



**Edgelaw View
Edinburgh**

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.

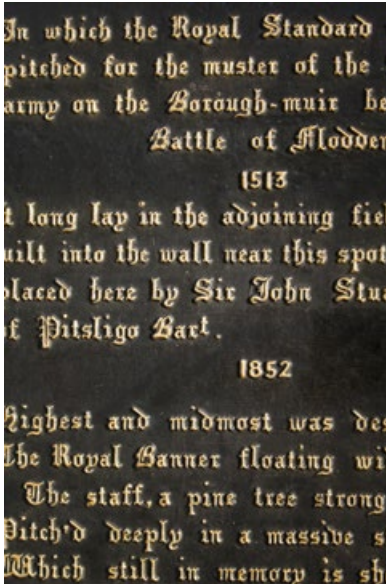
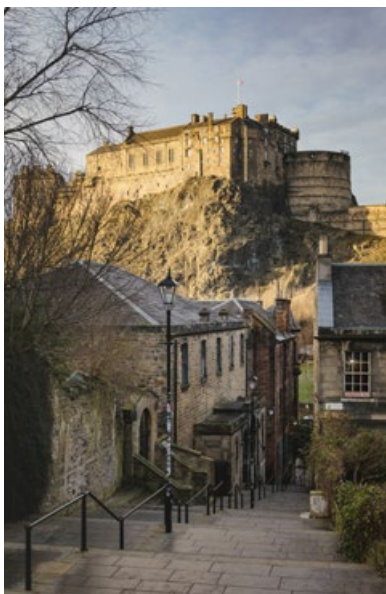


Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and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



Less than five miles from the city centre, Edgelaw View is just half a mile from the City of Edinburgh Bypass, offering fast access to the airport, the central belt and the Queensferry Crossing. Glasgow is less than an hour's drive away. To the east, the A1 presents a gateway to the East Lothian coast, Berwick-upon-Tweed, Newcastle and London. Local buses, including night and express services, stop a few yards from Edgelaw View, providing direct links to the city centre, Edinburgh Zoo and the Gyle Shopping Centre to the west, and Lasswade and Bonnyrigg to the south.

Shops at Gracemount, 20 minutes' walk away, include convenience stores, branches of Tesco Express and Scotmid, a pharmacy, a post office, hairdressers, food takeaways and a café. Edgelaw View is also within five minutes drive, or a pleasant half-hour walk passing through a local nature reserve, of Straiton Retail Park. Comprising more than 25 outlets, Straiton includes M&S and Lidl supermarkets as well as high street homeware, fashion and sports brands. Next to the retail park there are branches of Ikea, Asda and Costco. Dobbies Garden Centre, a popular shopping destination, is just two miles away.



Welcome home

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 View...

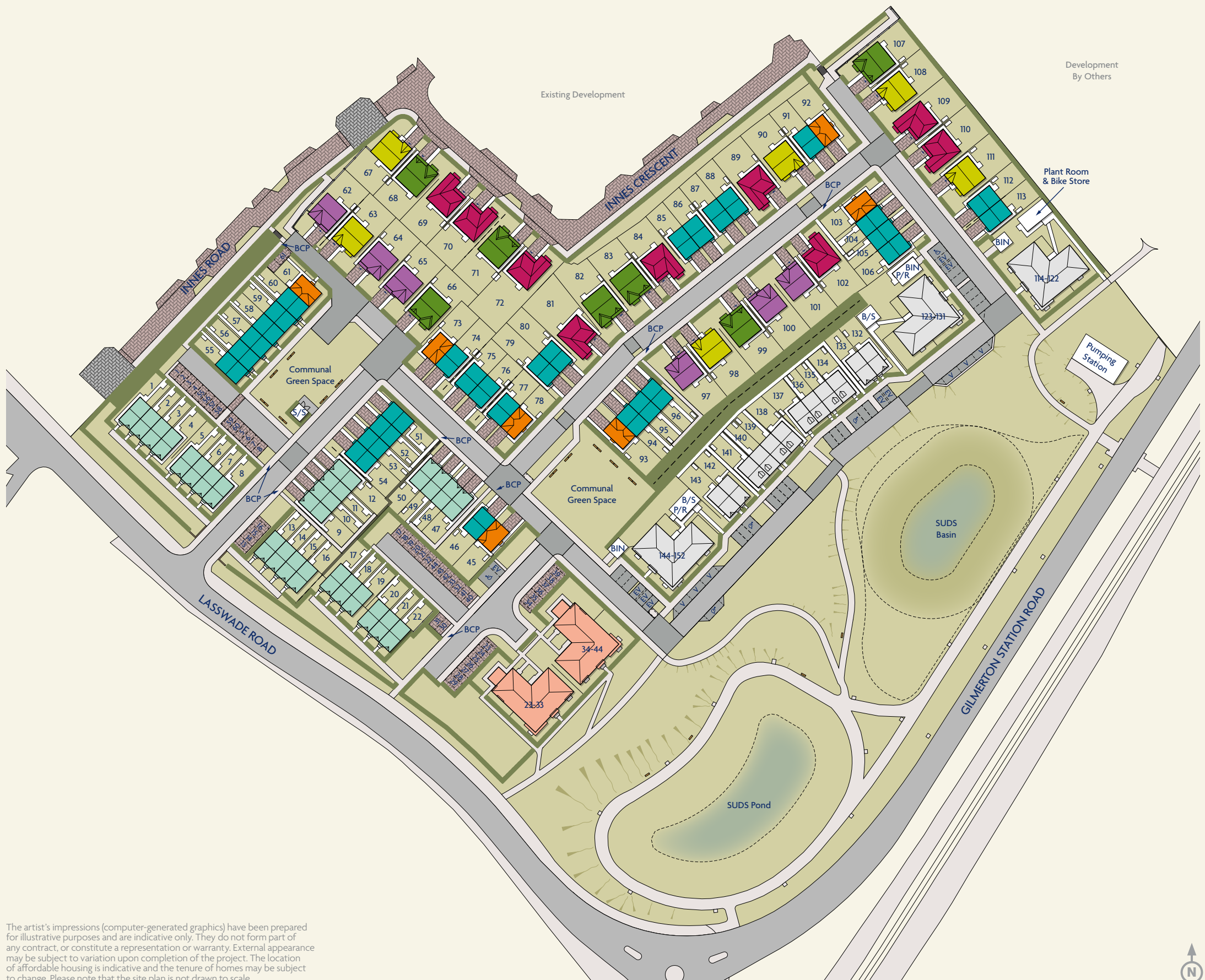
The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project.



Plot Information

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- Affordable Housing**

- Sub-Station S/S
- Visitor Parking V
- Bin Collection Point BCP
- Bike Store B/S
- Plant Room P/R
- Electric Vehicle Charging EV
- Retaining Wall - - - -
- Sustainable Urban Drainage System SUDS



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Carlton DA

Overview

The impact of natural, welcoming light created by the triple-windowed, dual aspect lounge is further enhanced by the dual aspect kitchen with its french doors adding a focal point to the dining area. The principal bedroom, with its en-suite facilities, presents a private retreat with a dash of luxury.

Ground Floor

- Lounge**
3.05m x 5.39m
10'0" x 17'10"
- Kitchen/Dining**
2.24m x 5.39m
7'4" x 17'10"
- Laundry**
2.16m x 1.57m
7'1" x 5'2"
- WC**
1.10m x 2.04m
3'8" x 6'9"

First Floor

- Principal Bedroom**
3.08m x 3.18m
10'1" x 10'5"
- En-Suite**
1.96m x 1.69m
6'5" x 5'7"
- Bedroom 2**
2.46m x 2.89m
8'1" x 9'6"
- Bedroom 3**
2.46m x 2.11m
8'1" x 8'0"
- Bathroom**
1.87m x 2.11m
6'2" x 6'11"

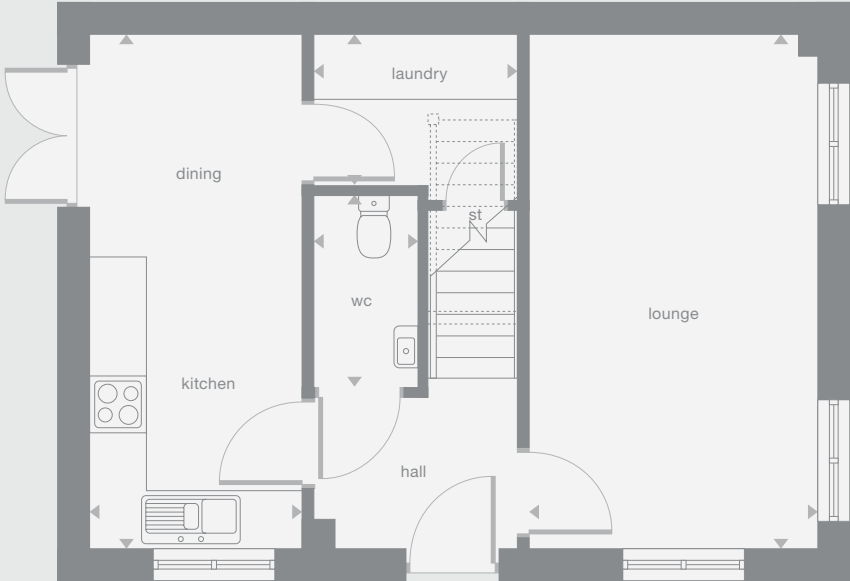
Floor Space

897 sq ft

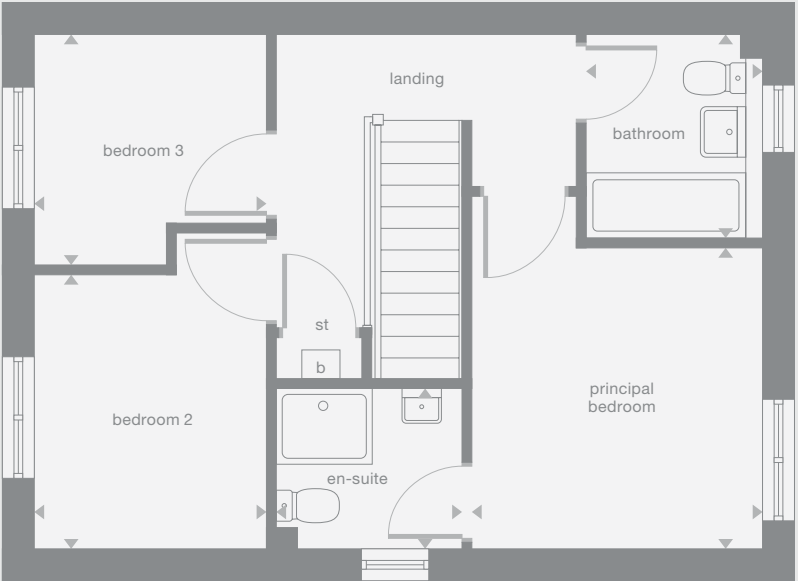
b Boiler
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Fulton

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

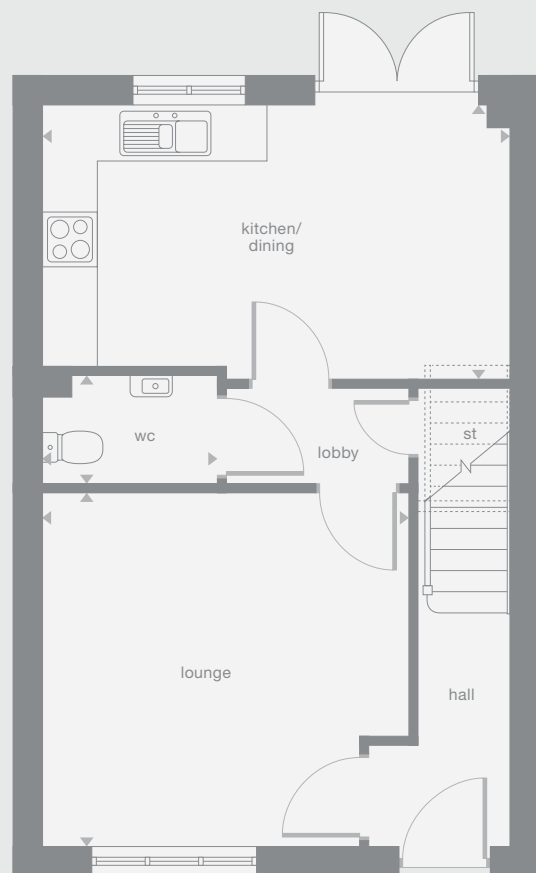
† Window only applicable to some plots. Please speak to our Development Sales Manager for clarification.

b Boiler

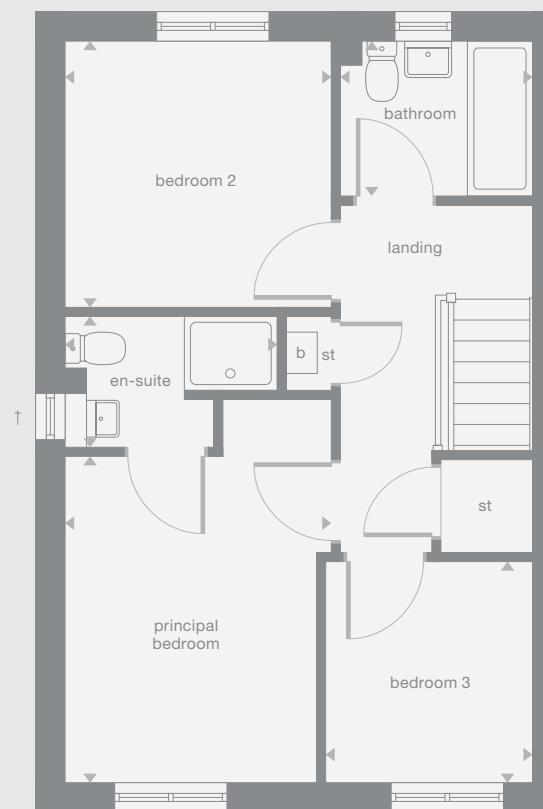
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Ground Floor



First Floor



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Hazelwood

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

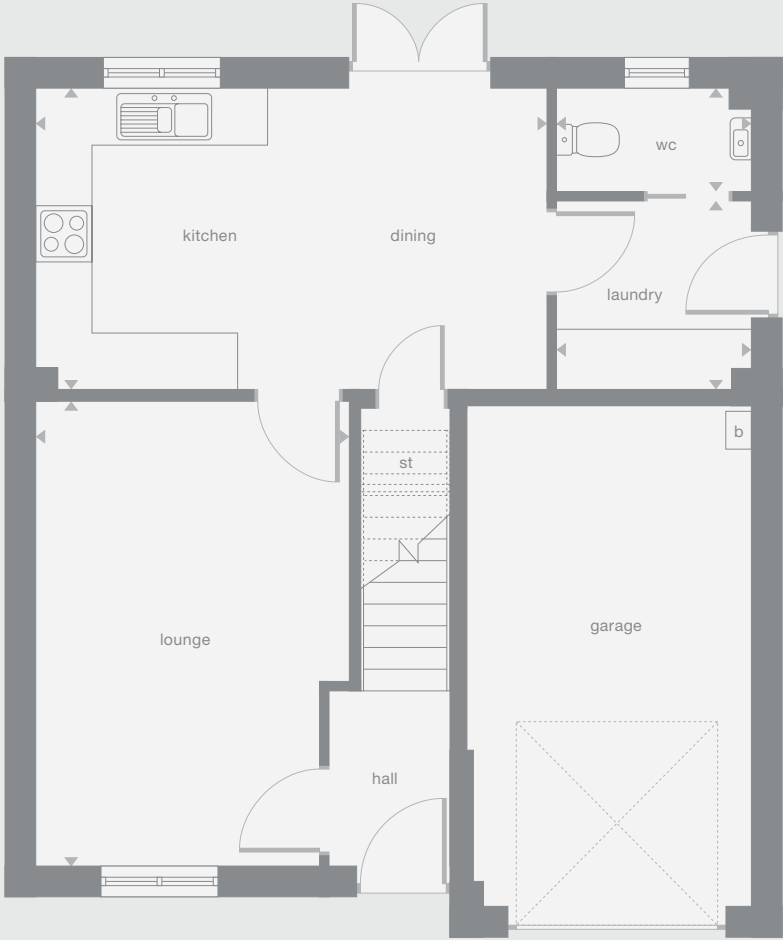
1,150 sq ft

b Boiler

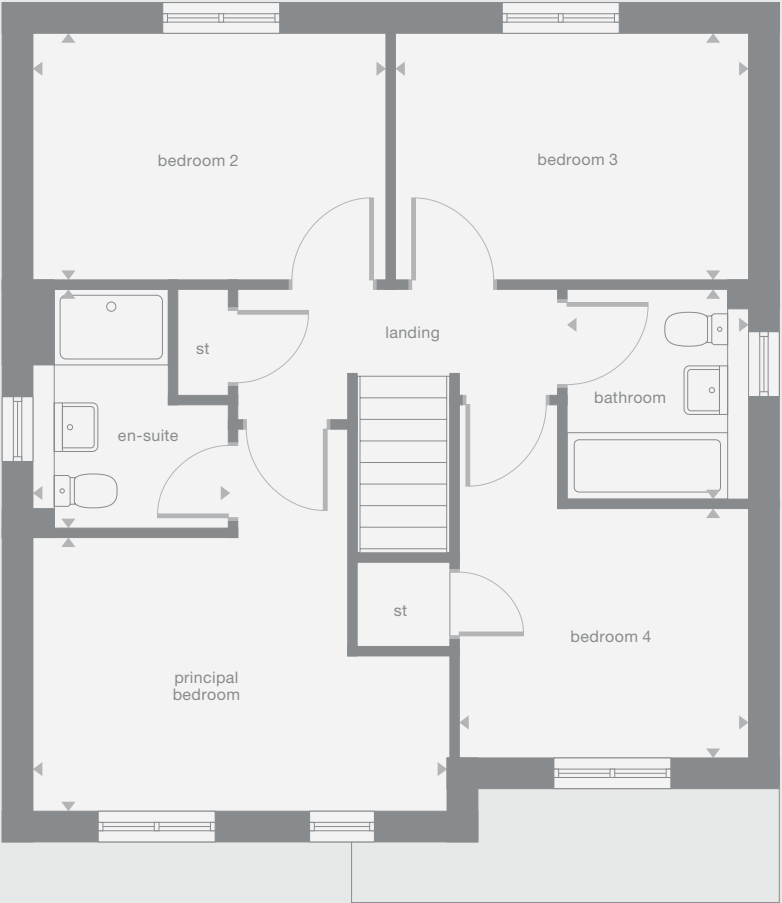
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Ground Floor



First Floor



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Leyton

Overview

The stylishly ergonomic walkthrough 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 the en-suite principal bedroom.

Ground Floor

Kitchen
3.01m x 3.07m
9'11" x 10'1"

Family/Dining
4.11m x 3.66m
13'6" x 12'0"

WC
1.70m x 2.01m
5'7" x 6'7"

First Floor

Lounge
4.11m x 2.88m
13'6" x 9'6"

Principal Bedroom
4.12m x 3.12m
13'6" x 10'3"

En-Suite
1.38m x 1.71m
4'6" x 5'8"

Second Floor

Bedroom 2
4.12m x 3.14m
13'6" x 10'4"

Bedroom 3
4.15m x 2.91m
13'8" x 9'7"

Bathroom
1.53m x 2.70m
5'0" x 8'10"

Floor Space

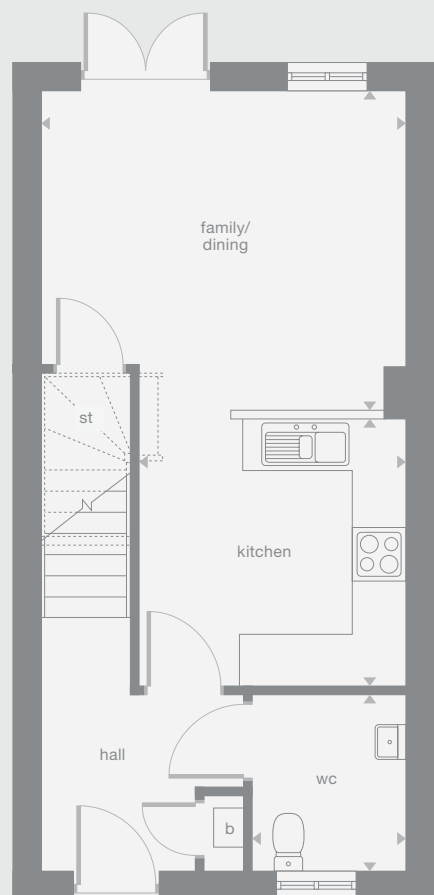
1,202 sq ft

b Boiler

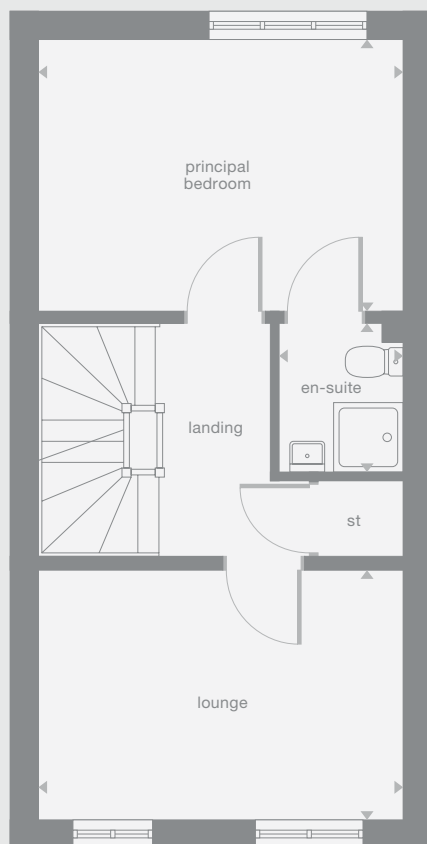
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



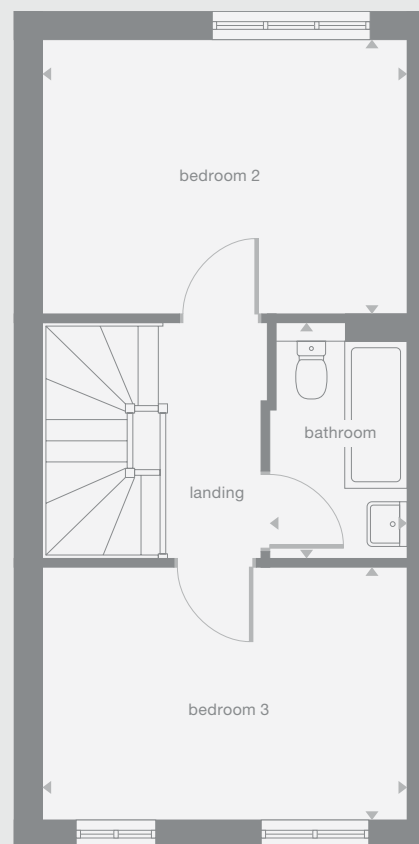
Ground Floor



First Floor



Second Floor



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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.

Ground Floor

Lounge
3.00m x 4.72m
9'10" x 15'6"

Family/Dining/Kitchen
8.14m x 2.80m
26'9" x 9'2"

Laundry
1.77m x 1.28m
5'10" x 4'3"

WC
1.46m x 1.77m
4'10" x 5'10"

First Floor

Principal Bedroom
5.01m x 2.80m
16'6" x 9'2"

En-Suite
2.63m x 1.23m
8'8" x 4'0"

Dressing
2.63m x 1.38m
8'8" x 4'7"

Bedroom 2
3.02m x 4.01m
9'11" x 13'2"

Bedroom 3
2.43m x 4.22m
8'0" x 13'10"

Bedroom 4
3.06m x 3.00m
10'1" x 9'10"

Bathroom
2.44m x 3.00m
8'0" x 9'10"

Floor Space

1,297 sq ft

b Boiler

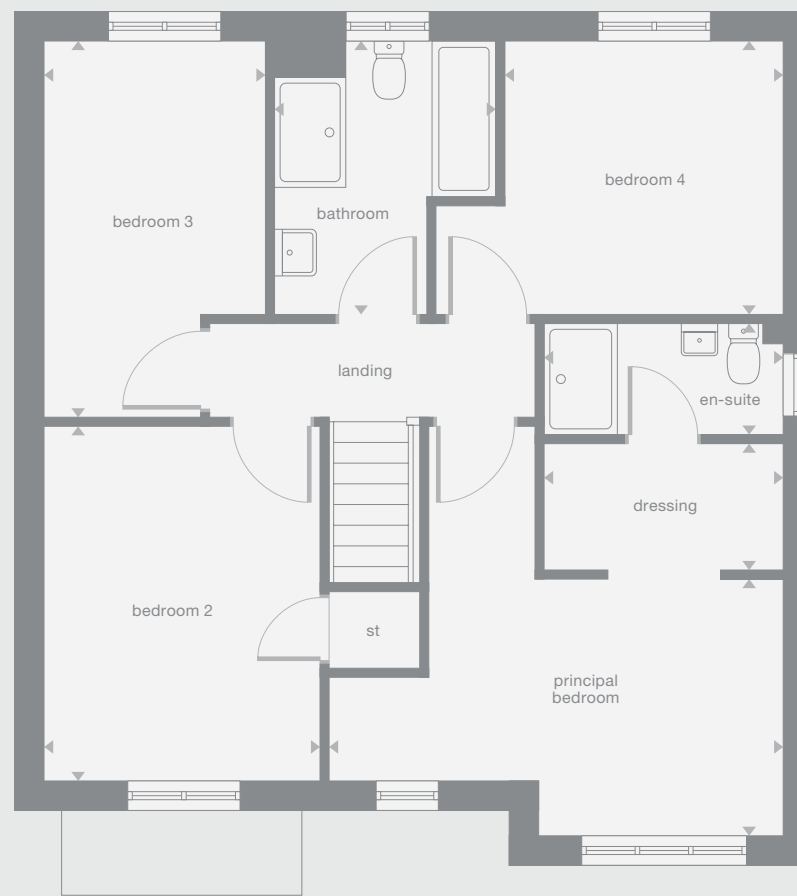
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Ground Floor



First Floor



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Greenwood

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

- Lounge
3.57m x 5.24m
11'9" x 17'2"
- Kitchen/Dining/Family
4.97m x 5.80m
16'4" x 19'0"
- Laundry
3.01m x 1.27m
9'11" x 4'2"
- WC
2.16m x 1.12m
7'1" x 3'8"

First Floor

- Principal Bedroom
2.94m x 3.98m
9'8" x 13'1"
- En-Suite
2.51m x 1.48m
8'3" x 4'11"
- Dressing
2.51m x 1.33m
8'3" x 4'4"
- 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

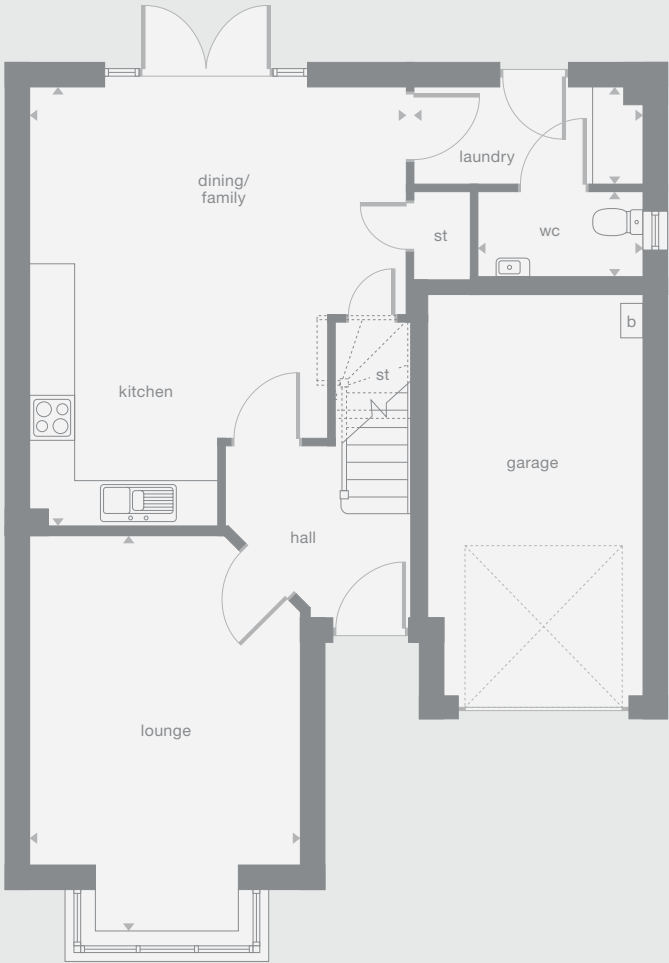
1,342 sq ft

b Boiler

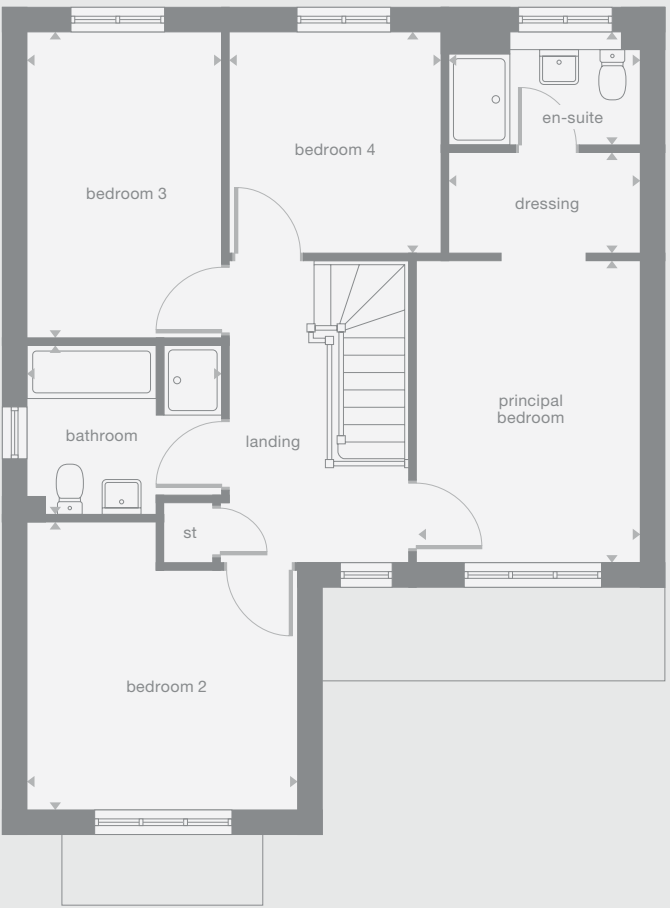
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Ground Floor



First Floor



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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 in two of the four bedrooms, comfort is combined with visual appeal.

Ground Floor

Lounge
3.63m x 5.85m
11'11" x 19'3"

Kitchen/Dining/Family
6.20m x 4.22m
20'4" x 13'10"

Laundry
1.81m x 2.73m
6'0" x 9'0"

WC
1.81m x 1.38m
6'0" x 4'7"

First Floor

Principal bedroom
3.46m x 4.01m
11'4" x 13'2"

En-Suite 1
1.98m x 1.67m
6'6" x 5'6"

Bedroom 2
3.49m x 3.17m
11'5" x 10'5"

En-Suite 2
2.33m x 1.91m
7'8" x 6'3"

Bedroom 3
2.47m x 3.17m
8'1" x 10'5"

Bedroom 4
2.47m x 2.93m
8'2" x 9'8"

Bathroom
1.95m x 3.17m
6'5" x 10'5"

Floor Space

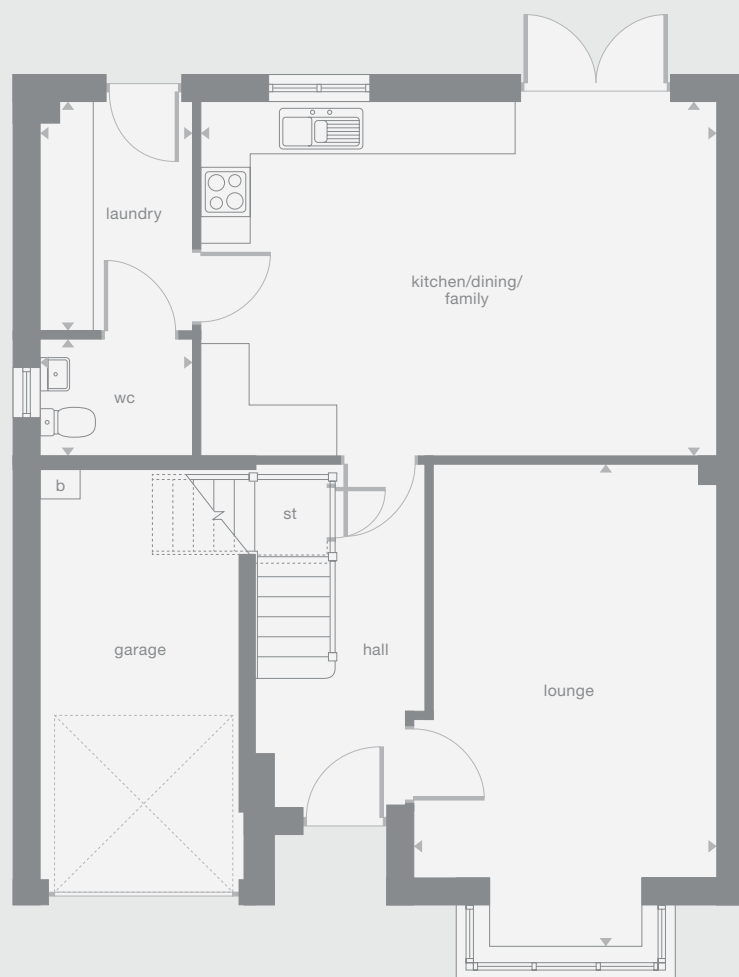
1,446 sq ft

b Boiler

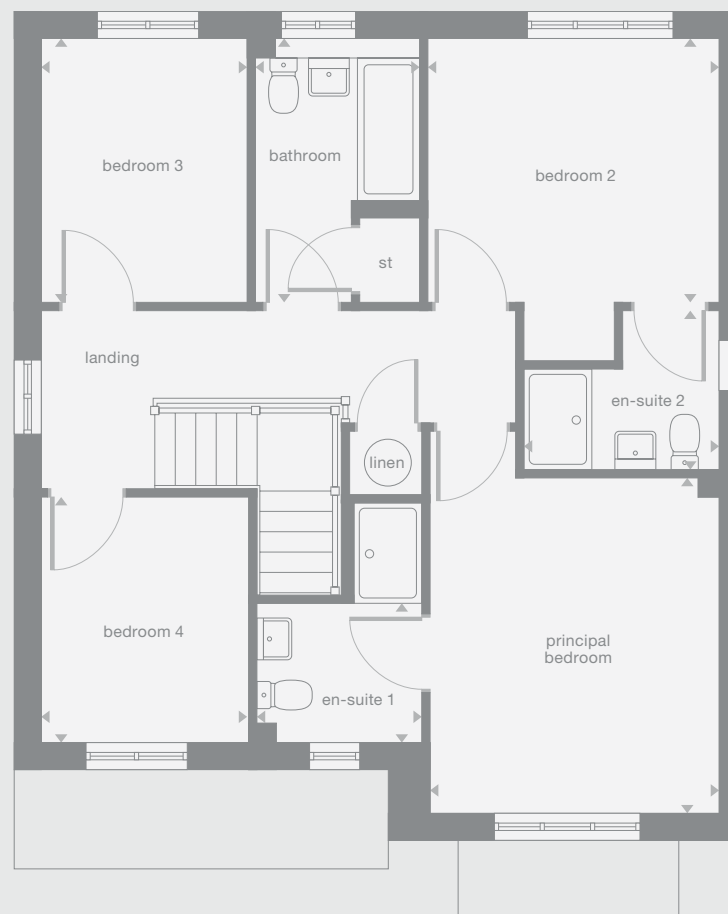
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Ground Floor



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.

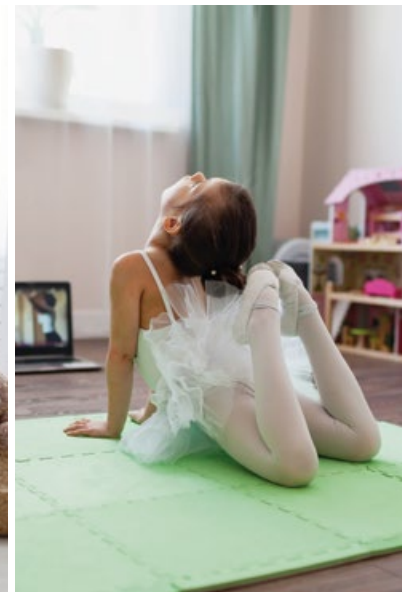
Make it your own
Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already,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

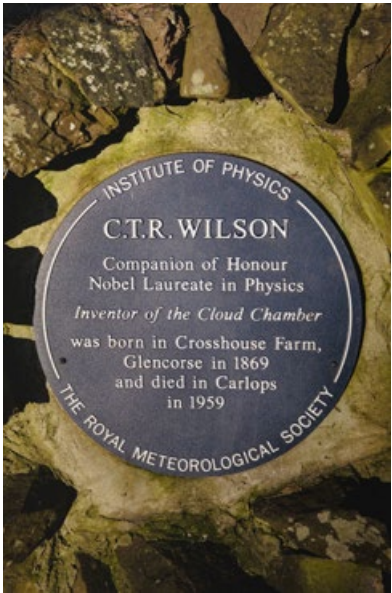
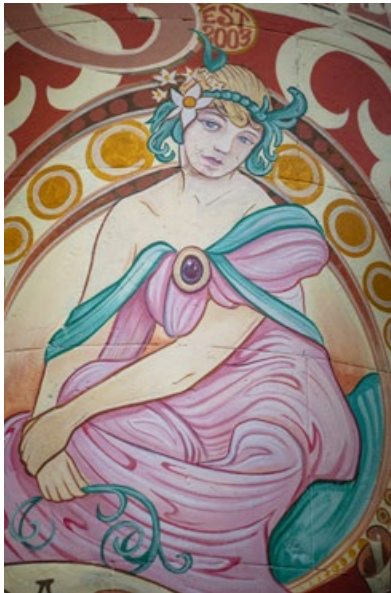
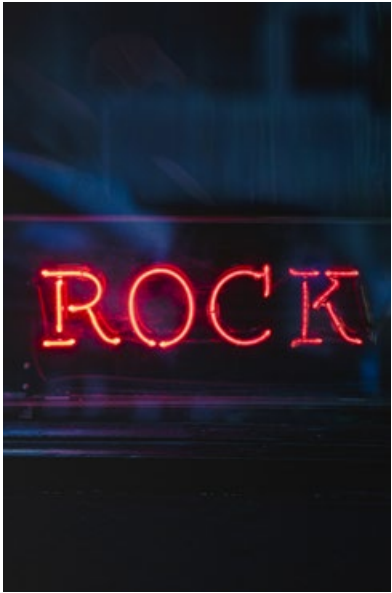
By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.

your home
your way...



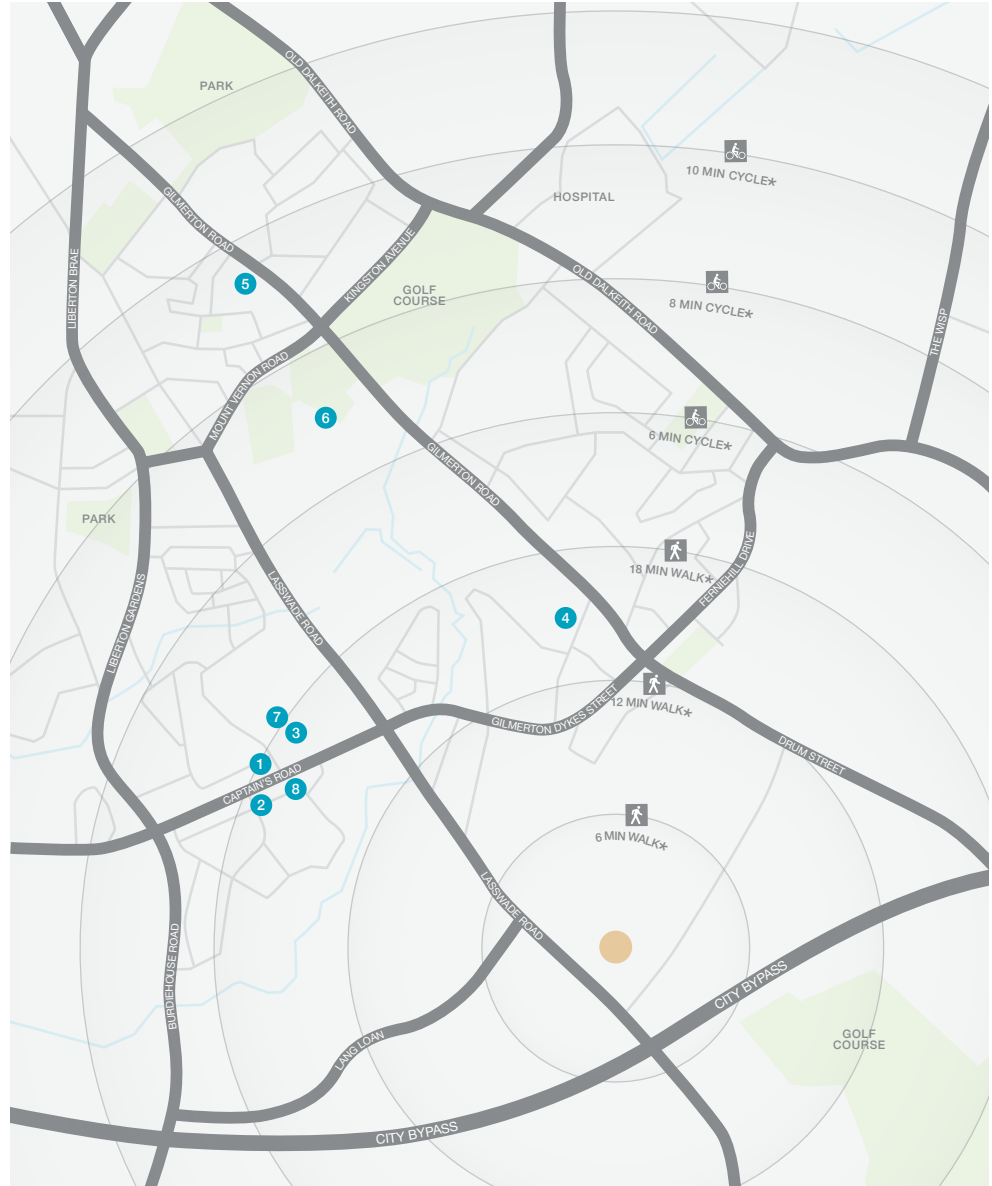
In addition to a large leisure centre with a 25m swimming pool, gym and fitness studio and sports hall at Gracemount, amenities in easy reach include a gym at Straiton Retail Park, Eden Rock climbing gym in Loanhead, and the superb Midlothian Snowsports Centre at Hillend. Nearby golf courses include King's Acre and Broomieknowe. Amongst the more unusual attractions, Gilmerton Cove is a mysterious man-made network of underground passages, discovered over 200 years ago. The outstanding choice of outdoor amenities ranges from the magnificent expanse of Dalkeith Country Park, with its adventure play and breathtaking Go Ape zip wires and towering platforms, to the wild expanse of the Pentland Hills. Local Cycle Route 61 links Edgelaw View with Bilston Glen, Loanhead and Roslin. For days and evenings out, Edinburgh's celebrated theatres, cinemas, museums and galleries, bars and restaurants, are just a short trip away.

Edgelaw View is in the catchment areas for Gilmerton Primary and St John Vianney RC Primary Schools, and for Liberton High School and Holy Rood RC secondary Schools. Gracemount Medical Practice, next to the leisure centre, is a large full-time surgery and there is a convenient dental surgery at Gracemount. The development is just three miles from the A&E services at the Royal Infirmary of Edinburgh.



Useful Contacts

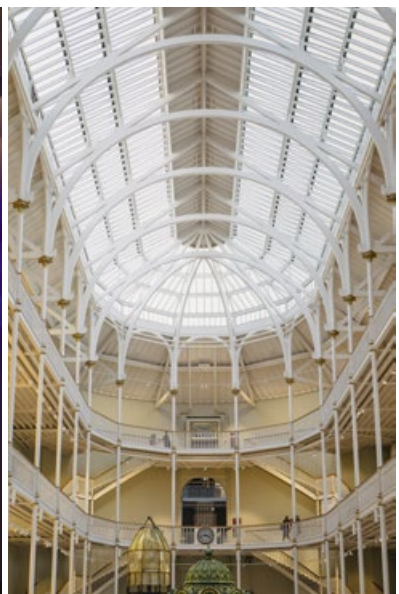
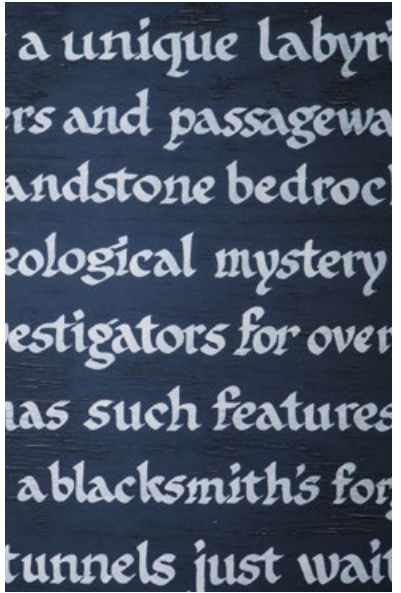
When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite 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 Gordons Chemists
1 Gracemount Drive
0131 664 2249
- 2 Gracemount Post Office
1,3 Southhouse Avenue
0131 658 1031
- 3 Gracemount Leisure Centre
22 Gracemount Drive
0131 458 2100
- 4 Gilmerton Primary School
Moredun Dykes Road
0131 664 3614
- 5 St John Vianney RC Primary School
Ivanhoe Crescent
0131 664 1742
- 6 Liberton High School
328 Gilmerton Road
0131 664 7514
- 7 Gracemount Medical Practice
24 Gracemount Drive
0131 664 2377
- 8 Shanks Dental Care
55 Captain's Road
0131 664 2184

* 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
 2.5km = 6 to 10 mins cycle
 3.0km = 7 to 12 mins cycle
 3.5km = 8 to 14 mins cycle
 4.0km = 10 to 16 mins cycle
 4.5km = 12 to 18 mins cycle
 5.0km = 14 to 20 mins cycle



Contact Us

For development opening times please refer to millerhomes.co.uk or call 0800 840 8406

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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 location of affordable housing is indicative and the tenure of homes may be subject to change.



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