedroom
3.611m max x 4.459m
11'10" x 14'8"

En-Suite 1
1.966m max x 1.732m
6'5" x 5'8"

Bedroom 2
3.684m max x 2.996m
12'1" x 9'10"

En-Suite 2
2.554m max x 1.010m max
8'5" x 3'4"

Bedroom 3
3.408m max x 3.344m max
11'2" x 11'0"

Bedroom 4
3.270m max x 3.225m max
10'9" x 10'7"

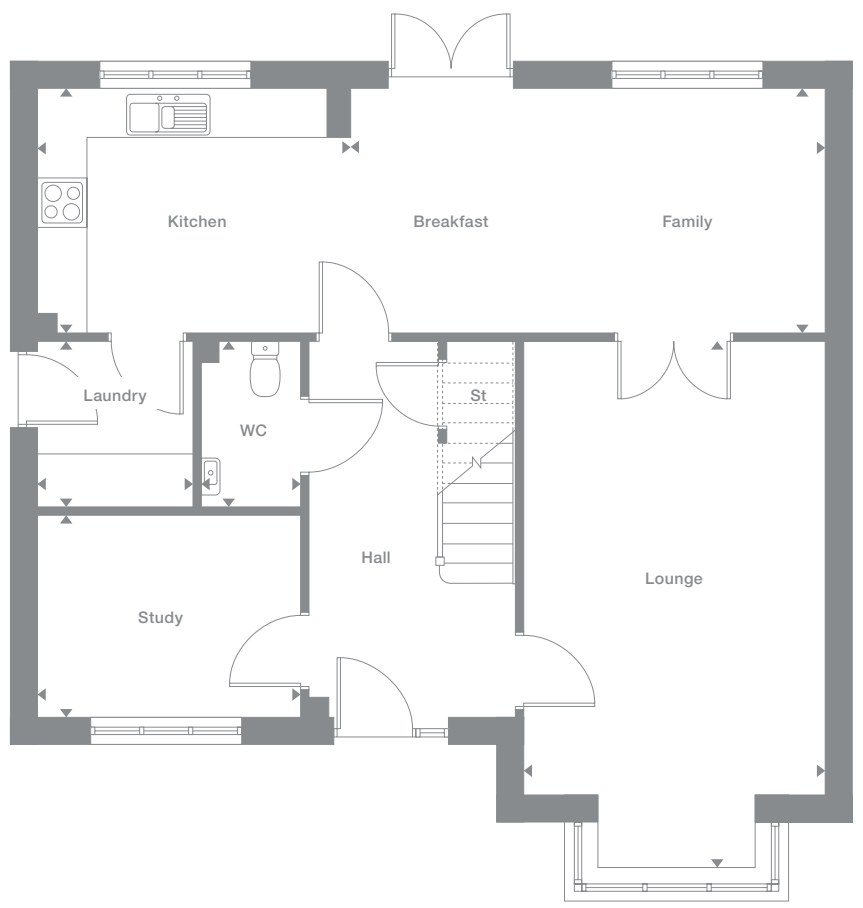
Bathroom
2.583m max x 1.815m max
8'6" x 5'11"

Plots
12, 117*, 118

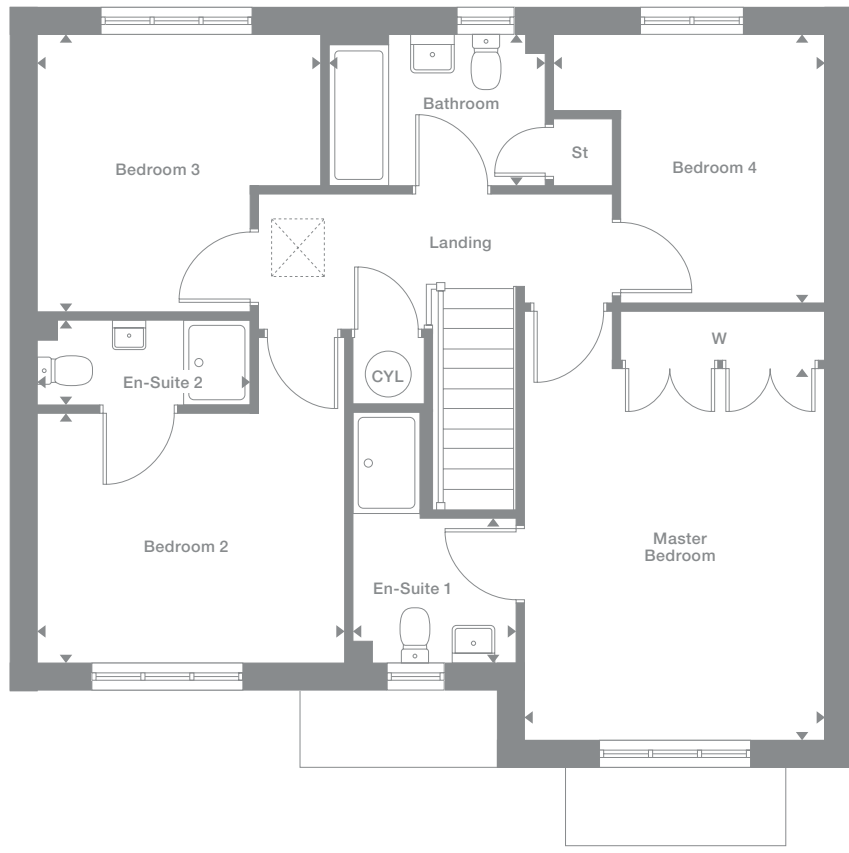
Floor Space
1,628 sq ft



Ground Floor



First Floor



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Lockhart

Overview
The inviting, instantly impressive hall and feature staircase, rising to a splendid gallery landing, set the tone for this outstanding residence. The lounge and formal dining room counterpoint a bright, open kitchen and breakfast room, and the two en-suite bedrooms include an opulent master suite.

- Ground Floor**
- Lounge
3.621m max x 5.561m max
11'11" x 18'3"
- Dining
3.682m max x 2.942m max
12'1" x 9'8"
- Kitchen
3.960m x 2.942m
13'0" x 9'8"
- Breakfast
2.657m x 2.942m
8'9" x 9'8"
- Laundry
1.556m x 1.830m
5'1" x 6'0"
- WC
1.753m max x 1.881m max
5'9" x 6'2"
- First Floor**
- Master Bedroom
5.021m max x 3.857m max
16'6" x 12'8"
- En-Suite 1
2.012m max x 1.771m max
6'7" x 5'10"
- Bedroom 2
3.079m max x 3.685m
10'1" x 12'1"
- En-Suite 2
1.388m x 1.583m max
4'7" x 5'2"
- Bedroom 3
3.389m max x 2.965m max
11'1" x 9'9"
- Bedroom 4
3.731m max x 2.965m max
12'3" x 9'9"
- Bedroom 5
3.695m max x 2.591m max
12'1" x 8'6"
- Bathroom
2.560m x 1.970m
8'5" x 6'6"

Plots
31*, 33

Floor Space
1,723 sq ft



Ground Floor



First Floor



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Rossie

Overview

Double doors and a bay window bring special panache to the lounge. Twin french doors transform the family kitchen into a fascinating garden dining room. Five bedrooms, two of them en-suite, ensure privacy is always available. This magnificent home reveals new pleasures at every turn.

Ground Floor

Lounge
3.683m max x 6.355m max
12'1" x 20'10"

Family/Dining
7.127m max x 3.472m max
23'5" x 11'5"

Kitchen
4.060m x 3.103m
13'4" x 10'2"

Laundry
3.257m x 1.672m
10'8" x 5'6"

WC
1.505m max x 1.785m max
4'11" x 5'10"

First Floor

Master Bedroom
3.683m max x 3.327m
12'1" x 10'11"

En-Suite 1
1.210m max x 2.805m max
4'0" x 9'2"

Bedroom 2
3.683m x 3.613m
12'1" x 11'10"

En-Suite 2
2.793m x 1.210m
9'2" x 4'0"

Bedroom 3
2.666m x 4.115m
8'9" x 13'6"

Bedroom 4
3.861m x 2.805m
12'8" x 9'2"

Bedroom 5
2.355m max x 2.925m max
7'9" x 9'7"

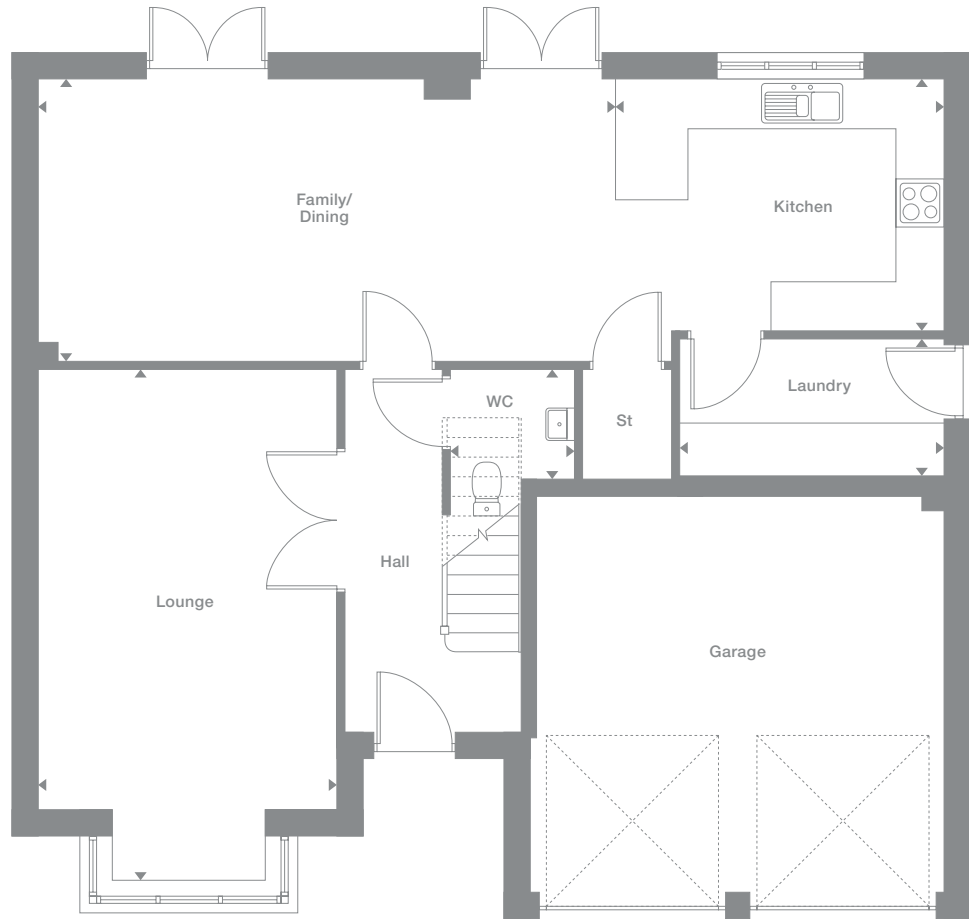
Bathroom
2.134m max x 2.805m max
7'0" x 9'2"

Plots
8, 23*, 27*

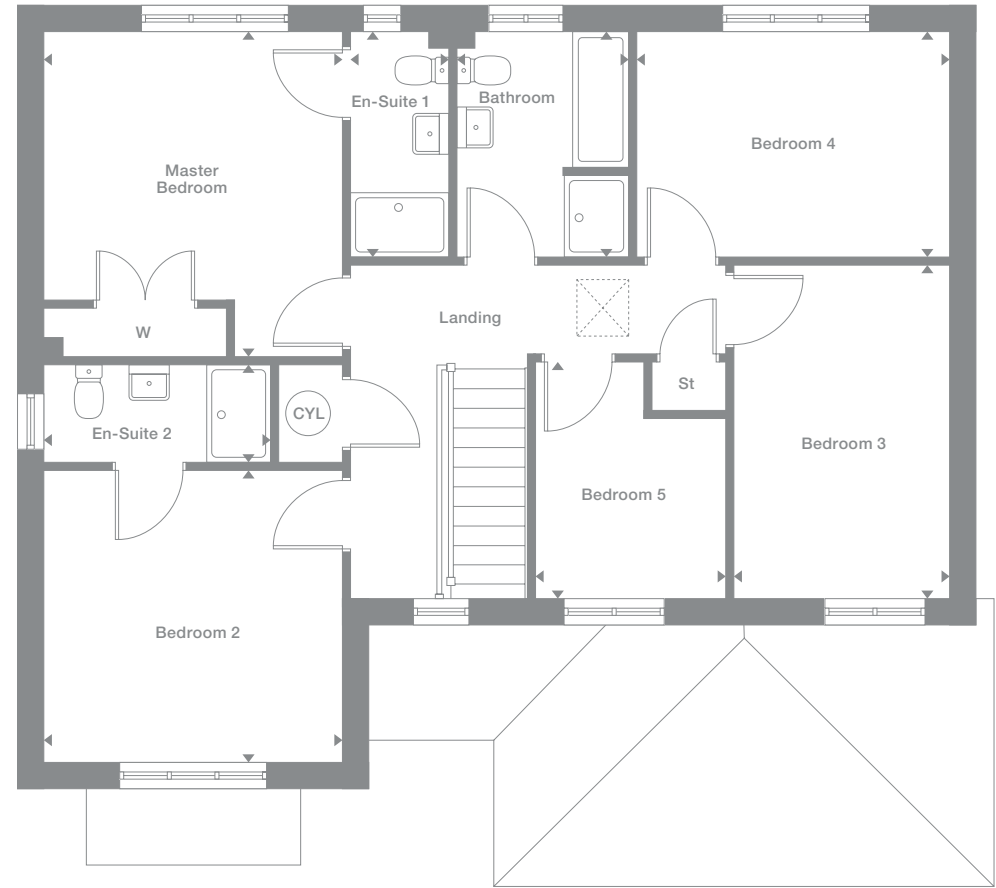
Floor Space
1,779 sq ft



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure 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. Please refer to the 'Important Notices' section at the back of this brochure for more information.

* Plots are a mirror image of plans shown above

Hopkirk

Overview

An imposing hall and feature staircase leads to five bedrooms, two of them en-suite and one incorporating a sumptuous dressing area. With dual french doors, a prestigious lounge and formal dining room, and a private study, this is a home of the highest quality.

Ground Floor

- Lounge**
3.586m max x 5.215m max
11'9" x 17'1"
- Dining**
3.586m max x 2.792m max
11'9" x 9'2"
- Kitchen**
3.966m max x 3.504m max
13'0" x 11'6"
- Breakfast/Family**
2.755m x 5.717m
9'0" x 18'9"
- Laundry**
2.291m x 2.128m
7'6" x 7'0"
- Study**
3.506m x 2.253m
11'6" x 7'5"
- WC**
1.115m x 2.128m
3'8" x 7'0"

First Floor

- Master Bedroom**
3.403m x 4.036m
11'2" x 13'3"
- Dressing**
2.627m max x 2.268m
8'7" x 7'5"
- En-Suite 1**
2.627m max x 1.603m max
8'7" x 5'3"
- Bedroom 2**
3.527m x 2.746m
11'7" x 9'0"
- En-Suite 2**
1.451m max x 2.746m max
4'9" x 9'0"
- Bedroom 3**
3.586m max x 3.008m max
11'9" x 9'10"
- Bedroom 4**
3.243m max x 2.914m
10'8" x 9'7"
- Bedroom 5**
2.526m x 2.746m
8'3" x 9'0"
- Bathroom**
2.560m x 2.153m
8'5" x 7'1"

Plots

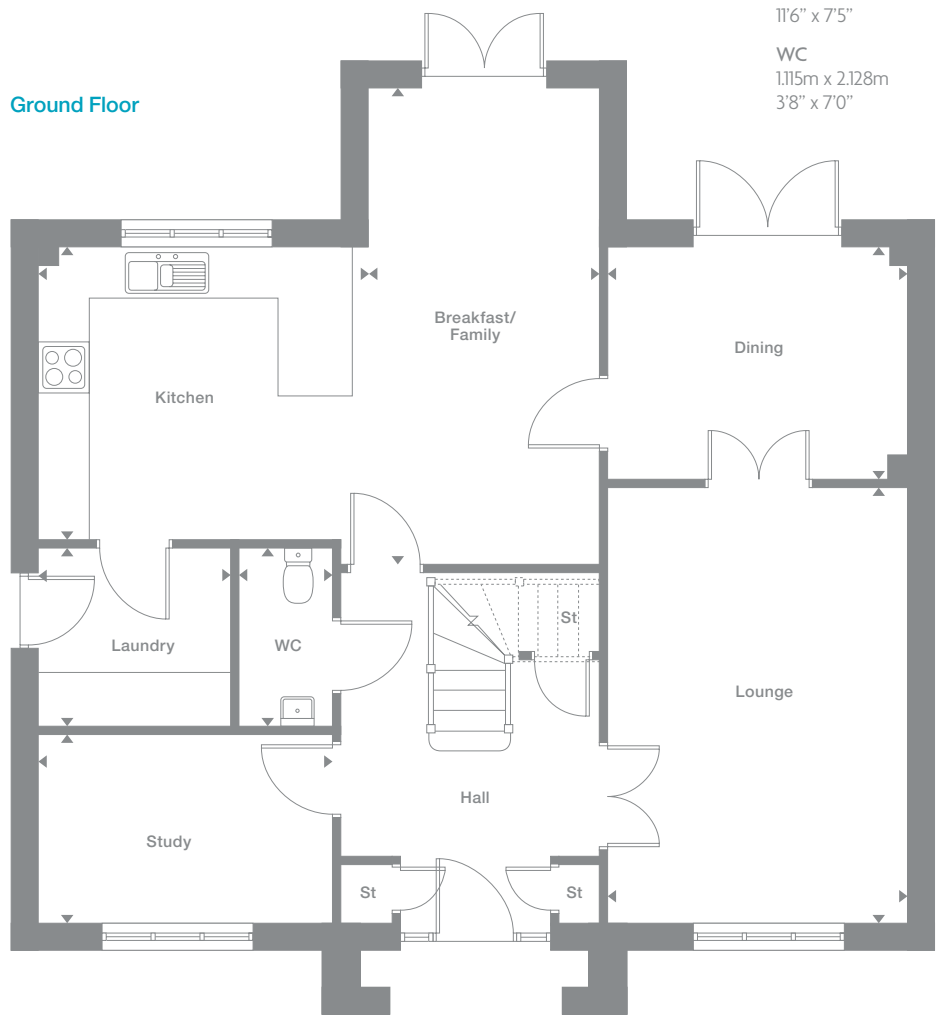
- 1, 26,
- 34, 41,
- 106*, 126,
- 132*, 133

Floor Space

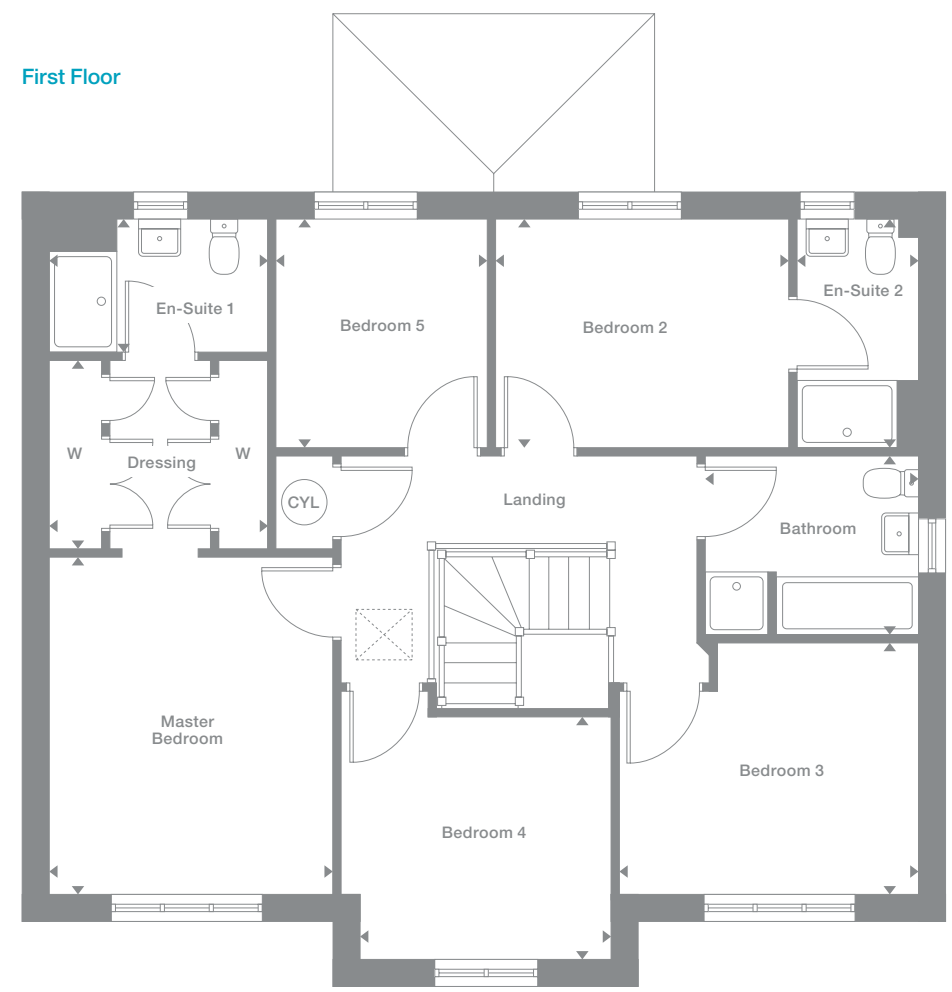
1,902 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

The Miller Difference

“Buying a property is one of the most important decisions in life and I am delighted that Miller Homes made it an easy one for me.”

Chris Mackenzie
Miller Home Owner

“We are so impressed with the exceptional customer service and quality of our home that we’ve recommended Miller Homes to a friend.”

Helen Moscrop
Miller Home Owner

The Miller Difference

We’re enormously proud of the homes we’ve been building for the last 80 years, and throughout that time we’ve been listening to our customers and learning from them. From insisting on the best workmanship and the highest quality materials right through to recognising our responsibilities to the environment.

During this time we’ve seen many generations of families enjoy our homes and developments, and we’ve seen the happy, thriving communities they’ve become.

Trust

For us, the most important people are the customers who choose our homes in which to build their future. Their satisfaction and confidence in us, from our very first meeting onwards, is a key measure of our success.

We’re proud of the independent surveys that consistently show our high levels of customer satisfaction. That’s the real barometer of our quality and our service.

Helping where we can

We invest everything into your customer journey – it’s designed not just to please you, but to exceed your expectations.

When you become a Miller customer, we’ll listen to you right from the start. From the day you first look around a showhome until long after you’ve moved in, we’re here to offer help and support. We’ve been doing this a long time so we have a vast amount of experience to draw on.

We don’t want you to just be satisfied, we want you to be proud of your new home and delighted by the whole experience. We want you to recommend us, too.

Pushing up standards

We frequently win awards for the quality of our homes. For their generous specification, skilful construction, beautiful locations, and for the teams that build them. We are acknowledged experts in the field. You can see the quality of our product and you will notice the quality of our service as we guide you through the many different ways of buying your home. It’s a customer journey that has taken 80 years to perfect.

We know the importance of workmanship and job satisfaction. We look after our teams, we train and employ the best people and we reward safe and careful practice.

Keeping you involved

First you’ll meet your Development Sales Manager who will give you any help you need in choosing and buying your home. Then your site manager, who will supervise the build of your home and answer your questions along the way.

We’ll invite you to a pre-plaster meeting with your site manager during the construction of your new home, where you’ll get to see, first hand, the attention to detail, care and craftsmanship involved.

Wherever practical, we ask you to choose your own kitchen and bathroom including your own tiles, worktops, appliances and other options. Your home becomes personal to you long before we’ve finished building it.

A Better Place

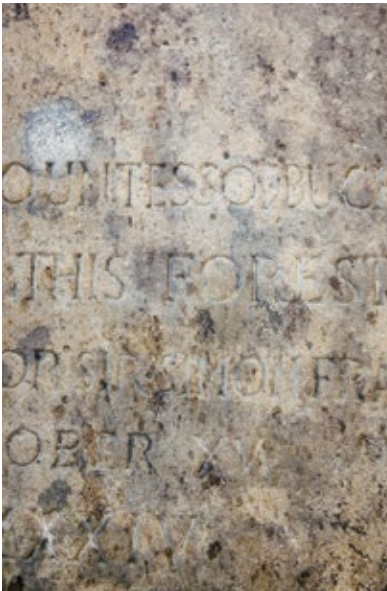
We don’t just create more homes, we enhance locations with our developments. Places where people will make friends, enjoy family life and take pride in their neighbourhoods and surroundings. We even provide a unique www.mymillerhome.com website to keep you up to date on the build progress of your home and to help you get to know the area, your neighbours and live more sustainably once you’ve moved in.

For your future

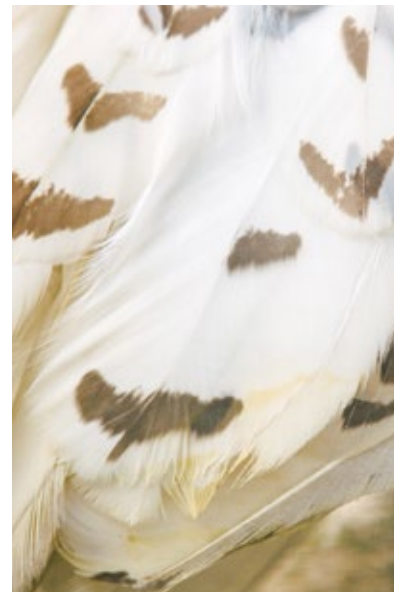
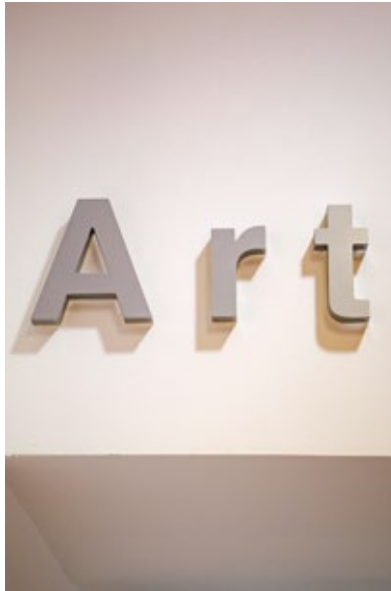
For us, success is building exceptional homes, in sustainable communities. And that’s how we’ve built a business that goes from strength to strength.



Calderwood is just 20 minutes walk from East Calder, where the Main Street shops include a convenience store and Post Office, a pharmacy and large Co-op and Tesco Express stores, alongside pubs, cafés, food takeaways, and other services. There is also a local library with computers for public use. Livingston's exceptional choice of shops and services includes the popular McArthur Glen Designer Outlet, a host of high street names at The Centre, and a choice of supermarkets, garden centres and other stores.



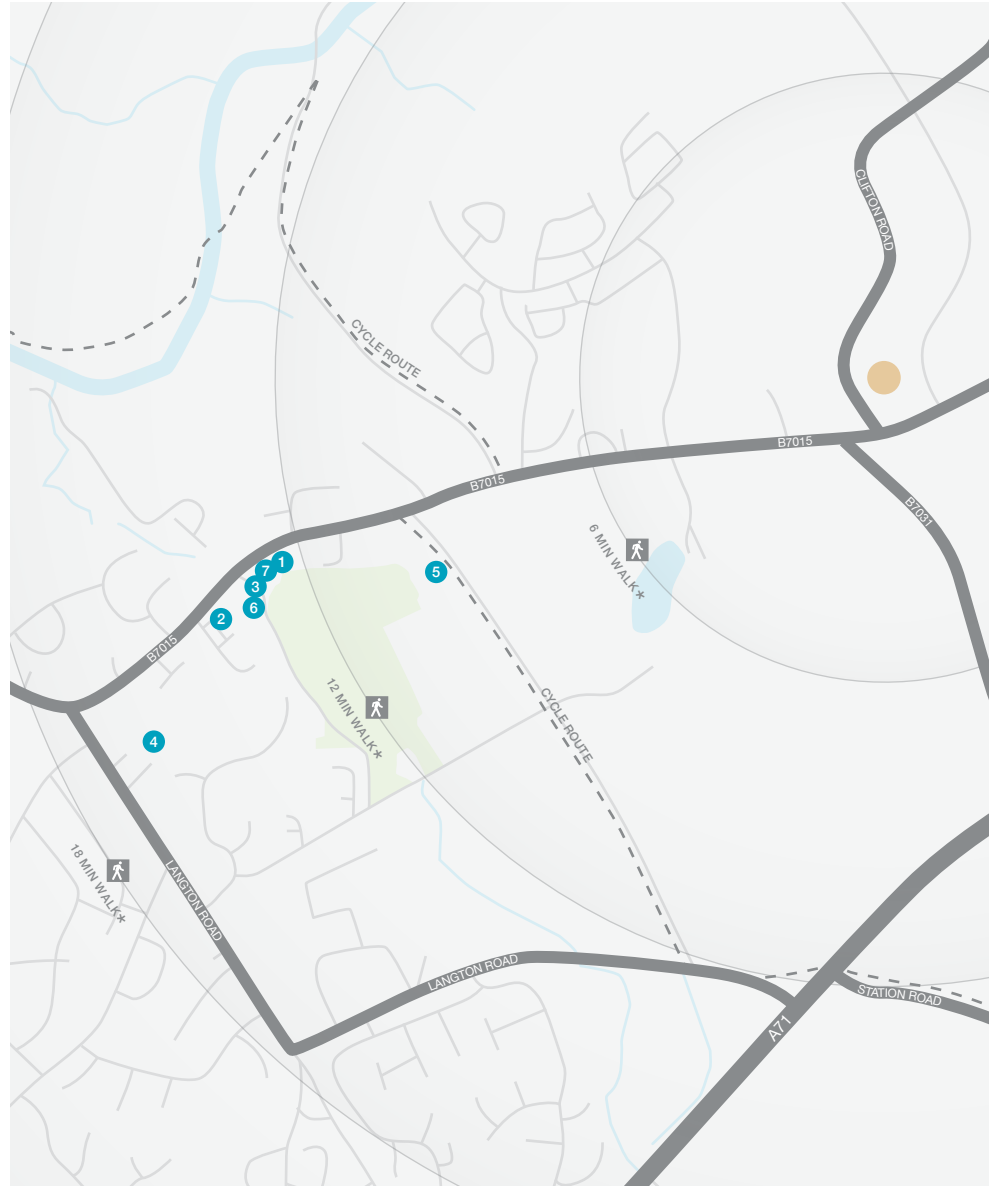
Complementing the delightful town centres of East Calder and nearby Mid Calder with its traditional pubs, the area has an outstanding diversity of open-air attractions. As well as the extensive Calder Woods and riverside walks through Almondell and Calderwood Country Park, there is the world-class sculpture park at Jupiter Artland, the wonderful Five Sisters Zoo with almost 200 species of animals, and many delightful parks and open spaces to explore. For indoor leisure and entertainment, Livingston's amenities include theatre and music at the superb Howden Park Centre, film at the Vue multiscreen cinema, and swimming and fitness at Xcite Livingston, where there are pools, flumes and a Technogym.



When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite walks, and the shops you like best. As a starting point this map shows some of the most useful features and services within a short stroll or bike ride.

East Calder Primary School and St Paul's RC Primary School are both within walking distance of Calderwood, and both have nursery classes. After and pre-school care is available at Simply Play, who can take children to both primary schools, and collect them afterwards. The development is in the catchment area

for West Calder High School, which has recently moved into a new state-of-the-art building, and for St Margaret's RC Academy. The large East Calder Medical Practice, offering a full range of general services as well as specialised clinics, is conveniently located less than a mile away, close to both the local dental surgery and the village pharmacy.



- 1 East Calder Post Office, 131 Main Street 01506 880 418
 - 2 Lindsay and Gilmour Pharmacy, 173 Main Street 01506 881 953
 - 3 East Calder Library 139 Main Street 01506 284 020
 - 4 East Calder Primary School, 9 Langton Road 01506 880 810
 - 5 St Paul's RC Primary School, Main Street 01506 881 665
 - 6 East Calder Medical Practice, 147 Main Street 01506 882 882
 - 7 East Calder Dental Surgery, 137 Main Street 01506 881 566
- Simply Play Childcare
Park Court Broxburn
01506 856 444
- West Calder High School,
Limefield Lane
01506 284 950
- St Margaret's Academy,
Howden Road South
01506 479 104

* Times stated are averages based on approximate distances and would be dependent on the route taken.
Based on:
0.5km = 5 to 7 mins walk
1.0km = 10 to 14 mins walk
1.5km = 15 to 21 mins walk



How to find us

Please see website for development opening times: millerhomes.co.uk 03330 602 284

From Edinburgh
Leave Edinburgh via the A71 Calder Road. If travelling on the City Bypass, join the A71 at Calder Junction. Follow signs for West Calder through the first roundabout after the bypass, and stay on the A71 for a further four and a quarter miles. After passing through Wilkieston, turn right following the sign for Camps and East Calder via the B7015. Around a mile further on, Calderwood is on the right.

From the M8
Leave the M8 at junction 3 to join the A899 for Livingston. Stay on the A899 for two and a half miles, then at Lizzie Brice's Roundabout take the second exit to join the A71. Stay on the A71 at the next roundabout, signposted for Edinburgh, then two miles on turn left to join the B7031 for Camps. Carry on to the T-junction, and turn right then take the first left into Calderwood.

Sat Nav: EH53 0HS



The homes we build are the foundations of sustainable communities that will flourish for generations to come. We work in harmony with the natural environment, protecting and preserving it wherever we can. With our customers, colleagues and partners, we strive to promote better practices and ways of living. We're playing our part in making the world A Better Place.

a better place®



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 Sales Adviser 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

the place to be®

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.

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millerhomes.co.uk

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