



Calderwood
East Calder

mill

er

homes

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.



| | |
|-----------------------|----|
| Living in East Calder | 02 |
| Welcome home | 06 |
| Floor plans | 08 |
| How to find us | 28 |

Plot Information

- Fulton**
See Page 08
- Leewood**
See Page 10
- Maplewood**
See Page 12
- Lockwood**
See Page 14
- Harford**
See Page 16
- Marwood**
See Page 18
- Bridgeford**
See Page 20



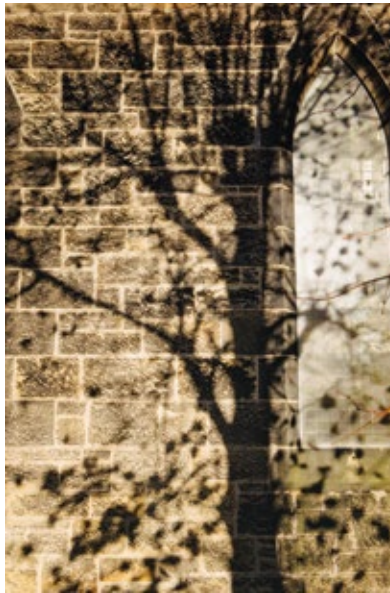
The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that the site plan is not drawn to scale.

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

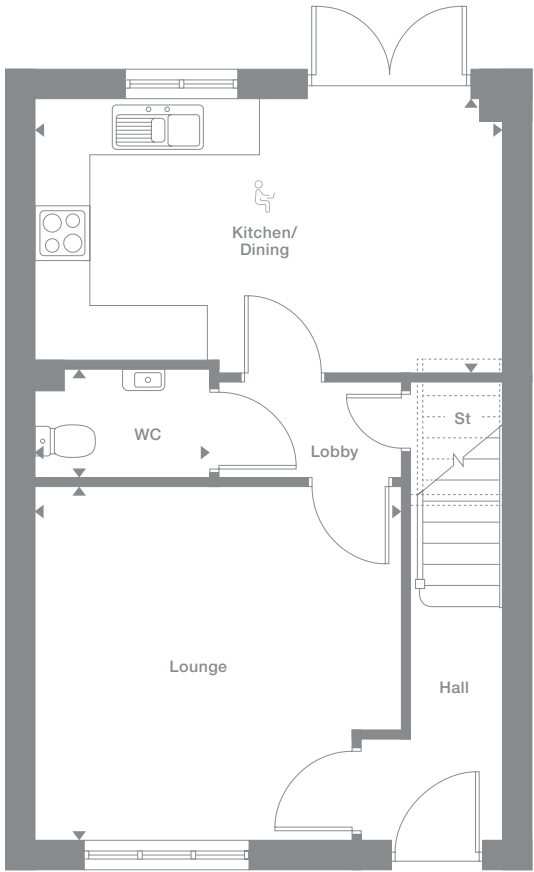
| | |
|---|--|
| Ground Floor | First Floor |
| Lounge 3.989m x 3.870m 13'1" x 12'8" | Principal Bedroom 2.889m x 3.597m 9'6" x 11'10" |
| Kitchen/Dining 5.051m x 2.996m 16'7" x 9'10" | En-Suite 2.290m x 1.427m 7'6" x 4'8" |
| WC 1.880m x 1.172m 6'2" x 3'10" | Bedroom 2 2.927m x 2.920m 9'7" x 9'7" |
| | Bedroom 3 2.267m x 2.432m 7'5" x 8'0" |
| | Bathroom 2.100m x 1.700m 6'11" x 5'7" |

Floor Space
900 sq ft

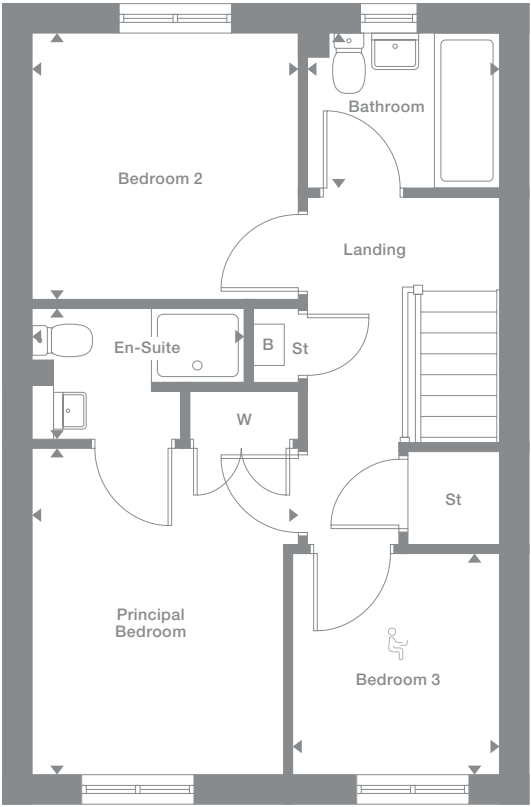
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



your home
your way...

Office space area

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B = Boiler

Leawood

Overview

With a separate laundry to prevent household management from encroaching on the social space, and french doors adding a bright focal point, the kitchen provides a natural hub for everyday family life. With four bedrooms, one of them en-suite with a built-in wardrobe, there is always an opportunity to find peaceful seclusion.

Ground Floor

- Lounge
3.124m x 5.013m
10'3" x 16'5"
- Kitchen/Dining
4.791m x 2.936m
15'9" x 9'8"
- Laundry
2.018m x 1.747m
6'7" x 5'9"
- WC
2.018m x 1.052m
6'7" x 3'5"

First Floor

- Principal Bedroom
4.069m x 2.513m
13'4" x 8'3"
- En-Suite
1.645m x 2.018m
5'5" x 6'7"
- Bedroom 2
2.525m x 3.965m
8'3" x 13'0"
- Bedroom 3
2.322m x 3.340m
7'7" x 11'0"
- Bedroom 4
2.322m x 3.340m
7'7" x 11'0"
- Bathroom
2.078m x 2.200m
6'10" x 7'3"

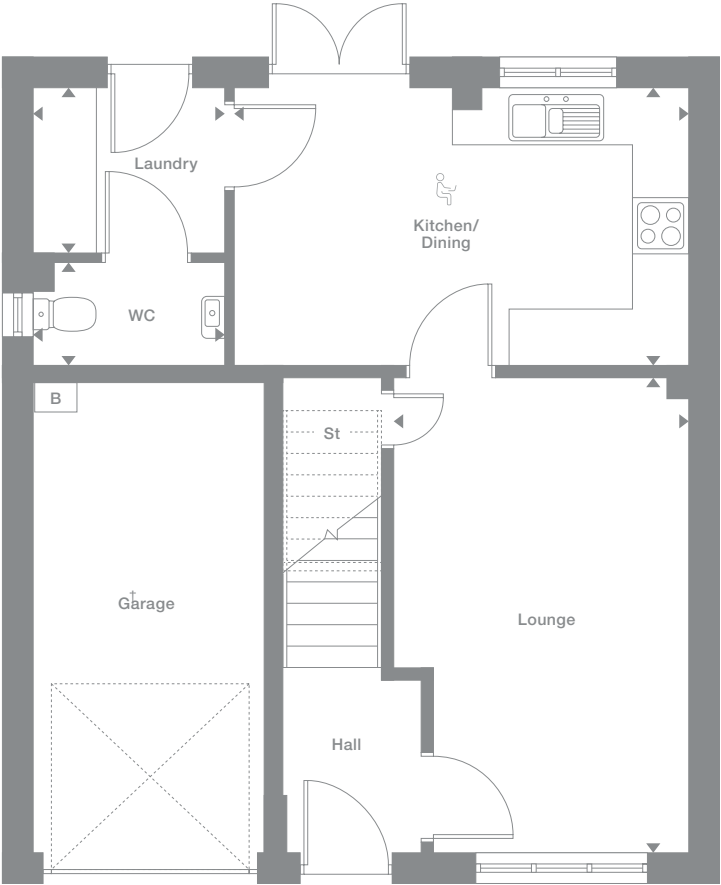
Floor Space

1,036 sq ft

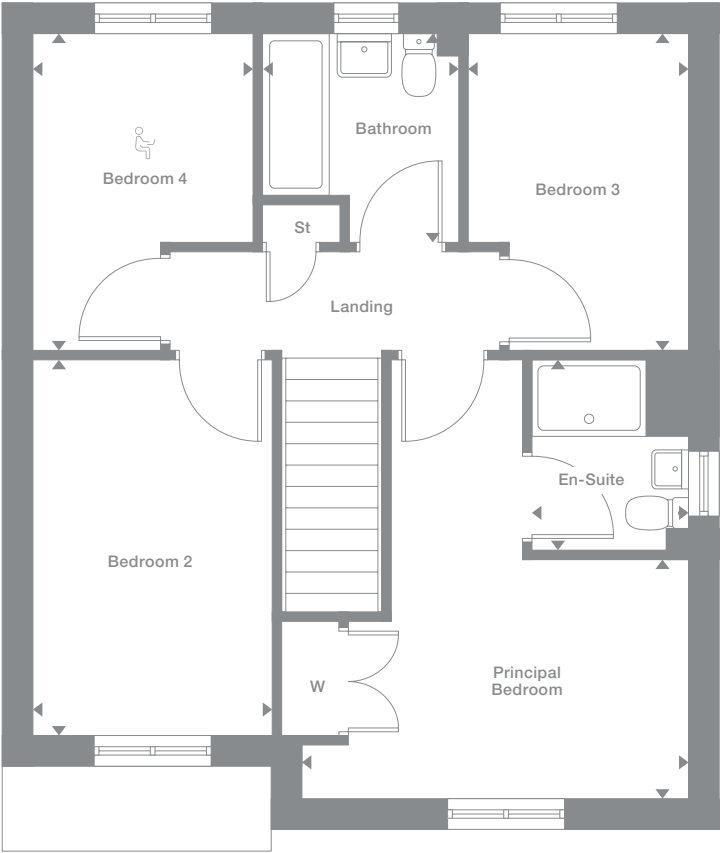
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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B = Boiler

Maplewood

Overview

With twin windows and central french doors, the kitchen and dining room maximises the benefits of the garden to present an adaptable, comfortable setting for family life. The lounge features a stylish bay window, and the delightful principal bedroom includes an en-suite shower and a sumptuous dressing area with twin wardrobes.

Ground Floor

Lounge
3.003m x 4.728m
9'10" x 15'6"

Family/Dining/Kitchen
8.143m x 2.800m
26'9" x 9'2"

Laundry
1.654m x 1.287m
5'5" x 4'3"

WC
1.469m x 1.774m
4'10" x 5'10"

First Floor

Principal Bedroom
5.017m x 4.291m
16'6" x 14'1"

En-Suite
2.637m x 1.230m
8'8" x 4'0"

Bedroom 2
3.026m x 4.014m
9'11" x 13'2"

Bedroom 3
2.435m x 4.224m
8'0" x 13'10"

Bedroom 4
3.066m x 3.004m
10'1" x 9'10"

Bathroom
2.443m x 3.004m
8'0" x 9'10"

Floor Space

1,297 sq ft

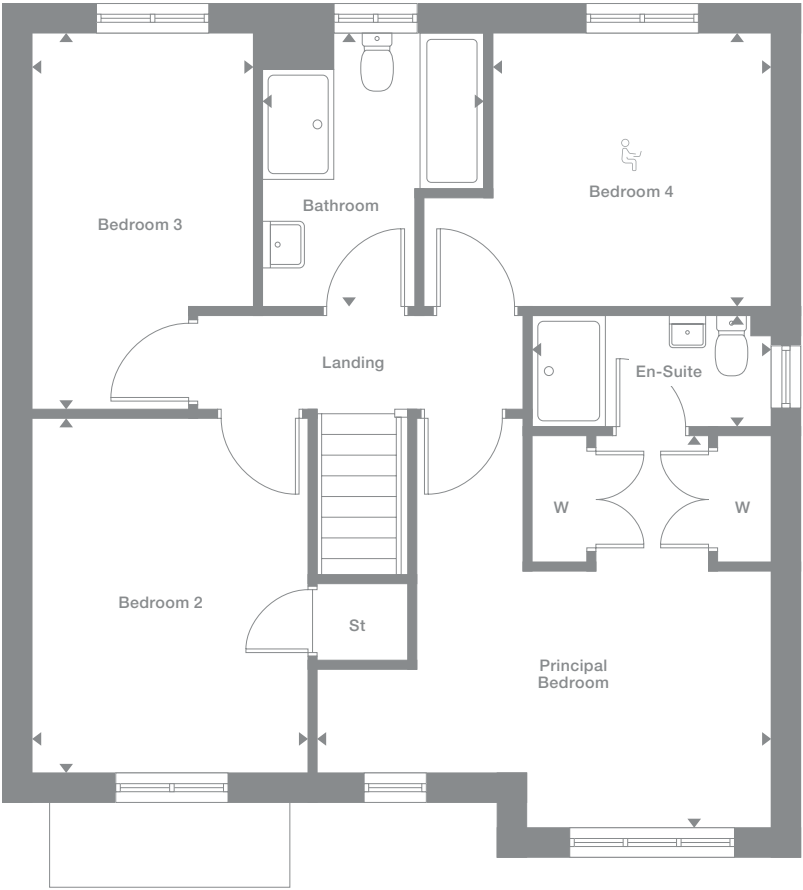
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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B = Boiler

Lockwood

Overview
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 and built-in wardrobes in the principal bedroom, comfort is combined with visual appeal.

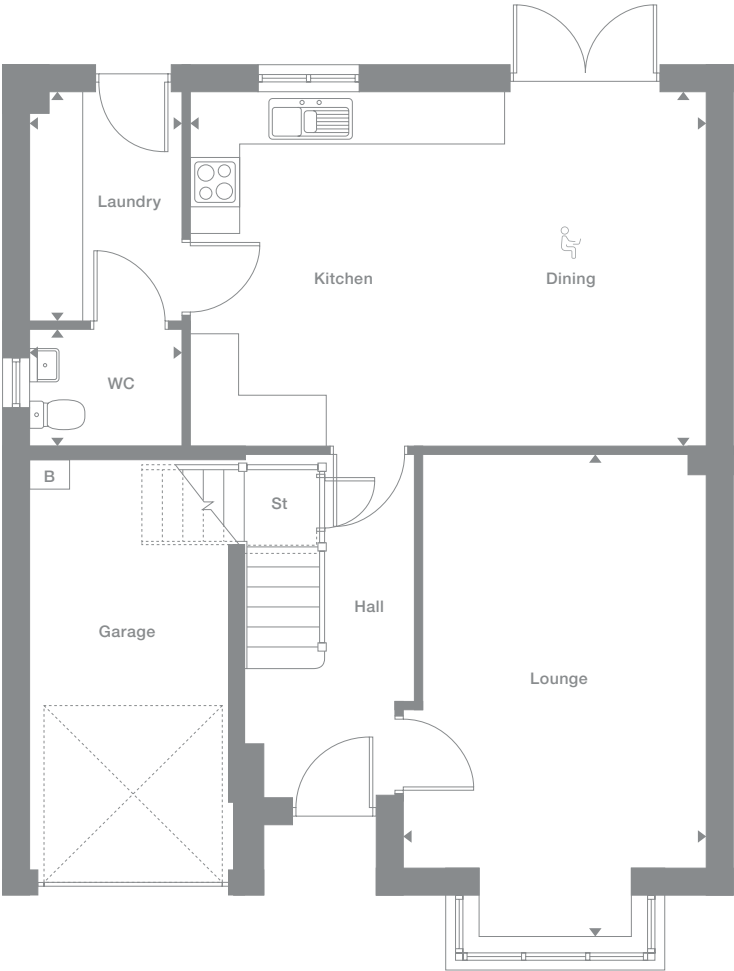
| | |
|---|--|
| Ground Floor | First Floor |
| Lounge 3.635m x 5.856m 11'11" x 19'3" | Principal bedroom 3.464m x 3.319m 11'4" x 10'11" |
| Kitchen/Dining 6.207m x 4.223m 20'4" x 13'10" | En-Suite 1 1.982m x 1.670m 6'6" x 5'6" |
| Laundry 1.818m x 2.737m 6'0" x 9'0" | Bedroom 2 3.492m x 3.173m 11'5" x 10'5" |
| WC 1.818m x 1.386m 6'0" x 4'7" | En-Suite 2 2.337m x 1.910m 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 x 3.173m 6'5" x 10'5" |

Floor Space
1,446 sq ft

Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



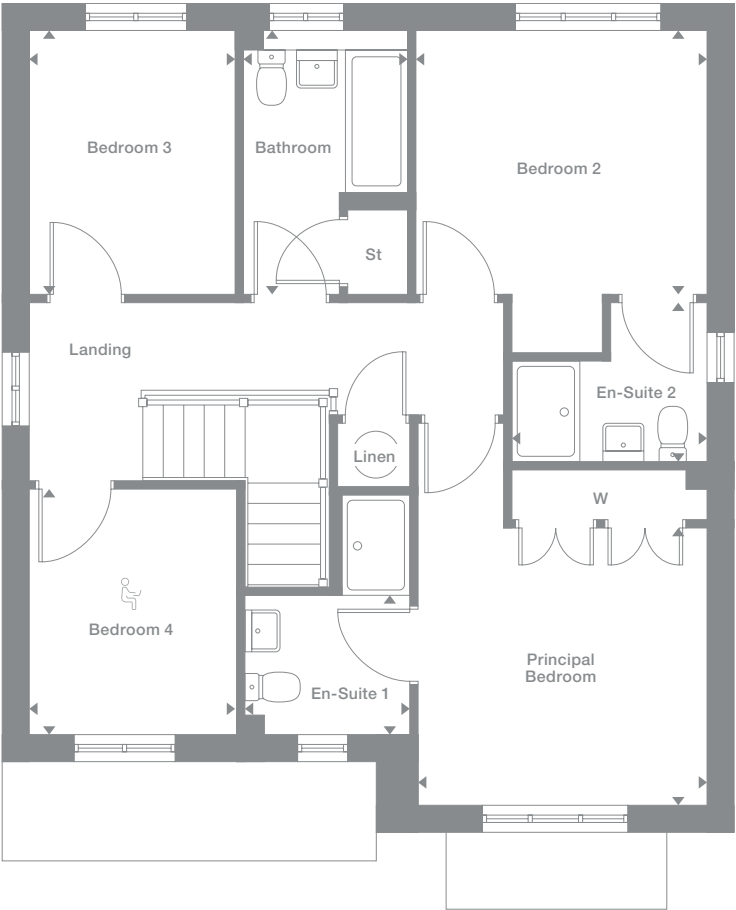
Ground Floor



how will you use your new home?

 Office space area

First Floor



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B = Boiler

Harford

Overview
Featuring a bay-windowed lounge, an inspiring kitchen and family room incorporating french doors, a separate laundry room and two superb en-suite bedrooms, this is a prestigious and impressive home.

- Ground Floor**

Lounge
3.206m x 6.017m
10'6" x 19'9"

Kitchen/Family/Dining
8.396m x 3.192m
27'7" x 10'6"

Laundry
1.903m x 3.245m
6'3" x 10'8"

WC
1.477m x 1.826m
4'10" x 6'0"
- First Floor**

Principal Bedroom
3.976m x 3.099m
13'1" x 10'2"

En-Suite 1
2.053m x 1.846m
6'9" x 6'1"

Bedroom 2
3.904m x 3.463m
12'10" x 11'4"

En-Suite 2
2.196m x 1.860m
7'2" x 6'1"

Bedroom 3
3.253m x 3.289m
10'8" x 10'9"

Bedroom 4
3.206m x 2.910m
10'6" x 9'7"

Bedroom 5
3.045m x 2.181m
10'0" x 7'2"

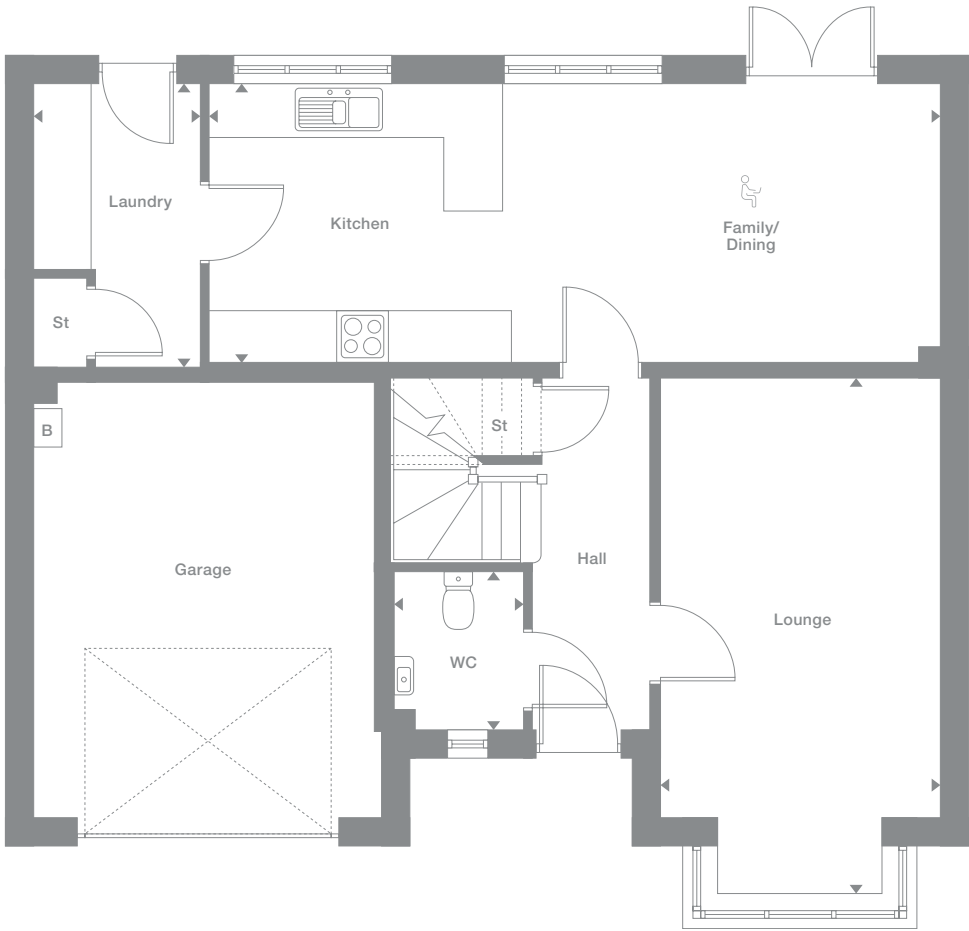
Bathroom
3.020m x 1.826m
9'11" x 6'0"

Floor Space
1,609 sq ft

Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details

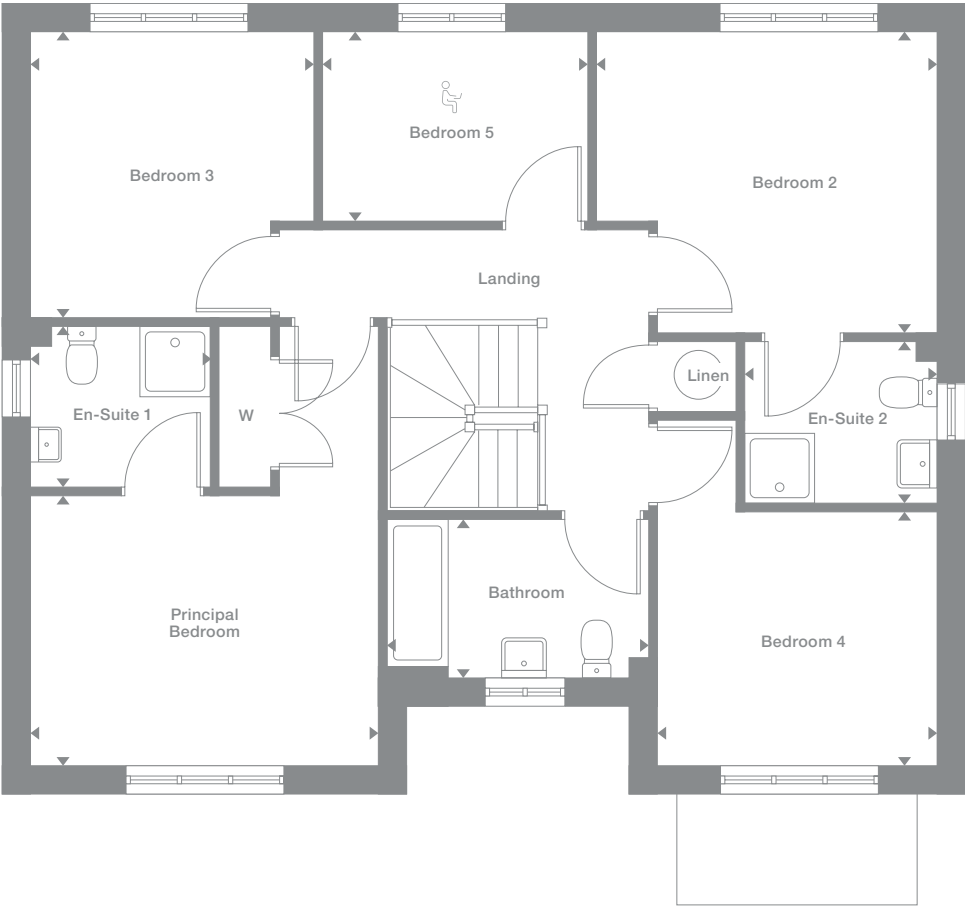


Ground Floor



 Office space area

First Floor



B = Boiler

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Marwood

Overview
This striking family home features a formal bay-windowed lounge linked by double doors to a light, airy kitchen, dining and family room with french doors and a separate laundry room, offering outstanding flexibility. With a separate study and four bedrooms, two with en-suite showers, there is always space for peace and privacy.

| | |
|--|---|
| Ground Floor | First Floor |
| Lounge 3.611m x 6.328m 11'10" x 20'9" | Principal Bedroom 3.611m x 4.459m 11'10" x 14'8" |
| Kitchen 3.766m x 2.928m 12'4" x 9'7" | En-Suite 1 1.966m x 1.732m 6'5" x 5'8" |
| Family/Breakfast 5.695m x 2.928m 18'8" x 9'7" | Bedroom 2 3.684m x 2.996m 12'1" x 9'10" |
| Laundry 1.859m x 1.978m 6'1" x 6'6" | En-Suite 2 2.554m x 1.010m 8'5" x 3'4" |
| Study 3.151m x 2.420m 10'4" x 7'11" | Bedroom 3 3.408m x 3.344m 11'2" x 11'0" |
| WC 1.193m x 1.978m 3'11" x 6'6" | Bedroom 4 3.270m x 3.225m 10'9" x 10'7" |
| | Bathroom 2.583m x 1.815m 8'6" x 5'11" |

Floor Space
1,628 sq ft

Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



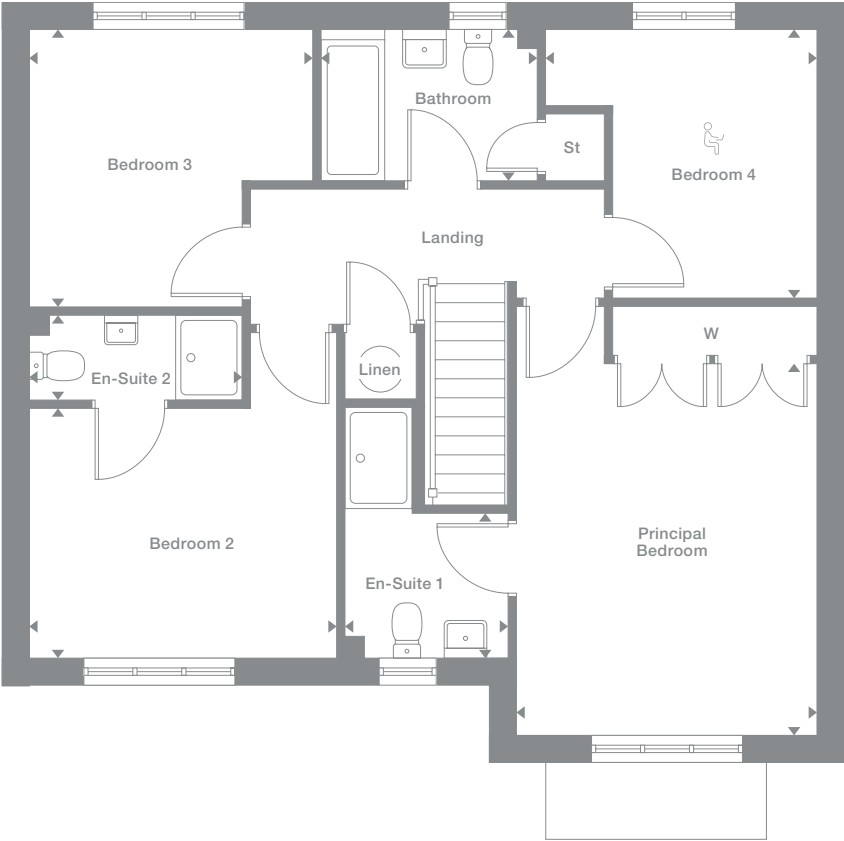
Ground Floor



your home
your choice...

 Office space area

First Floor



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B = Boiler

Bridgeford

Overview

From the feature staircase and gallery landing to the french doors in both the dining and family rooms, from the private study to the five bedrooms, two of them en-suite and one incorporating a luxurious dressing area, this exceptional home will provide comfort and privacy to even the largest families and their guests.

Ground Floor

- Lounge
3.586m x 5.215m
11'9" x 17'1"
- Kitchen
3.966m x 3.504m
13'0" x 11'6"
- Breakfast/Family
2.755m x 5.112m
9'0" x 16'9"
- Dining
3.586m x 2.792m
11'9" x 9'2"
- 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

- Principal Bedroom
3.403m x 4.036m
11'2" x 13'3"
- Dressing
1.204m x 2.268m
3'11" x 7'5"
- En-Suite 1
2.627m x 1.603m
8'7" x 5'3"
- Bedroom 2
3.527m x 2.746m
11'7" x 9'0"
- En-Suite 2
1.451m x 2.746m
4'9" x 9'0"
- Bedroom 3
3.586m x 3.008m
11'9" x 9'10"
- Bedroom 4
3.243m 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"

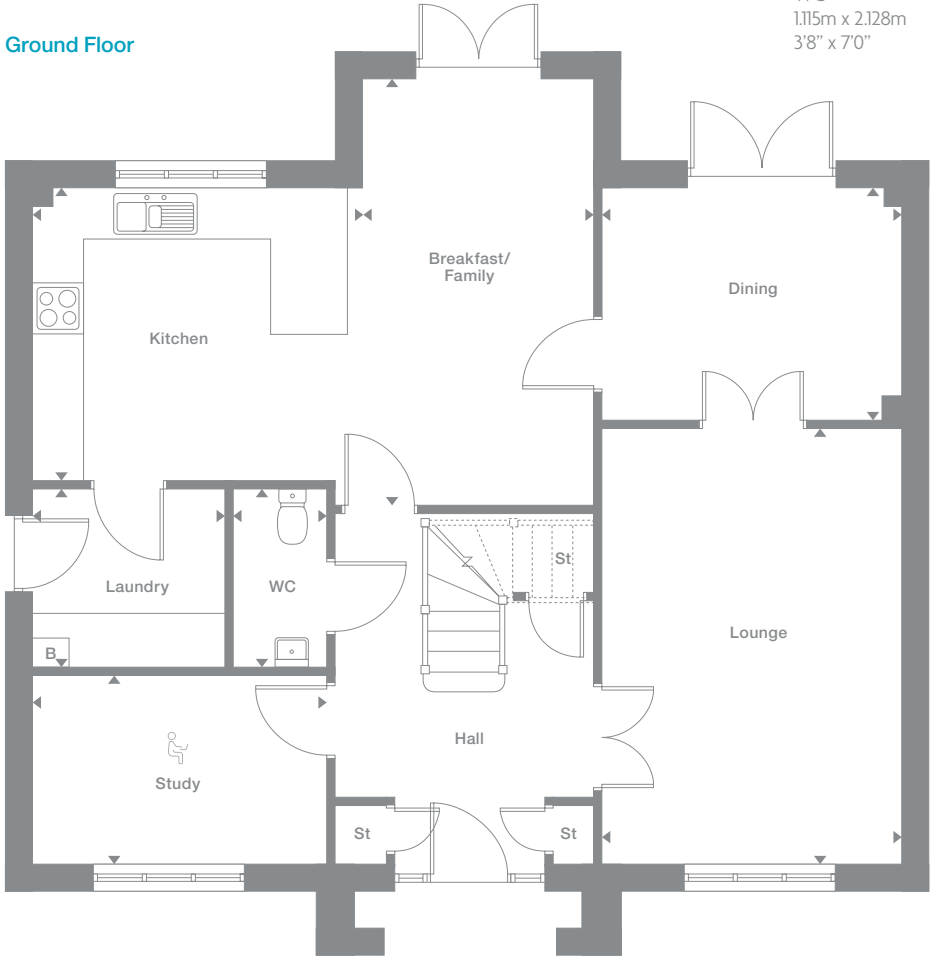
Floor Space

1,885 sq ft

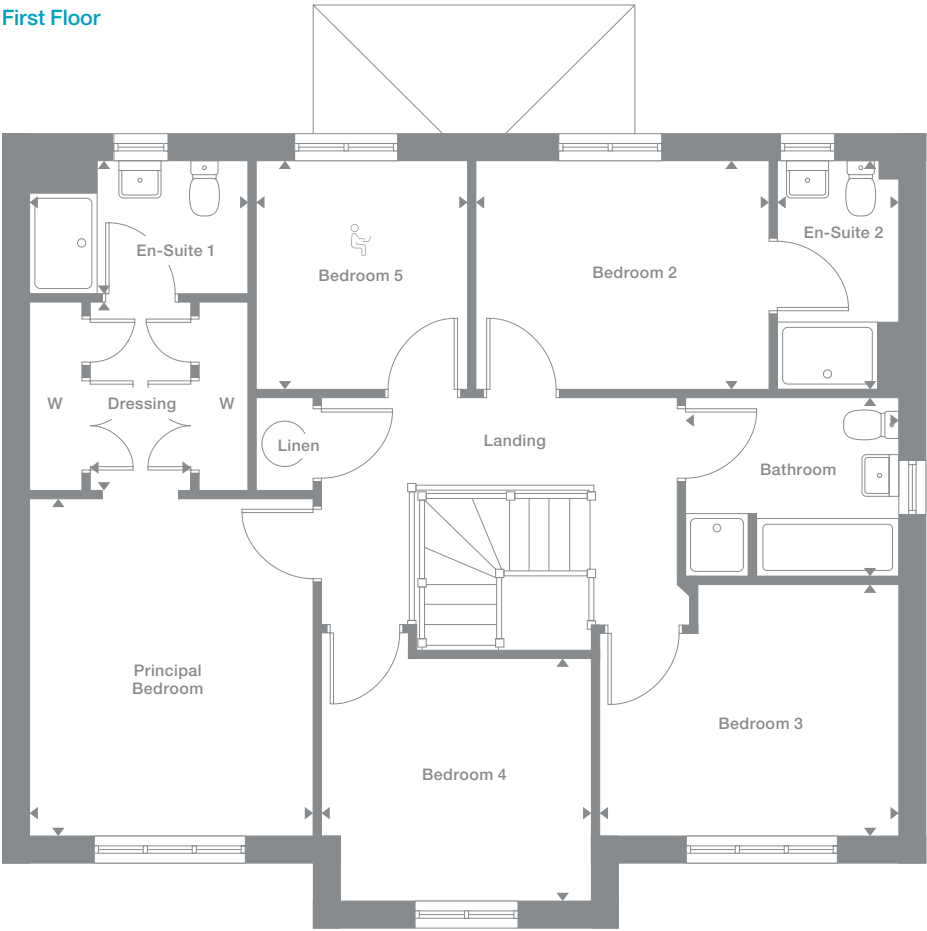
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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B = Boiler

The Miller Difference

your home
your way...

The Miller Difference

Every home we build is the start of an adventure. For more than 85 years we've watched people stamp their individual personalities on the homes we build. What we create is your starting point. Our job is to make sure it's the best one possible.

Shaped around you

For more than three generations, we've been listening to our customers. We know what you expect: the highest quality materials, the most skilled workmanship, ready to be shaped around your lifestyle.

Built on trust

Figures and statistics matter. We have, for example, a five star rating for Customer Satisfaction, the best possible, from the Home Builders Federation.

Even more important, though, is the feedback we get from our customers. After we've been with them on the journey from their first enquiry to settling into their new home, we'll over 90% say they would recommend us. That's the real measure of the trust they place in us.

Helping where we can

You might already have a clear picture of life in your new home. Or it might be a blank canvas. Either way, getting there is an exciting journey of discovery. And we're here to help.

From the first time you contact us, whether by phone, video call or a tour of a show home, we'll be listening carefully. Only you know what you want, but we'll be working with you to achieve it.

And we'll still be on hand, ready to help, long after you move in, quietly sharing your pride and satisfaction.

Pushing up standards

From beautiful locations and superb architectural design to meticulous construction work and exceptional finishes, our expertise is widely acknowledged. Our award-winning developments embrace state-of-the-art technologies and green thinking, but we never lose sight of the importance of craftsmanship. Every step is subject to rigorous Quality Assurance checks, and we reward our highly trained teams for safe and careful practice.

A smooth customer journey

Our award-winning service reflects the same high standards. As we guide you through your choices, decades of experience inform every step. So you can relax and enjoy the journey, knowing you have all the information you need.

With you every step of the way

After meeting your Development Sales Manager, who will help you choose and buy your new home, you'll be introduced to your Site Manager, who will be responsible for every aspect of the building work. They'll both be happy to answer any questions you have.

Fully involved

Your new home will quickly be moulded to your personal choices. So will our service. Once you tell us how you want to keep in touch, whether by phone, text, email, our custom designed app or via our website, that's how we'll keep you regularly updated and informed. You'll be able to access all the records of meetings, and see what happens next.

Make it your own

Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already, it's becoming your own, personal, space.

At a safe time during building, we'll invite you to visit your new home for a Progress Meeting where you can see the craftsmanship and attention to detail for yourself before it's covered up by fittings and finishes.

A place to grow

For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.



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.

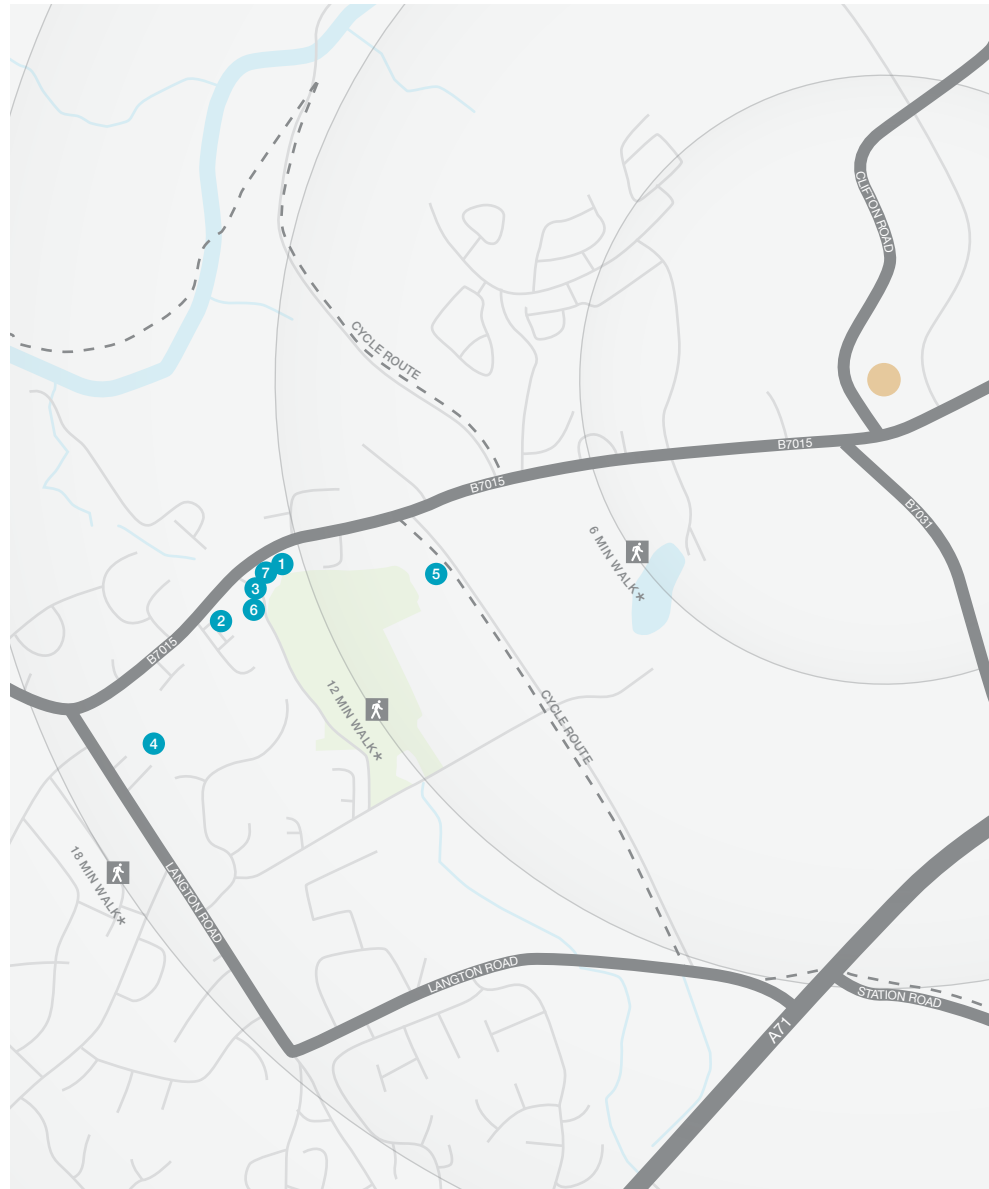
Complementing the delightful town centres of East Calder and nearby Mid Calder with its traditional pubs, the area has an outstanding diversity of open-air attractions. As well as the extensive Calder Woods and riverside walks through Almondell and Calderwood Country Park, there is the world-class sculpture 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.

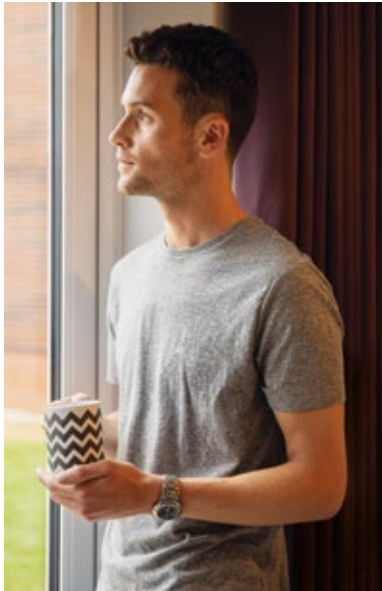
From the M8
Leave the M8 at
junction 3 to join the
A899 for Livingston.
Stay on the A899
for two and a half
miles, then at Lizzie
Brice's Roundabout
take the second exit
to join the A71. Stay
on the A71 at the
next roundabout,
signposted for
Edinburgh, then two
miles on turn left
to join the B7031 for
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.



5 stars for customer satisfaction

Development Opening Times

Please see millerhomes.co.uk
for development opening
times or call 03330 602 284

Sat Nav: EH53 0HS

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millerhomes.co.uk

millerhomes

the place to be®