



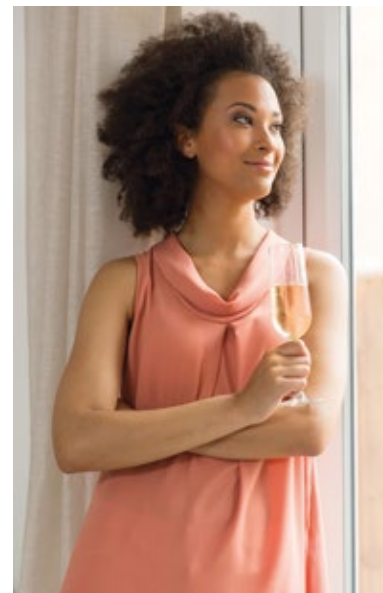
**Constarry Gardens
Croy**

millerhomes

the place to be®

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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.

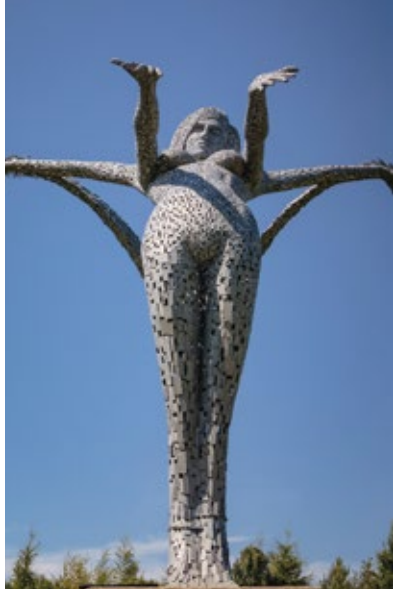
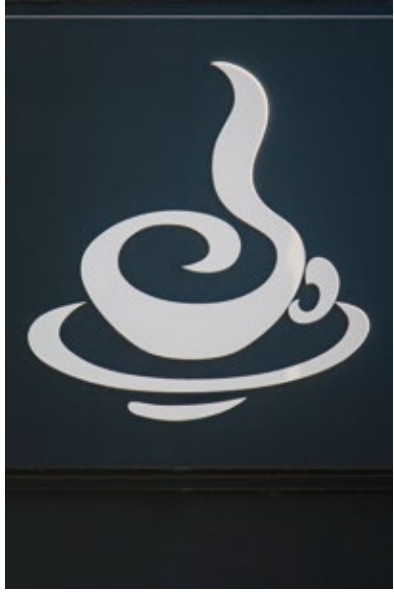
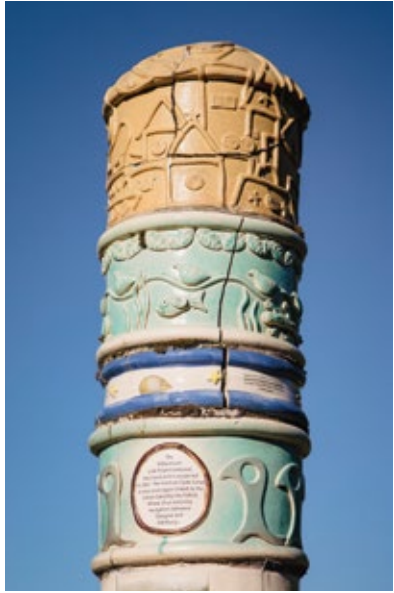




Living in Croy

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 Constarry Gardens.

Five minutes' walk from Croy railway station, where there is a convenient electric vehicle charging point in the car park, and within two miles of the M80, Constarry Gardens offers excellent access to the towns and cities of the central belt as well as to miles of magnificent countryside. Frequent trains run to Glasgow Queen Street, with fast services taking less than fifteen minutes, as well as to Alloa, Dunblane, Falkirk and Edinburgh, 40 minutes away. Buses to Cumbernauld, Kilsyth and Falkirk stop close to the development.



Welcome home

Just 25 minutes drive from central Glasgow, and ideally situated for travel throughout the central belt, this prestigious selection of new build homes for sale occupies a superb location close to the train station in the village of Croy. Presenting a choice of energy efficient three, four and five bedroom homes, beautifully set in a peaceful, tree-lined setting with excellent rail links and local services, it combines convenience with outstanding natural surroundings. Welcome to Constarry Gardens...

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.



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Halston Constarry Gardens

Overview

Designed for maximum practicality and convenience, the kitchen shares the ground floor with a living and dining room where french doors opening to the garden fill the interior with fresh, natural light. In addition to the storage space in the principal bedroom, there are useful cupboards in the hall and under the stairs.

Ground Floor

Dining/Living
4.24m x 3.28m
13'11" x 10'9"

Kitchen
2.27m x 3.44m
7'6" x 11'4"

WC
2.18m x 1.12m
7'2" x 3'8"

First Floor

Principal Bedroom
4.27m x 2.48m
14'0" x 8'2"

Bedroom 2
2.00m x 3.46m
6'7" x 11'4"

Bedroom 3
2.21m x 2.26m
7'3" x 7'5"

Bathroom
2.11m x 1.93m
6'11" x 6'4"

Floor Space

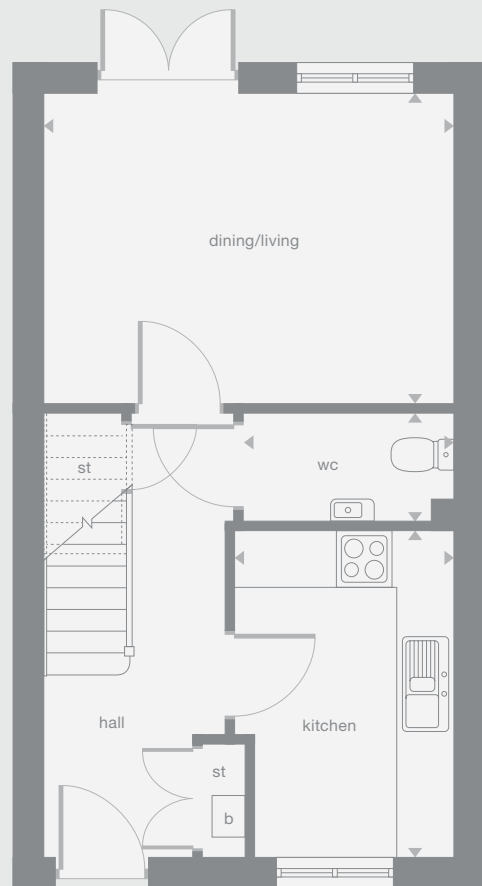
750 sq ft

b Boiler

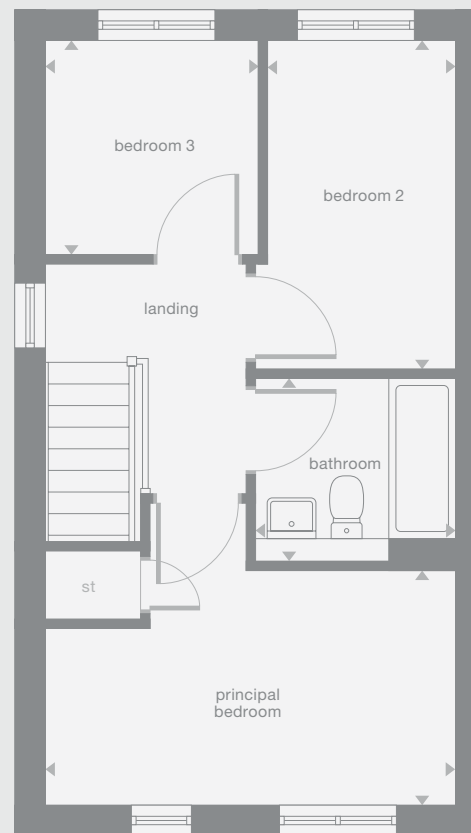
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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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 there is a useful storage cupboard on the landing.

Ground Floor

Lounge
3.98m x 3.87m
13'1" x 12'8"

Kitchen/Dining
5.05m x 2.99m
16'7" x 9'10"

WC
1.88m x 1.17m
6'2" x 3'10"

First Floor

Principal Bedroom
2.88m x 3.59m
9'6" x 11'10"

En-Suite
2.29m x 1.42m
7'6" x 4'8"

Bedroom 2
2.92m x 2.92m
9'7" x 9'7"

Bedroom 3
2.26m x 2.43m
7'5" x 8'0"

Bathroom
2.10m x 1.70m
6'11" x 5'7"

Floor Space

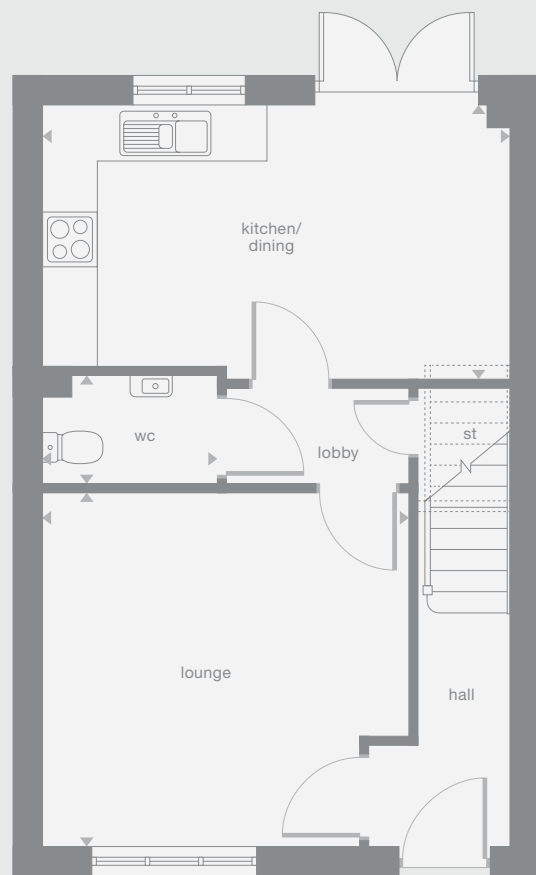
900 sq ft

b Boiler

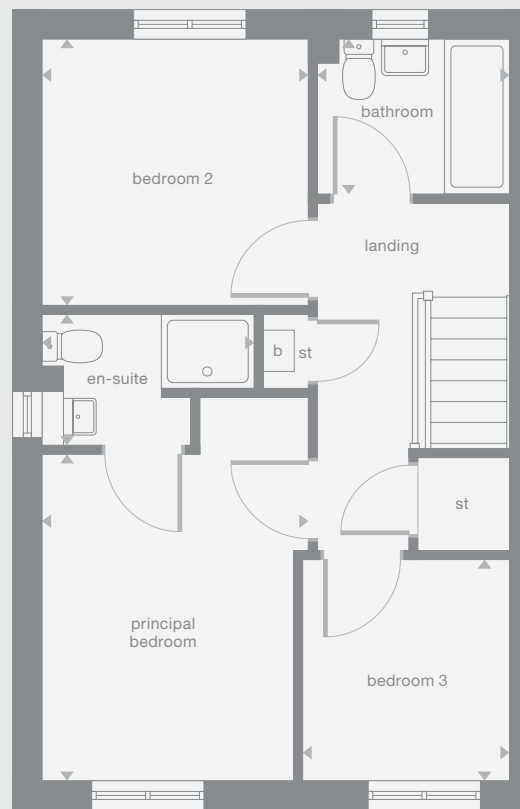
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Ground Floor



First Floor



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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, there is always an opportunity to find peaceful seclusion.

Ground Floor

Lounge
3.12m x 5.01m
10'3" x 16'5"

Kitchen/Dining
4.79m x 2.93m
15'9" x 9'8"

Laundry
2.01m x 1.74m
6'7" x 5'9"

WC
2.01m x 1.05m
6'7" x 3'5"

First Floor

Principal Bedroom
4.06m x 2.51m
13'4" x 8'3"

En-Suite
1.64m x 2.01m
5'5" x 6'7"

Bedroom 2
2.52m x 3.96m
8'3" x 13'0"

Bedroom 3
2.32m x 3.34m
7'7" x 11'0"

Bedroom 4
2.32m x 3.34m
7'7" x 11'0"

Bathroom
2.07m x 2.20m
6'10" x 7'3"

Floor Space

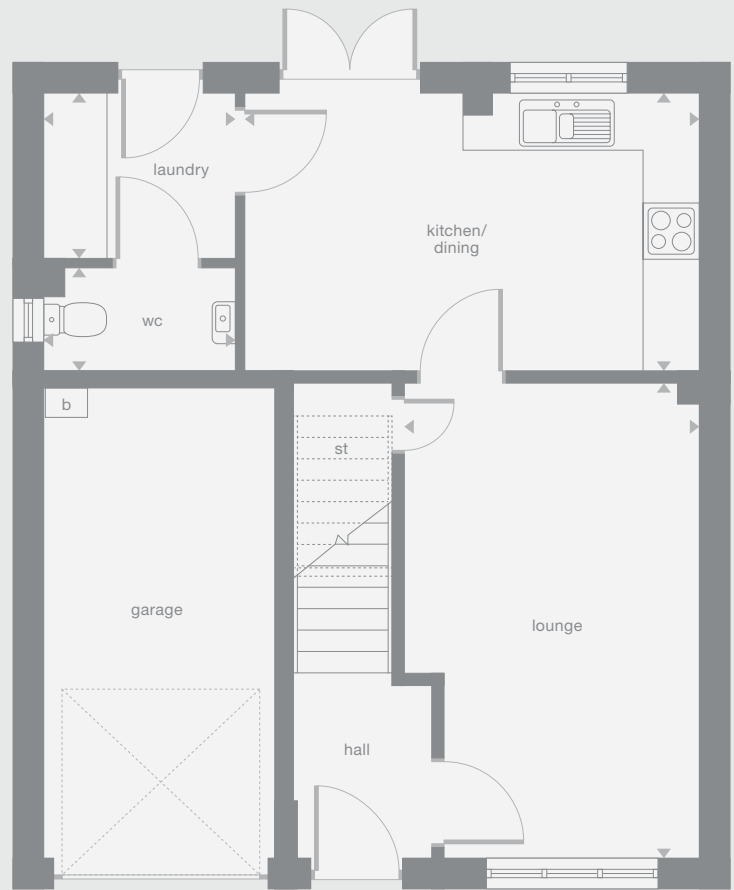
1,036 sq ft

b Boiler

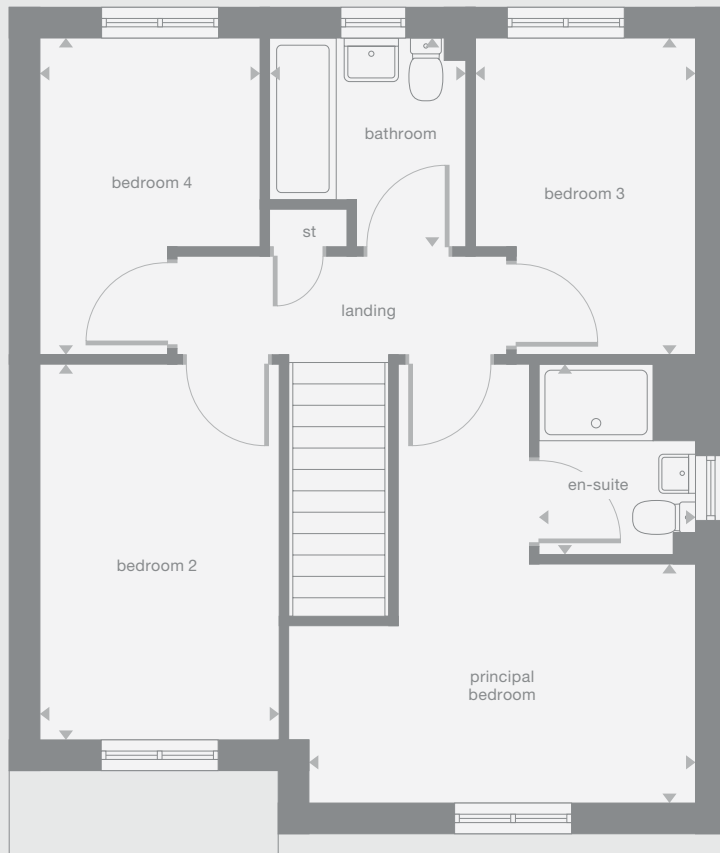
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Ground Floor



First Floor



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Hazelwood Constarry Gardens

Overview

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.

Ground Floor

- Lounge**
3.31m x 4.92m
10'11" x 16'2"
- Kitchen/Dining**
5.39m x 3.18m
17'9" x 10'6"
- Laundry**
2.06m x 1.95m
6'9" x 6'5"
- WC**
2.06m x 1.08m
6'9" x 3'7"

First Floor

- Principal Bedroom**
4.38m x 2.89m
14'5" x 9'6"
- En-Suite**
2.06m x 2.54m
6'9" x 8'4"
- Bedroom 2**
3.73m x 2.60m
12'3" x 8'7"
- Bedroom 3**
3.73m x 2.60m
12'3" x 8'7"
- Bedroom 4**
3.05m x 2.64m
10'0" x 8'8"
- Bathroom**
1.92m x 2.22m
6'4" x 7'4"

Floor Space

1,150 sq ft

b Boiler

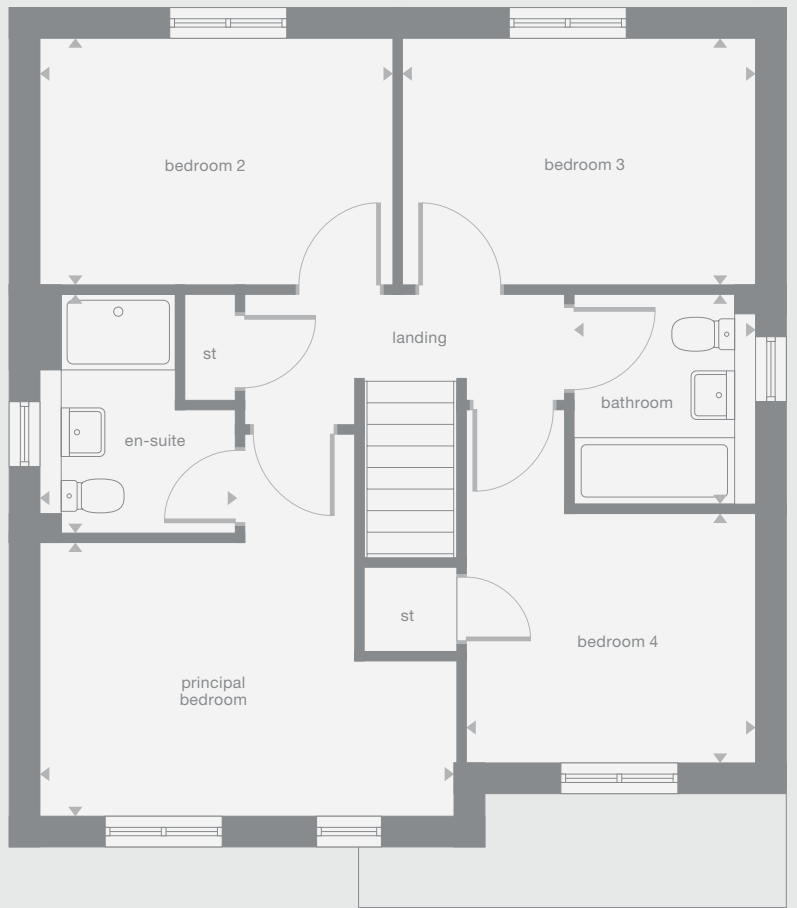
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Overview

The open, flexible layout of the kitchen and dining room, with its french doors and convenient self-contained laundry space, offers both a relaxed family area and a convivial backdrop to entertaining. The principal bedroom is en-suite, and the fourth bedroom could become a useful home office.

Ground Floor

Lounge
3.57m x 4.56m
11'9" x 15'0"

Kitchen/Family/Dining
6.47m x 4.51m
21'3" x 14'10"

Laundry
1.59m x 0.97m
5'3" x 3'2"

WC
1.07m x 2.09m
3'6" x 6'10"

First Floor

Principal Bedroom
3.52m x 3.03m
11'7" x 9'11"

En-Suite
2.41m x 1.21m
7'11" x 4'0"

Bedroom 2
2.84m x 3.78m
9'4" x 12'5"

Bedroom 3
3.52m x 2.48m
11'7" x 8'2"

Bedroom 4
2.84m x 2.09m
9'4" x 6'10"

Bathroom
2.41m x 2.16m
7'11" x 7'1"

Floor Space

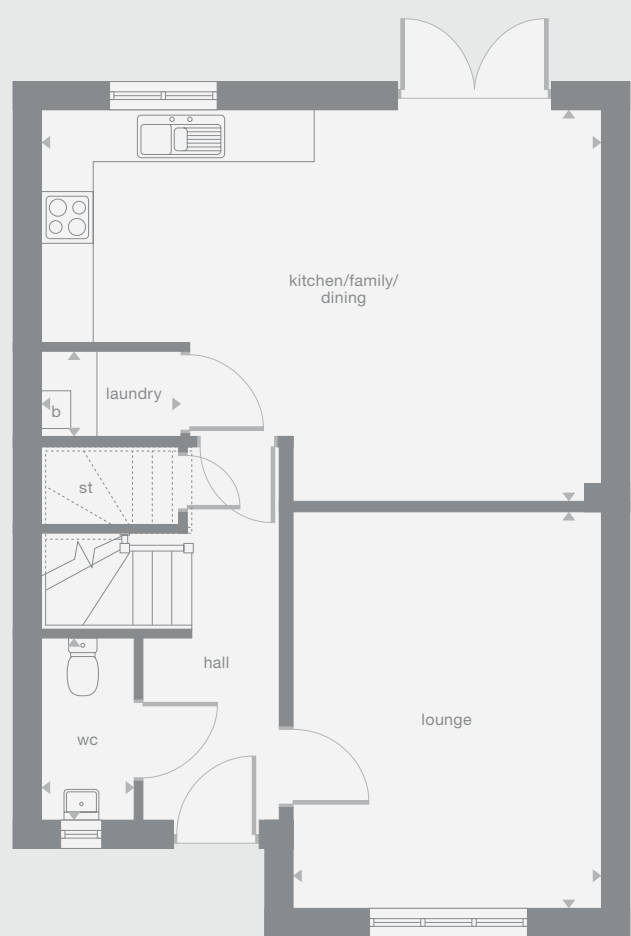
1,219 sq ft

b Boiler

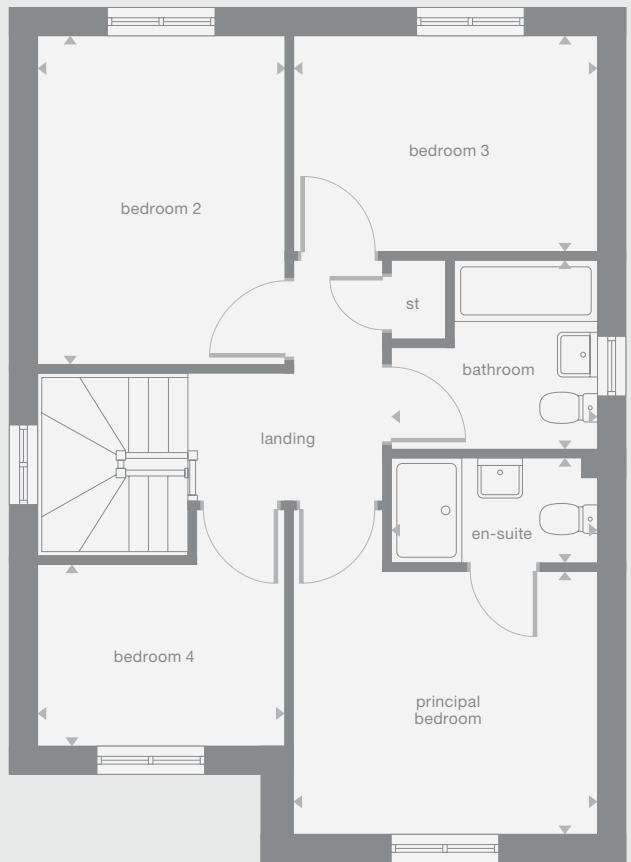
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Maplewood Constarry Gardens

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.

Ground Floor	First Floor	
Lounge 3.00m x 4.72m 9'10" x 15'6"	Principal Bedroom 5.01m x 2.80m 16'6" x 9'2"	Bedroom 3 2.43m x 4.22m 8'0" x 13'10"
Family/Dining/Kitchen 8.14m x 2.80m 26'9" x 9'2"	En-Suite 2.63m x 1.23m 8'8" x 4'0"	Bedroom 4 3.06m x 3.00m 10'1" x 9'10"
Laundry 1.77m x 1.28m 5'10" x 4'3"	Dressing 2.63m x 1.38m 8'8" x 4'7"	Bathroom 2.44m x 3.00m 8'0" x 9'10"
WC 1.46m x 1.77m 4'10" x 5'10"	Bedroom 2 3.02m x 4.01m 9'11" x 13'2"	

Floor Space
1,297 sq ft

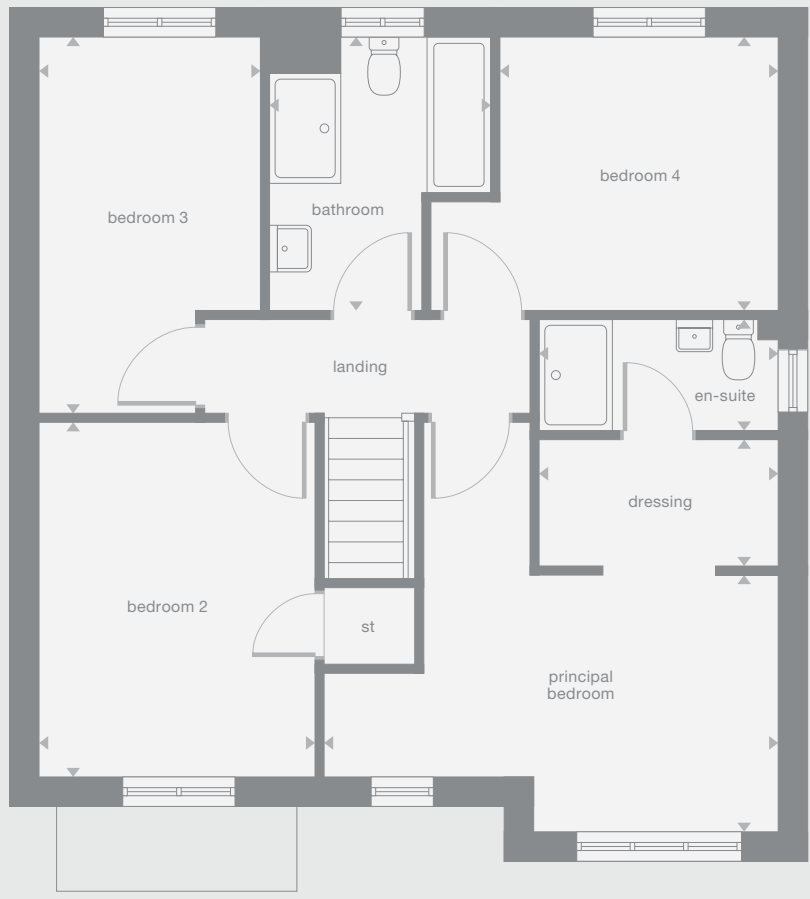


b Boiler
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details

Ground Floor



First Floor



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Greenwood Constarry Gardens

Overview
French doors set into a feature window add a premium touch to the light, airy family kitchen and dining room, a superb setting for family life that shares the ground floor with a more formal bay-windowed lounge. A gallery landing leads to four bedrooms, one of them en-suite with a walk-through dressing area.

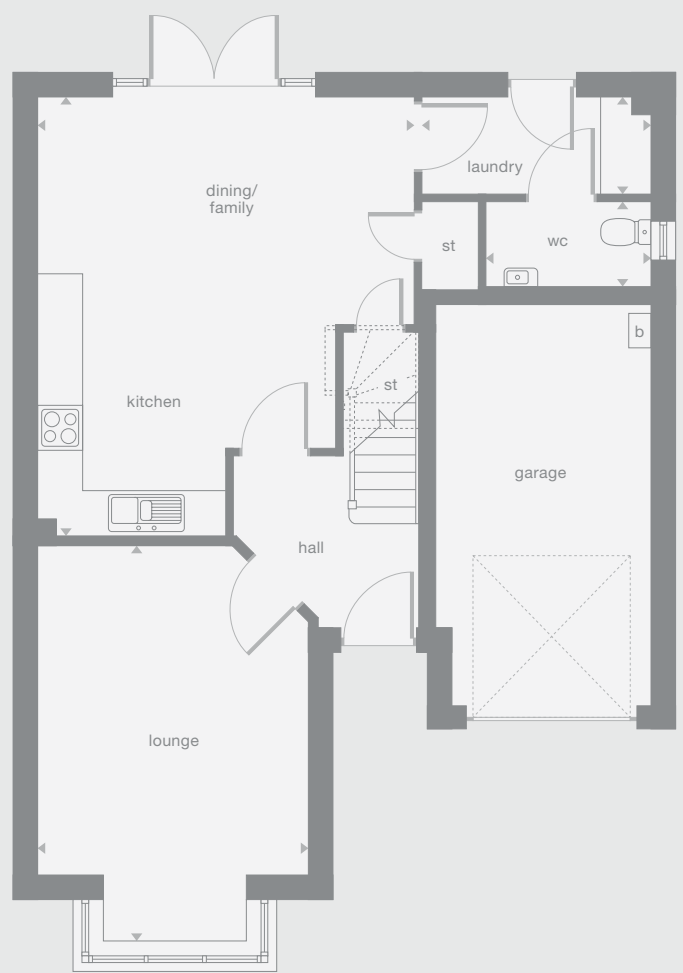
Ground Floor		First Floor	
Lounge	3.57m x 5.24m 11'9" x 17'2"	Principal Bedroom	2.94m x 3.98m 9'8" x 13'1"
Kitchen/Dining/Family	4.97m x 5.80m 16'4" x 19'0"	En-Suite	2.51m x 1.48m 8'3" x 4'11"
Laundry	3.01m x 1.27m 9'11" x 4'2"	Dressing	2.51m x 1.33m 8'3" x 4'4"
WC	2.16m x 1.12m 7'1" x 3'8"	Bedroom 2	3.57m x 3.79m 11'9" x 12'6"
		Bedroom 3	2.56m x 4.04m 8'5" x 13'3"
		Bedroom 4	2.80m x 2.92m 9'2" x 9'7"
		Bathroom	2.56m x 2.22m 8'5" x 7'3"

Floor Space
1,342 sq ft

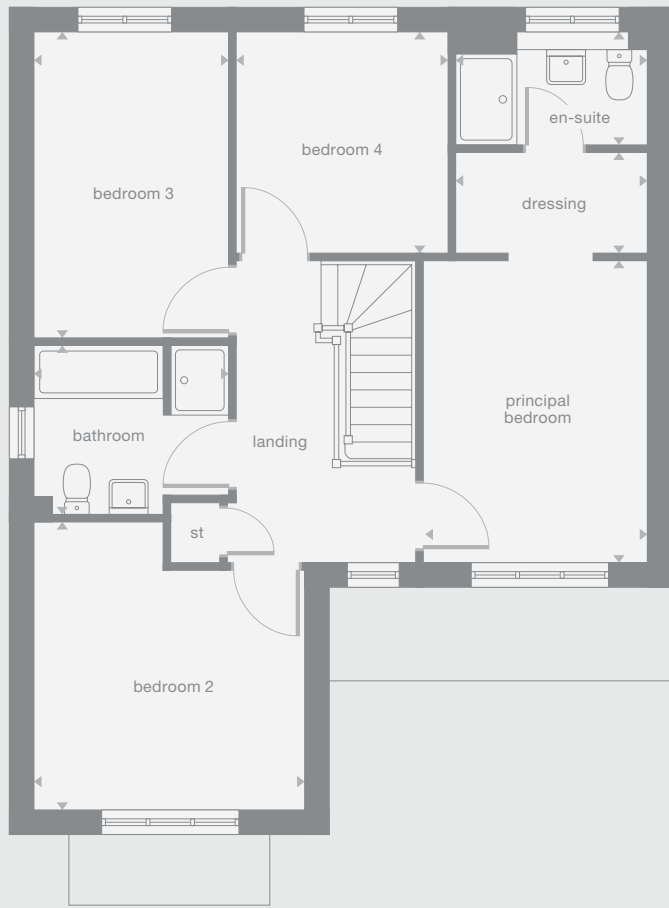


b Boiler
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details

Ground Floor



First Floor



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Overview

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

Ground Floor

- Lounge**
3.29m x 5.71m
10'10" x 18'9"
- Kitchen/
Breakfast/Family**
8.20m x 3.25m
26'11" x 10'8"
- WC**
1.83m x 1.28m
6'0" x 4'3"

First Floor

- Principal Bedroom**
4.00m x 4.15m
13'2" x 13'7"
- En-Suite 1**
2.10m x 1.69m
6'11" x 5'7"
- Bedroom 2**
4.09m x 3.07m
13'5" x 10'1"
- En-Suite 2**
1.71m x 1.85m
5'7" x 6'1"
- Bedroom 3**
3.28m x 3.17m
10'9" x 10'5"
- Bedroom 4**
2.52m x 3.42m
8'3" x 11'3"
- Bathroom**
2.19m x 2.28m
7'3" x 7'6"

Floor Space

1,424 sq ft

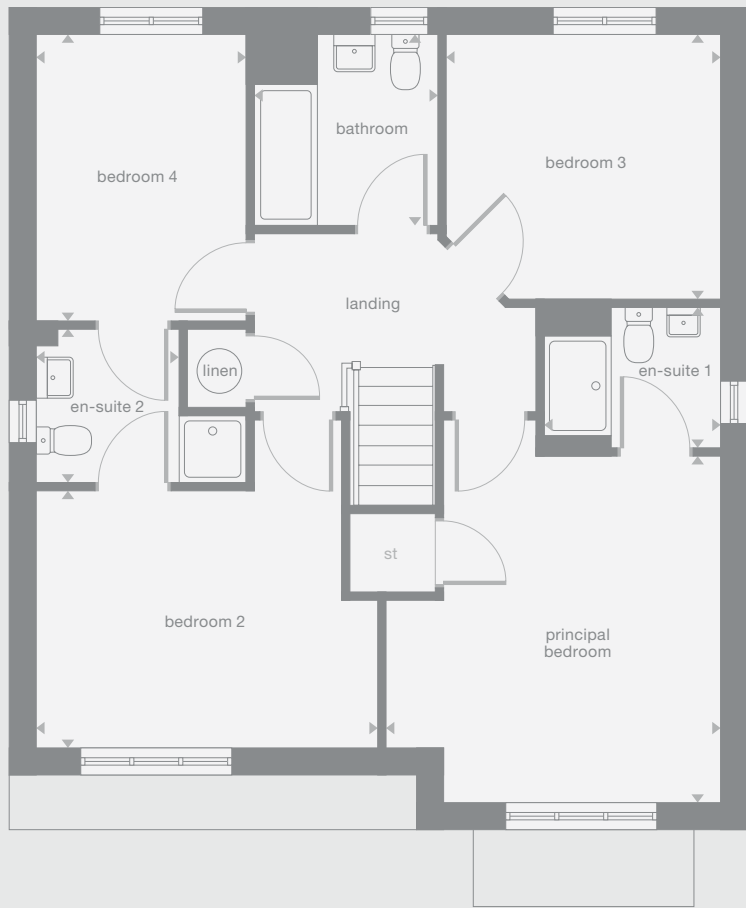
b Boiler
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Overview

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 relaxed 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.

Ground Floor

- Lounge**
3.38m x 5.86m
111" x 19'3"
- Kitchen/Breakfast**
8.44m x 2.94m
27'8" x 9'8"
- Laundry**
2.12m x 1.78m
7'0" x 5'10"
- WC**
2.12m x 1.06m
7'0" x 3'6"

First Floor

- Principal Bedroom**
3.38m x 3.54m
111" x 11'8"
- Dressing**
1.64m x 2.01m
5'5" x 6'7"
- En-Suite 1**
2.32m x 1.21m
7'8" x 4'0"
- Bedroom 2**
2.53m x 5.17m
8'4" x 17'0"
- En-Suite 2**
1.84m x 1.99m
6'1" x 6'7"
- Bedroom 3**
3.38m x 3.12m
111" x 10'3"
- Bedroom 4**
2.80m x 2.98m
9'2" x 9'10"
- Bedroom 5**
3.10m x 1.99m
10'2" x 6'7"
- Bathroom**
2.03m x 1.99m
6'8" x 6'7"

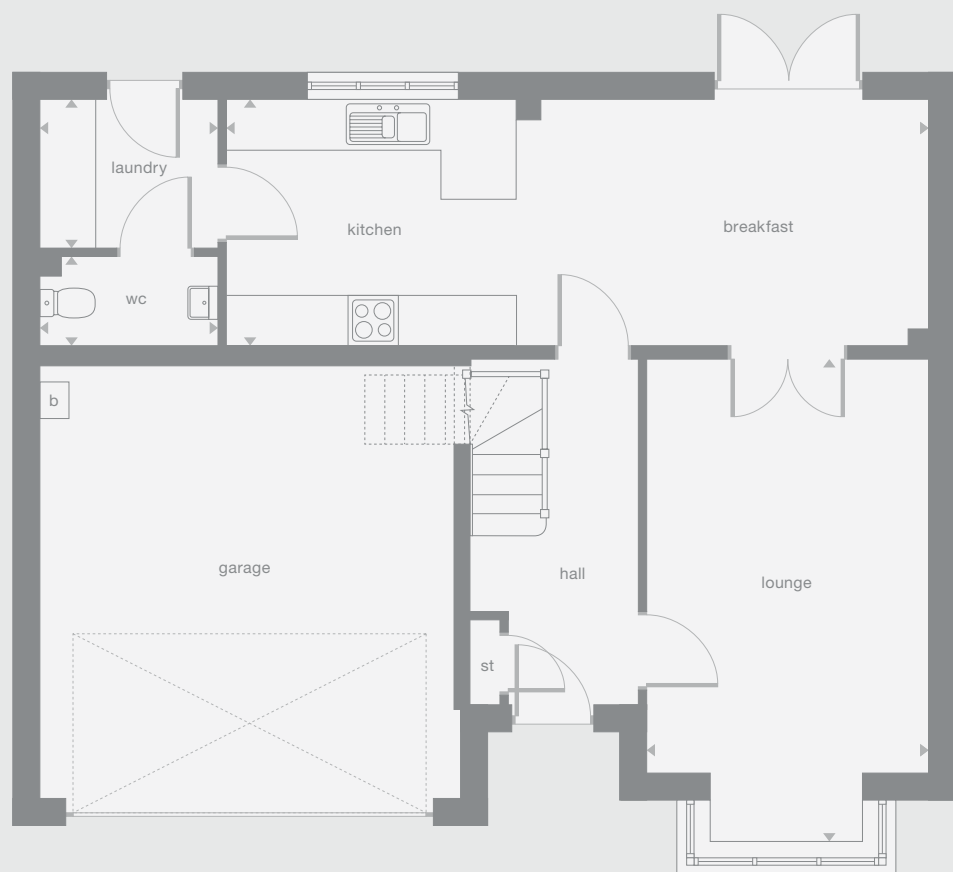
Floor Space

1,510 sq ft

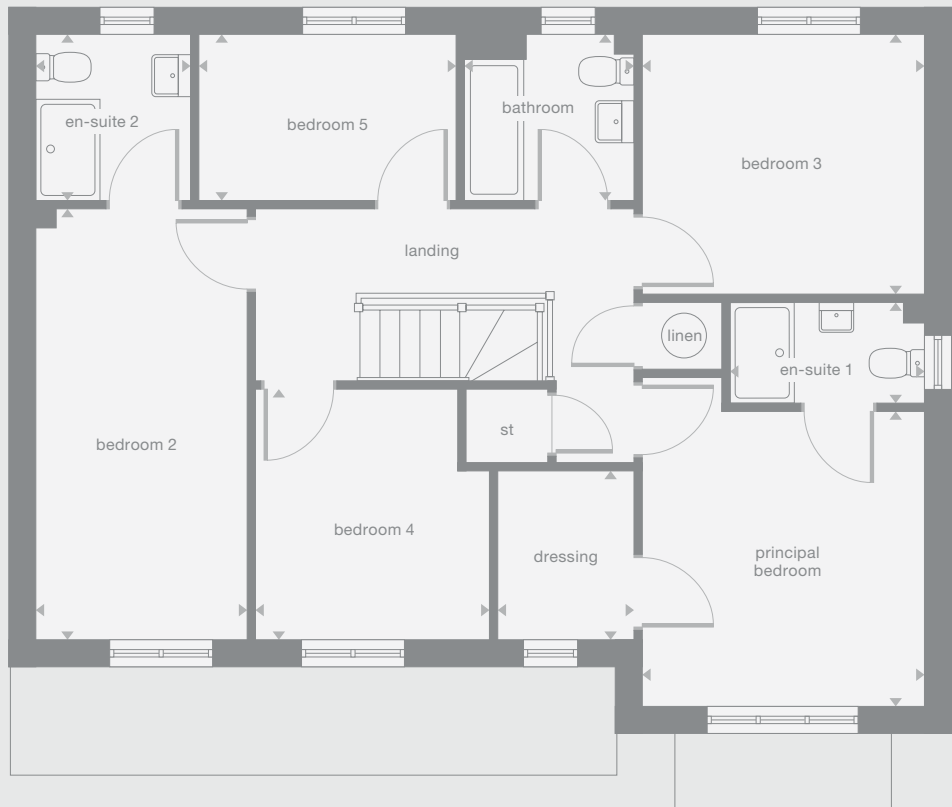
b Boiler
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Ground Floor



First Floor



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Overview

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.

Ground Floor

- Lounge**
3.68m x 6.35m
12'1" x 20'10"
- Kitchen/Family/Dining**
11.18m x 3.47m
36'8" x 11'5"
- Laundry**
3.25m x 1.67m
10'8" x 5'6"
- WC**
1.50m x 1.35m
4'11" x 4'5"

First Floor

- Principal Bedroom**
3.68m x 4.02m
12'1" x 13'3"
- En-Suite 1**
1.21m x 2.80m
4'0" x 9'2"
- Bedroom 2**
3.68m x 3.61m
12'1" x 11'10"
- En-Suite 2**
2.79m x 1.21m
9'2" x 4'0"

- Bedroom 3**
2.66m x 4.11m
8'9" x 13'6"
- Bedroom 4**
3.86m x 2.80m
12'8" x 9'2"
- Bedroom 5**
2.35m x 2.92m
7'9" x 9'7"
- Bathroom**
2.13m x 2.80m
7'0" x 9'2"

Floor Space

1,779 sq ft

b Boiler

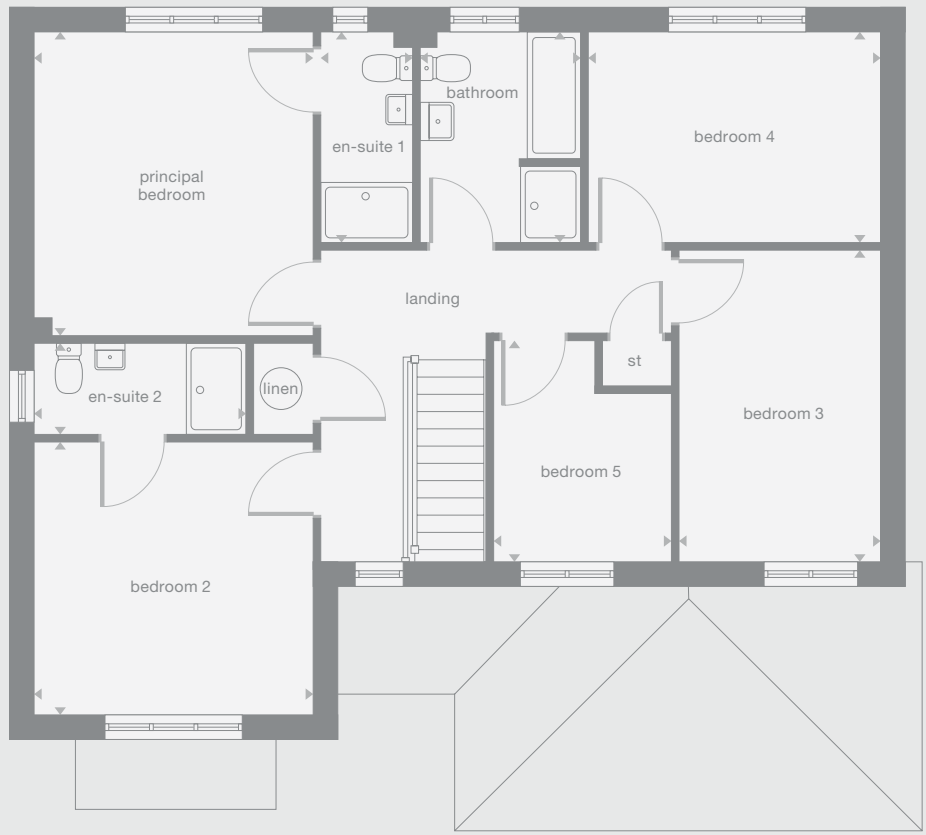
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Ground Floor



First Floor



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The Miller Difference

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, well 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.

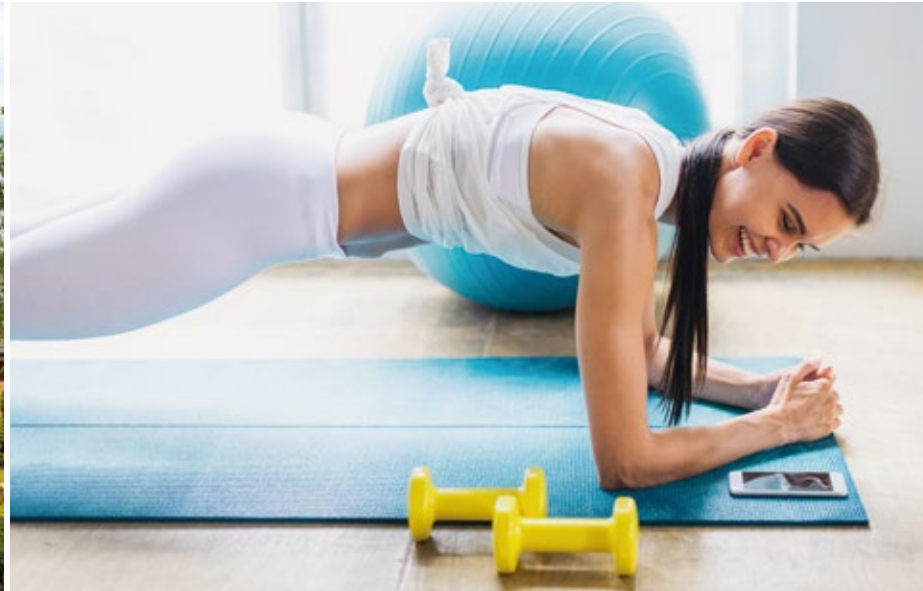
Make it your own
Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already,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

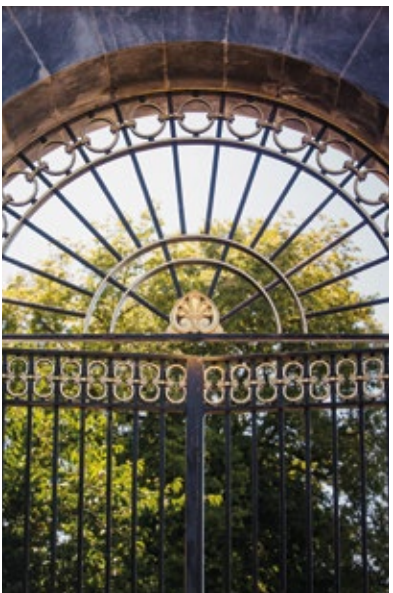
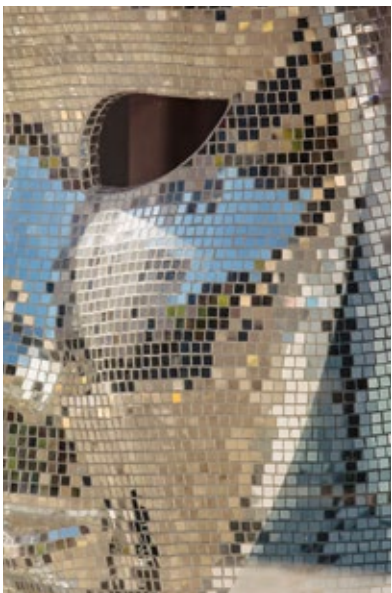
By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.

your home
your way...



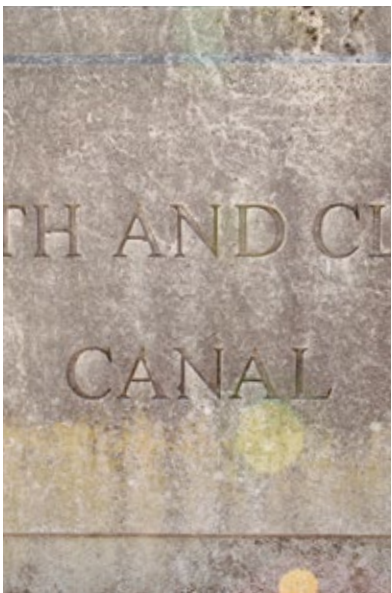
A nearby convenience store, off-licence and post office provides most everyday essentials, and the Craigmarloch Centre, which includes a Tesco Superstore and a Boots pharmacy, is just 15 minutes' walk away via a quiet cycle path. Cumbernauld Retail Park, a mile from Constarry Gardens, includes a 24-hour M&S Foodstore, Aldi, Iceland, Matalan, Home Bargains and other high street names, as well as a restaurant and a drive-through fast food outlet. Cumbernauld, three miles away, is a popular shopping destination featuring two covered malls with a vast choice of high street stores.

The Antonine Community Sports Hub next to the development complements the Broadwood Leisure Centre, a mile away, which incorporates a BMX track, sports and gym facilities. A community stadium beside the Leisure Centre hosts rugby, men's and women's football and other events, and Kilsyth Swimming Pool is just two miles to the north. There are two nearby golf clubs, the Dullatur Club around a mile and a half from Constarry Gardens and the Kilsyth Lennox Club, three miles away.



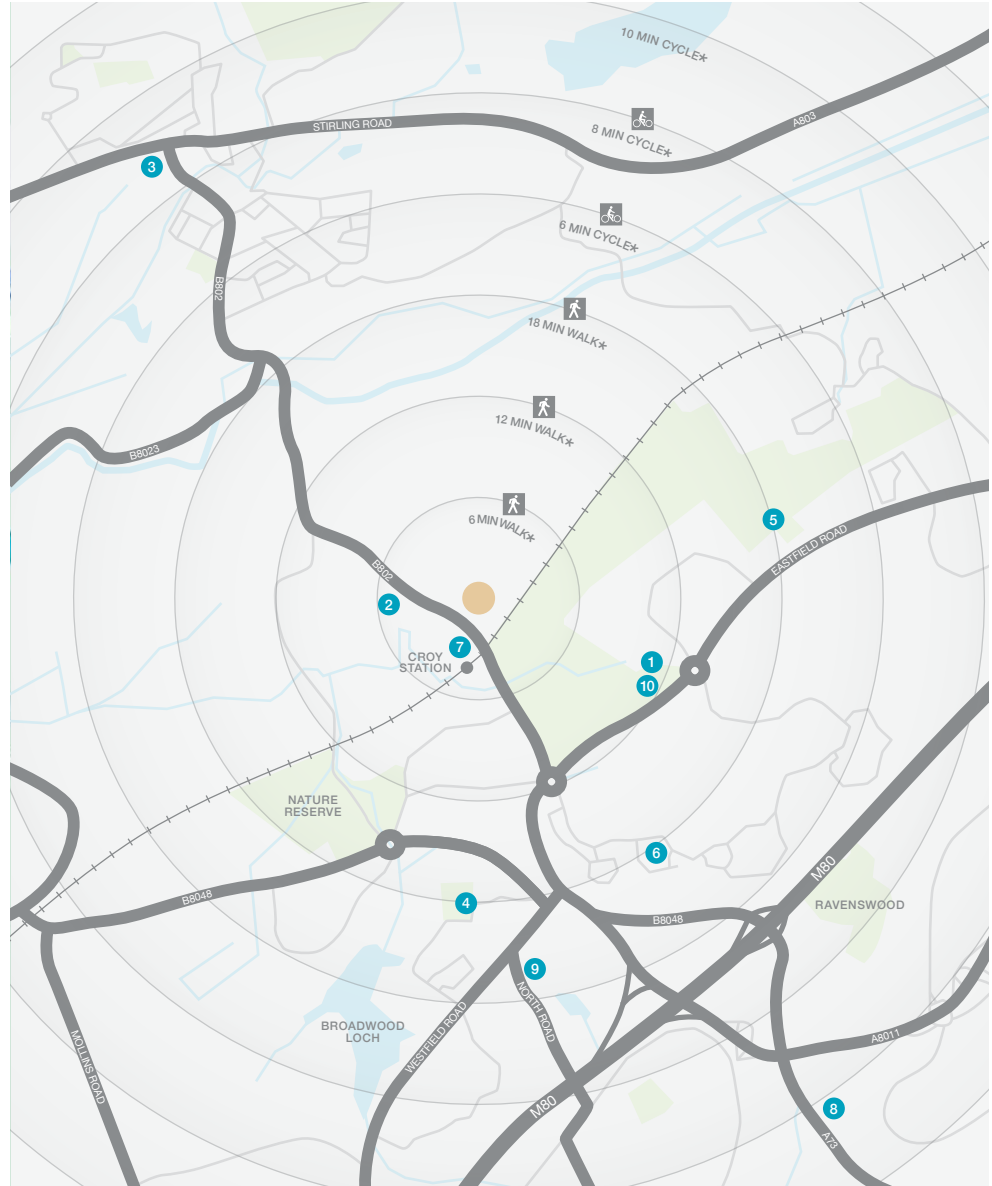
In addition to the sports facilities, the area's many leisure attractions range from the exciting Lanternhouse at Cumbernauld, offering a year-round programme that includes cinema and professional drama, to Scotland's largest Bird of Prey Centre. Outdoor amenities within a short walk include Mosswater Local Nature Reserve, Broadwood Loch, the superb Cumbernauld Community Park, and the marina and towpath of the Forth and Clyde Canal. The John Muir Way, a coast-to-coast walking and cycling route, passes half a mile from Constarry Gardens.

Schools within walking distance include Holy Cross Catholic Primary School, a few minutes walk from the development, and Eastfield Primary, just over a mile away. St Maurice's Catholic High School sits beside Cumbernauld Retail Park, and Greenfaulds High School in Cumbernauld is less than three miles away. For health care, the large Craigmarloch Medical Centre is a pleasant 20 minute walk from Constarry Gardens.



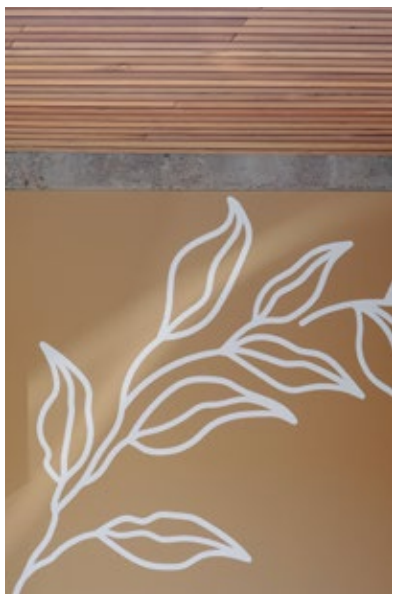
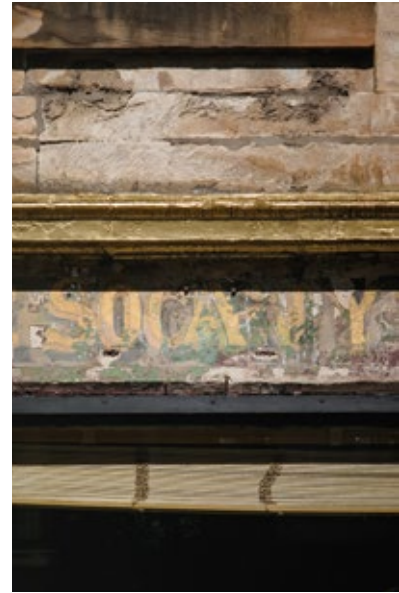
Useful Contacts

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.



- 1 Boots Pharmacy
15 Auchinbee Way
03456 779 198
- 2 Post Office
16 Constarry Road
01236 824 497
- 3 Kilsyth Swimming Pool
1 Airdrie Road
01236 341 954
- 4 Broadwood Stadium
1 Ardgoil Drive
01236 341 952
- 5 Dullatur Golf Club
1a Glen Douglas Drive
01236 723 230
- 6 Eastfield Primary School
23 Cairntoul Court
01236 632 106
- 7 Holy Cross Primary School
Constarry Road
01236 632 124
- 8 Greenfaulds High School
Auchenkilns Road
01236 794 876
- 9 St Maurice's High School
North Road
01236 794 845
- 10 Craigmarloch Medical Centre
17 Auchinbee Road
01236 780 700

* 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
2.0km = 5 to 8 mins cycle



How to find us

Please see millerhomes.co.uk for development opening times or call 03330 604 579

From Glasgow
From the M8 junction 13, join the M80 for Stirling. Leave the M80 at junction 4A to join the A8011 then bear left following signs for Kilsyth via the B802. Follow the B802 for Kilsyth through Back o' Hill Roundabout, then at Craighinn Roundabout take the fourth exit, for Croy and the Antonine Wall. At Balloch Roundabout take the second exit and follow the B802 for another half mile. Two hundred yards after passing Croy railway station, the entrance to Constarry Gardens is on the right.

From Falkirk and the east
Leave the M80 at junction 5 and follow signs for Kilsyth via the B8048. At Back o' Hill Roundabout take the third exit, then at Craighinn Roundabout take the fourth exit and follow the directions above.

Sat Nav: G65 9HY



Registered Developer

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 Development Sales Manager and confirmed with solicitors.

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

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