

90 years of
miller
homes



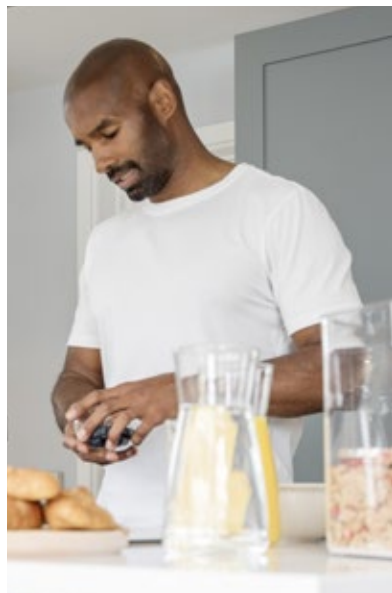
**Dalhousie Gate
Bonnyrigg**

the place to be®

millerhomes

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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 Dalhousie Gate.



Less than ten minutes' drive from the City of Edinburgh Bypass, Dalhousie Gate offers easy access to Edinburgh Airport, Glasgow, the Queensferry Crossing and the A1. Trains from Eskbank Station, a mile away, run roughly every half hour during the day, reaching Waverley Station in 20 minutes. Central Edinburgh is approximately half an hour's drive away, and Lothian Buses' twice-hourly service 31, linking Bonnyrigg with the Gyle Shopping Centre via Princes Street, stops near the development. There are also night and express buses from Edinburgh, and some less frequent local services to Straiton Retail Park and nearby towns including Gorebridge and Temple.



Welcome home

In a peaceful green setting between Bonnyrigg and Newtongrange, within walking distance of local shops and services as well as beautiful parks and countryside, this exciting selection of energy-efficient three, four and five bedroom homes introduces a prestigious new neighbourhood into a popular residential area. With outstanding transport links that bring the shops, venues and attractions of Edinburgh into easy reach, it presents a wonderful combination of community and convenience. Welcome to Dalhousie Gate...

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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- Pumping-Station P/S
- Visitor Parking V
- Bin Collection Point BCP
- Public Open Space POS
- Sustainable Urban Drainage System SUDS

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Fenton

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
3.94m x 3.92m
12'11" x 12'10"

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

WC
1.77m x 1.17m
5'10" x 3'10"

First Floor

Principal Bedroom
2.72m x 3.46m
8'11" x 11'4"

En-Suite
2.06m x 1.61m
6'9" x 5'3"

Bedroom 2
3.00m x 2.92m
9'10" x 9'7"

Bedroom 3
2.26m x 2.38m
7'5" x 7'10"

Bathroom
2.03m x 1.70m
6'8" x 5'7"

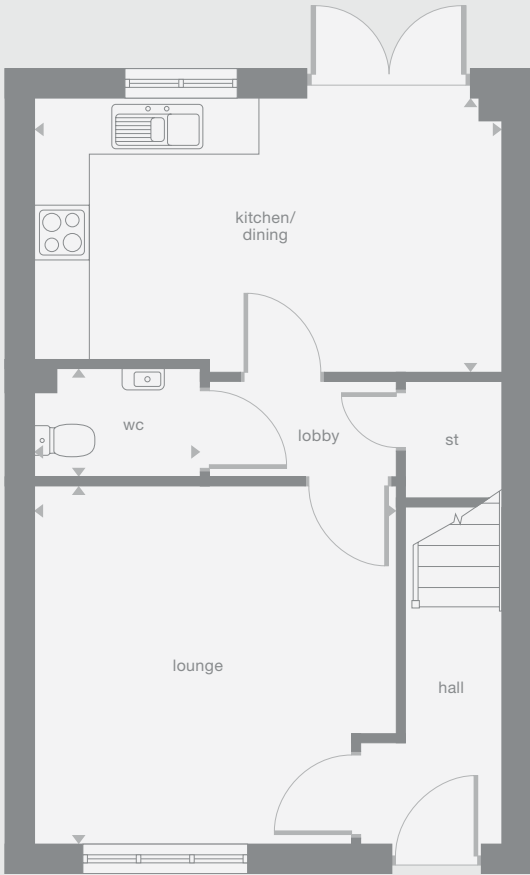
Floor Space

904 sq ft

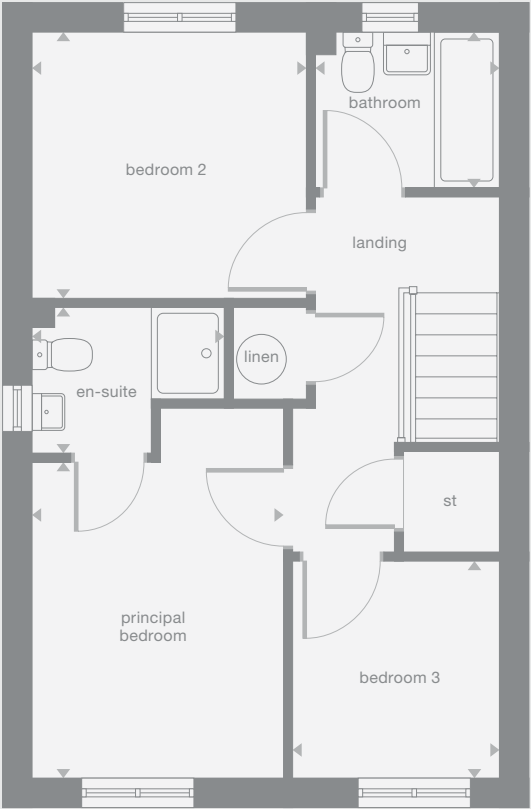
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Ground Floor



First Floor



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Brentwood

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**
3.17m x 4.98m
10'5" x 16'4"
- Kitchen/Dining**
4.76m x 2.96m
15'7" x 9'9"
- Laundry**
2.05m x 1.75m
6'9" x 5'9"
- WC**
2.05m x 1.08m
6'9" x 3'7"

First Floor

- Principal Bedroom**
4.06m x 2.51m
13'4" x 8'3"
- En-Suite**
1.65m x 2.02m
5'5" x 6'8"
- Bedroom 2**
2.53m x 3.96m
8'4" x 13'0"
- Bedroom 3**
2.31m x 3.34m
7'7" x 10'11"
- Bedroom 4**
2.33m x 2.21m
7'8" x 7'3"
- Bathroom**
2.08m x 2.21m
6'10" x 7'3"

Floor Space

1,036 sq ft

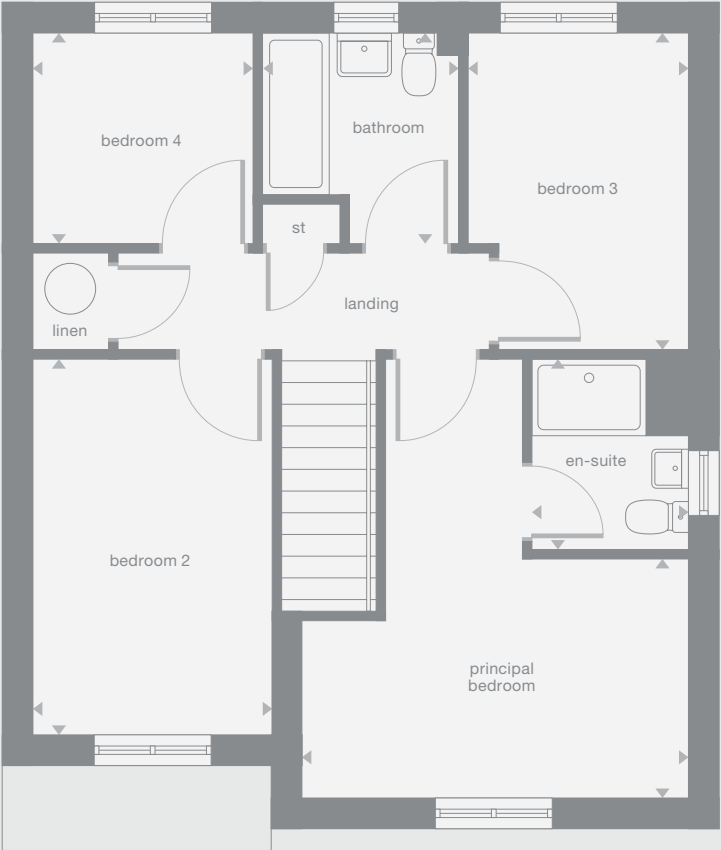
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Ground Floor



First Floor



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Bellwood

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
10'10" x 16'2"

Kitchen/Dining
5.40m x 3.19m
17'9" x 10'6"

Laundry
2.07m x 1.80m
6'9" x 5'11"

WC
2.07m x 1.25m
6'9" x 4'1"

First Floor

Principal Bedroom
4.38m x 2.89m
14'4" x 9'6"

En-Suite
2.06m x 2.57m
6'9" x 8'5"

Bedroom 2
3.73m x 2.58m
12'3" x 8'6"

Bedroom 3
3.73m x 2.58m
12'3" x 8'6"

Bedroom 4
3.06m x 2.65m
10'0" x 8'8"

Bathroom
1.93m x 2.25m
6'4" x 7'5"

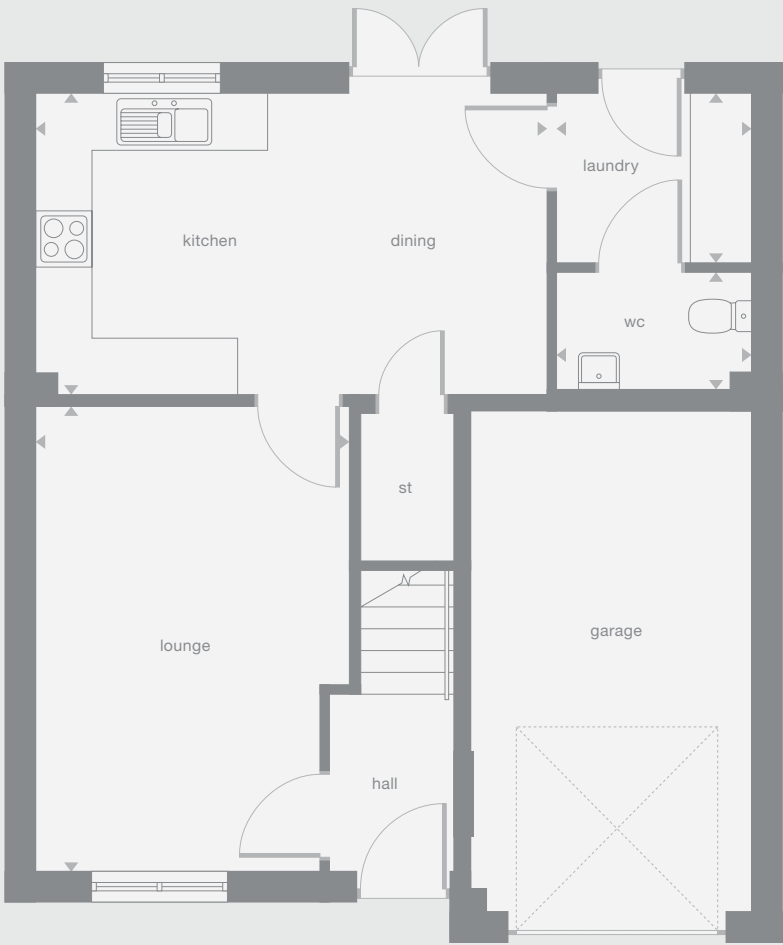
Floor Space

1,150 sq ft

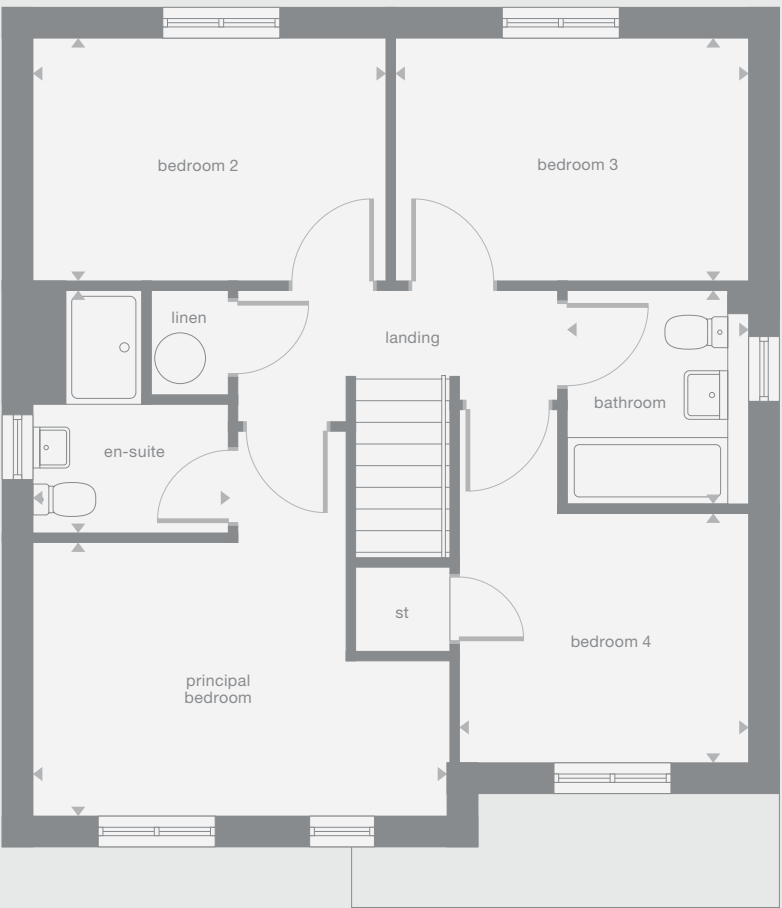
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Ground Floor



First Floor



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Burlwood

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
3.01m x 4.72m
9'11" x 15'6"

Family/Dining/Kitchen
8.14m x 2.80m
26'8" x 9'2"

Laundry
1.78m x 1.29m
5'10" x 4'3"

WC
1.52m x 1.77m
5'0" x 5'10"

First Floor

Principal Bedroom
5.00m x 2.80m
16'5" x 9'2"

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

Dressing
2.63m x 1.39m
8'8" x 4'7"

Bedroom 2
3.04m x 3.97m
10'0" x 13'0"

Bedroom 3
2.43m x 3.00m
8'0" x 9'10"

Bedroom 4
3.06m x 3.00m
10'0" x 9'10"

Bathroom
2.45m x 3.00m
8'0" x 9'10"

Floor Space

1,298 sq ft

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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Cherrywood

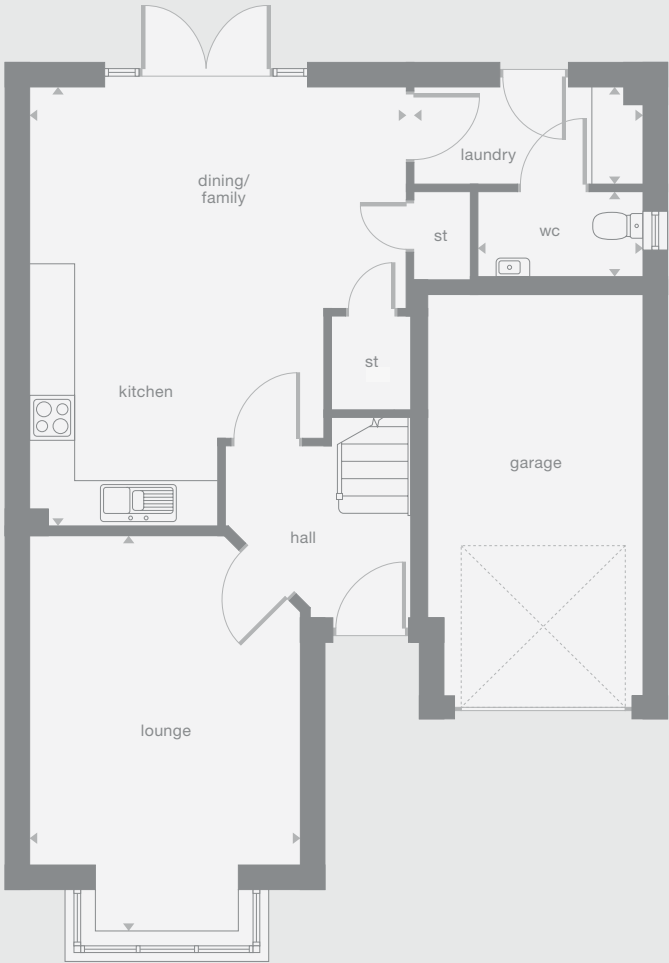
Overview
 Beautifully combining convenience with flexibility, the family kitchen features a laundry and a dining area with french doors, complementing a stylish lounge. Upstairs, a bright gallery landing leads to four bedrooms, one of them en-suite and a bathroom with separate shower.

Ground Floor	First Floor	Floor Space
Lounge 3.57m x 5.24m 11'9" x 17'2"	Principal Bedroom 2.94m x 3.98m 9'8" x 13'1"	1,342 sq ft
Kitchen/Dining/Family 4.97m x 5.80m 16'4" x 19'0"	En-Suite 2.52m x 1.49m 8'3" x 4'11"	
Laundry 3.01m x 1.27m 9'10" x 4'2"	Dressing 2.51m x 1.33m 8'3" x 4'4"	
WC 2.17m x 1.14m 7'1" x 3'9"	Bedroom 2 3.57m x 3.80m 11'9" x 12'6"	
	Bedroom 3 2.57m x 4.05m 8'5" x 13'3"	
	Bedroom 4 2.80m x 2.92m 9'2" x 9'7"	
	Bathroom 2.57m x 2.22m 8'5" x 7'3"	

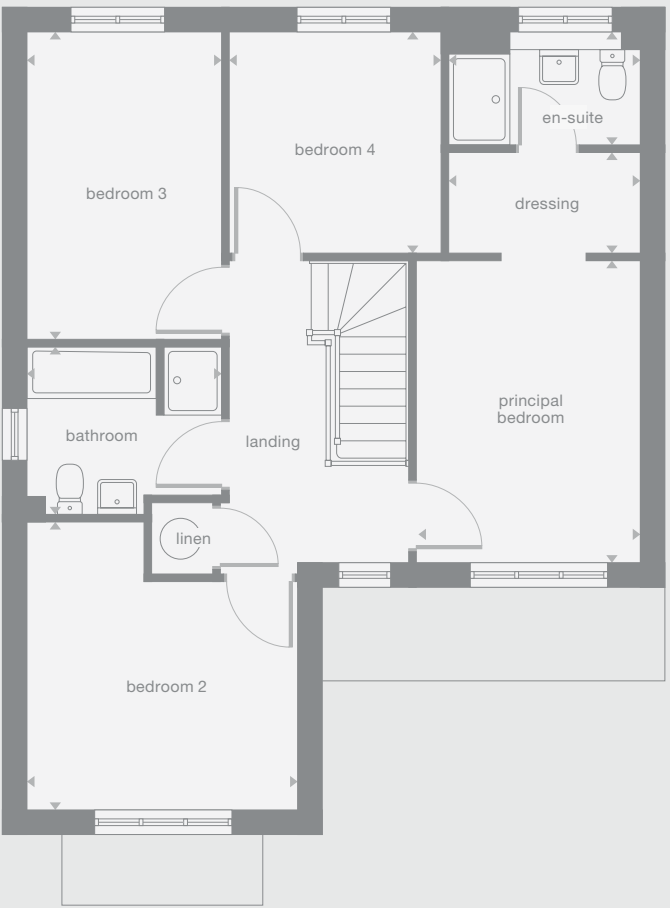


Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details

Ground Floor



First Floor



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Jackwood

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 5.81m
11'11" x 19'1"

Kitchen/Dining/Family
6.20m x 4.26m
20'4" x 14'0"

Laundry
1.82m x 2.74m
6'0" x 9'0"

WC
1.82m x 1.43m
6'0" x 4'8"

First Floor

Principal bedroom
3.49m x 4.02m
11'4" x 13'2"

En-Suite 1
1.95m x 1.57m
6'5" x 5'2"

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

En-Suite 2
2.34m x 1.91m
7'8" x 6'3"

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

Bedroom 4
2.48m x 2.87m
8'2" x 9'5"

Bathroom
1.96m x 3.17m
6'5" x 10'5"

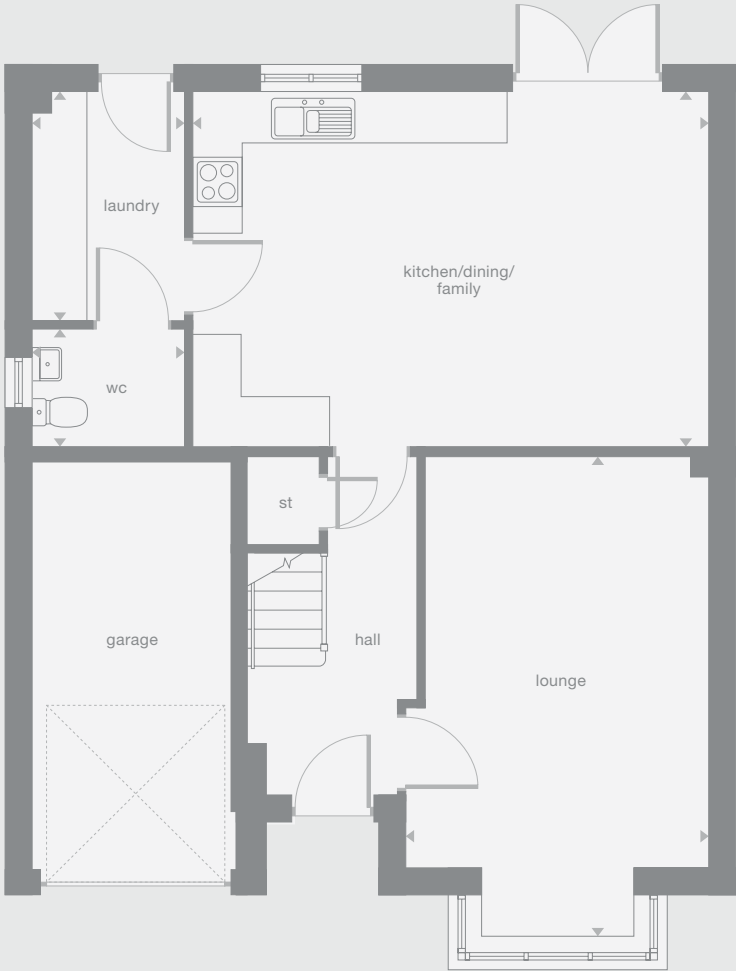
Floor Space

1,446 sq ft

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



Ground Floor



First Floor



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Hazelford

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
3.20m x 6.01m
10'6" x 19'9"

Kitchen/Family/Dining
8.40m x 3.19m
27'7" x 10'6"

Laundry
1.90m x 3.25m
6'3" x 10'8"

WC
1.49m x 1.84m
4'11" x 6'0"

First Floor

Principal Bedroom
3.97m x 3.10m
13'0" x 10'2"

En-Suite 1
2.15m x 1.85m
7'1" x 6'1"

Bedroom 2
3.90m x 3.32m
12'10" x 10'11"

En-Suite 2
2.09m x 2.00m
6'10" x 6'7"

Bedroom 3
3.25m x 3.29m
10'8" x 10'10"

Bedroom 4
3.20m x 2.90m
10'6" x 9'6"

Bedroom 5
3.05m x 2.18m
10'0" x 7'2"

Bathroom
3.02m x 1.84m
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



First Floor



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Langford

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
3.58m x 5.21m
11'9" x 17'1"

Kitchen
3.97m x 3.50m
13'0" x 11'6"

Breakfast/Family
2.75m x 5.11m
9'0" x 16'9"

Dining
3.58m x 2.79m
11'9" x 9'2"

Laundry
2.29m x 2.13m
7'6" x 7'0"

Study
3.50m x 2.25m
11'6" x 7'5"

WC
1.11m x 2.13m
3'8" x 7'0"

First Floor

Principal Bedroom
3.40m x 4.03m
11'2" x 13'3"

Dressing
2.50m x 1.92m
8'2" x 6'4"

En-Suite 1
2.50m x 1.95m
8'2" x 6'5"

Bedroom 2
3.53m x 2.74m
11'7" x 9'0"

En-Suite 2
1.45m x 2.74m
4'9" x 9'0"

Bedroom 3
3.59m x 3.01m
11'9" x 9'11"

Bedroom 4
3.24m x 2.91m
10'8" x 9'7"

Bedroom 5
2.65m x 2.74m
8'8" x 9'0"

Bathroom
2.56m x 2.15m
8'5" x 7'1"

Floor Space

1,883 sq ft

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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Redford

Overview

The lounge double doors, breathtaking family kitchen and the principle bedroom's dressing room and french windows clearly distinguish this immensely prestigious home. Two of the five bedrooms are en-suite, and premium features include a laundry, downstairs WC, bathroom with separate shower and exceptional storage space.

Ground Floor

- Lounge**
5.01m x 4.53m
16'5" x 14'11"
- Kitchen**
3.78m x 3.88m
12'5" x 12'9"
- Family**
5.68m x 3.53m
18'8" x 11'7"
- Laundry**
2.12m x 1.88m
7'0" x 6'2"
- WC**
2.12m x 1.81m
7'0" x 5'11"

First Floor

- Principal Bedroom**
4.65m x 3.88m
15'3" x 12'9"
- Dressing**
2.55m x 1.91m
8'5" x 6'3"
- En-Suite 1**
2.47m x 1.91m
8'1" x 6'3"
- Bedroom 2**
4.53m x 3.99m
14'11" x 13'1"
- En-Suite 2**
2.47m x 1.46m
8'1" x 4'10"

- Bedroom 3**
4.03m x 3.20m
13'3" x 10'6"
- Bedroom 4**
3.56m x 3.05m
11'8" x 10'0"
- Bedroom 5**
3.33m x 2.80m
10'11" x 9'2"
- Bathroom**
3.56m x 2.72m
11'8" x 8'11"

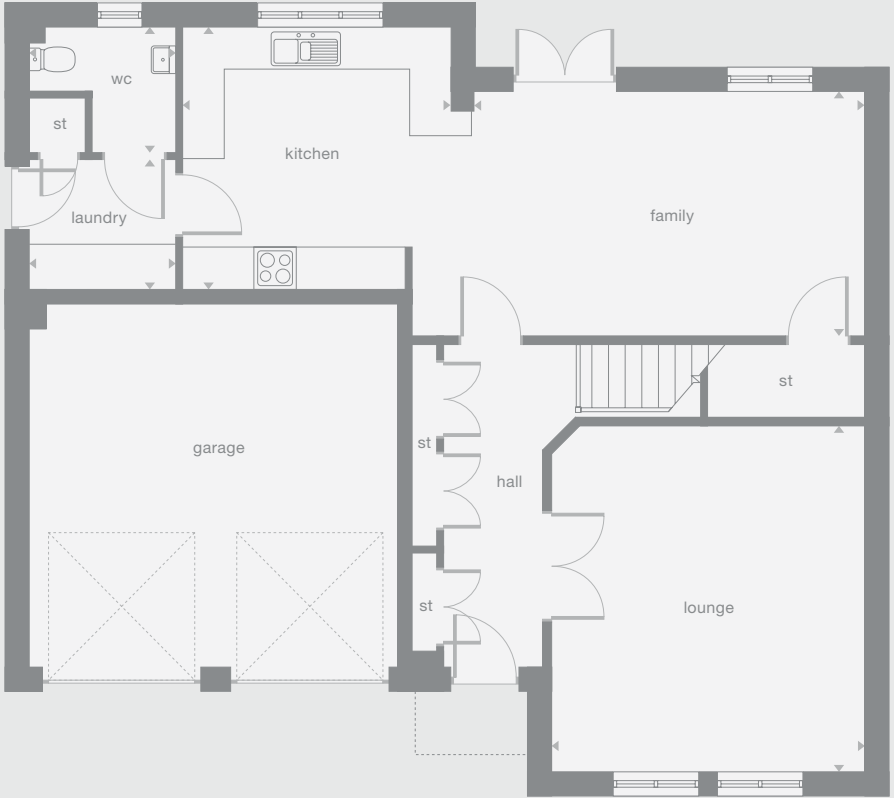
Floor Space

2,117 sq ft

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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The Miller Difference

The Miller Difference
Every home we build is the start of an adventure. For more than 90 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.

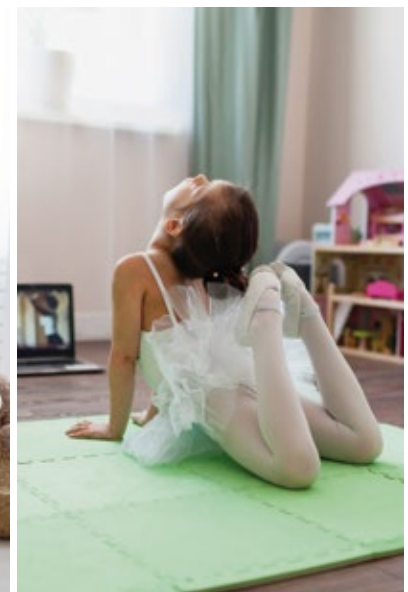
Make it your own
Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already,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

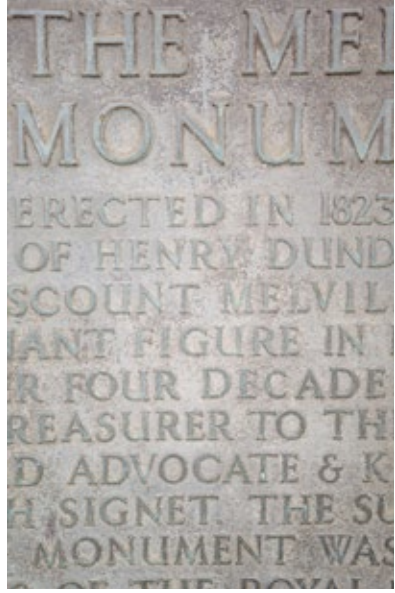
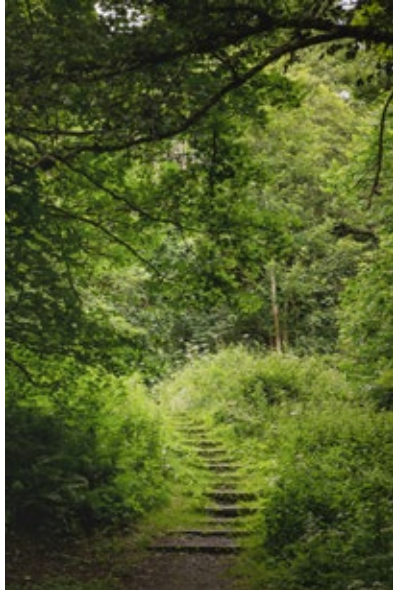
A place to grow
For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

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

your home
your way...

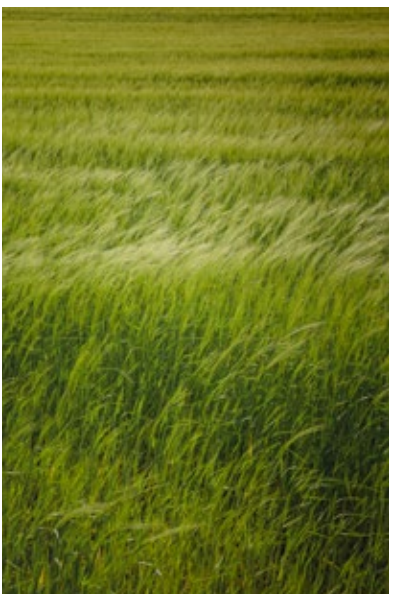
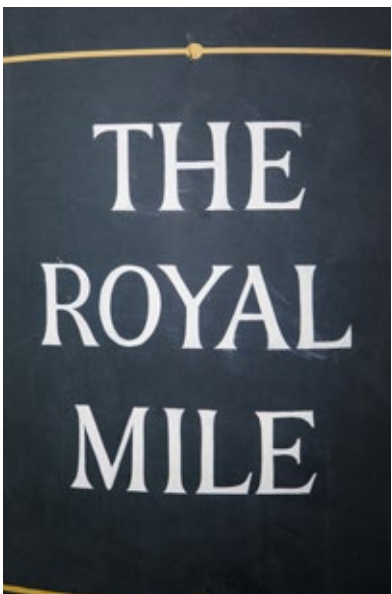


Three-quarters of a mile from Dalhousie Gate, there is a convenience store and off-licence. A few yards further on, shops in and around Bonnyrigg High Street include pharmacies, bakers, a large Co-op, a bank, hairdressers, cafés, food takeaways, hardware and other specialists. There is a Tesco Superstore near Eskbank Station, and Dobbies Garden Centre is just two miles away. Straiton Retail Park, one of Edinburgh's premiere shopping destinations, is within 15 minutes' drive. It includes M&S and Lidl supermarkets, fashion, sports and household brands, and restaurants. Beside the Retail Park there are Ikea, Sainsbury, Asda and Screwfix stores. Edinburgh's diverse choice of retail environments ranges from the vibrant boutiques of Stockbridge to the stylish Multrees Walk and the exciting new St James Quarter.

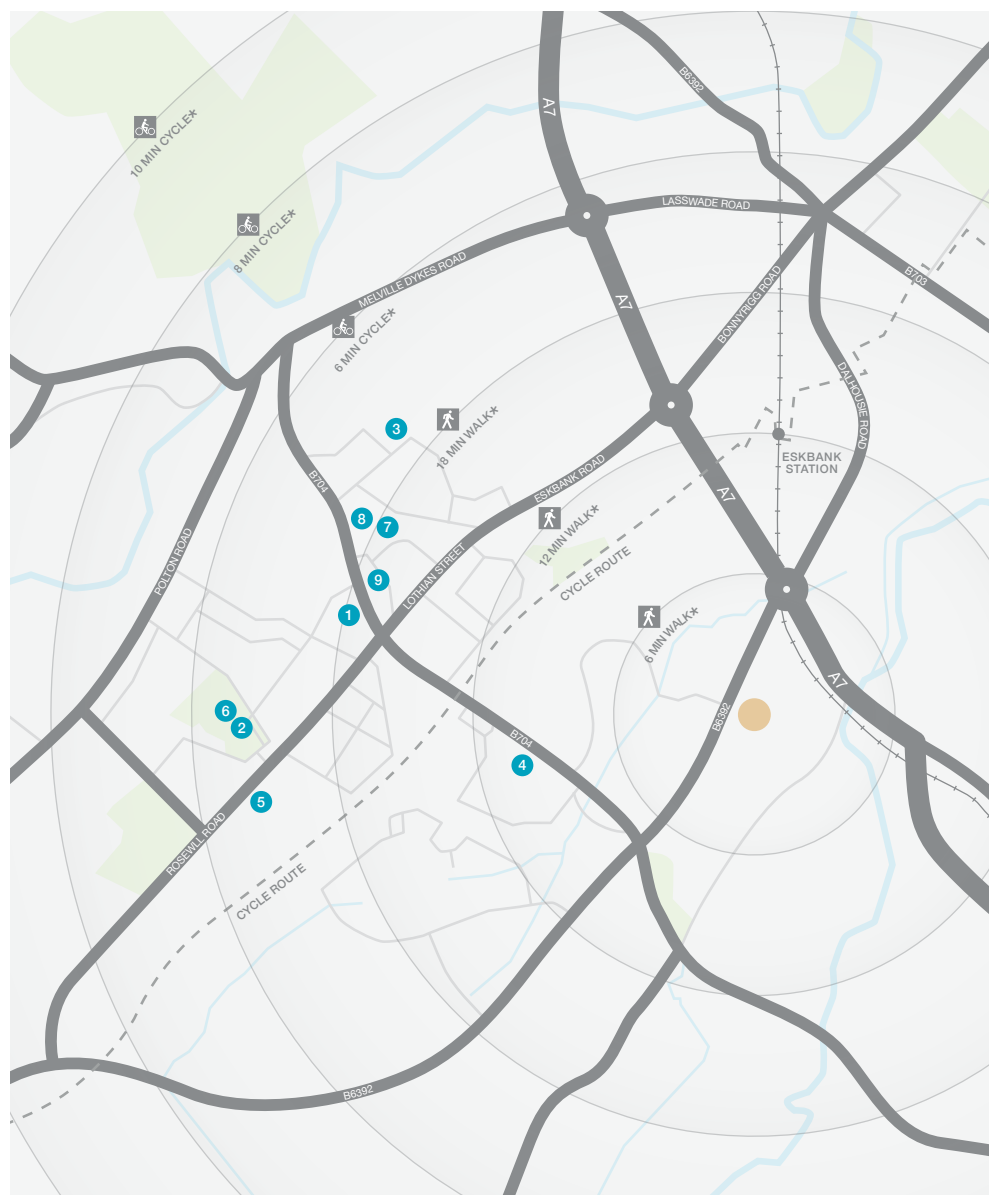


A ToneZone Gym and a swimming pool can be found at the Lasswade Centre, just over a mile away. Other attractions in the area range from fine dining and a spa at Dalhousie Castle Hotel to Eden Rock climbing wall in Loanhead and the fascinating National Mining Museum at Newtongrange. It is access to outdoor amenities, however, that makes Dalhousie Gate exceptional. Dalkeith Country Park, with its adventure play and Go Ape aerial activities, can be reached by a two-mile walk along the wooded banks of the River South Esk. Midlothian Snowsports Centre and the whole of the Pentland Hills are in easy reach, and Broomieknowe Golf Club, just over a mile away, is the nearest of several courses in the area.

Dalhousie Gate is in the catchment areas for Bonnyrigg Primary School and St Mary's RC Primary School, and for Lasswade High School and St David's RC High School. Bonnyrigg Health Centre houses two large medical practices, the Strathesk Practice and the Dalhousie Practice, and The Old Orchard is the nearest of Bonnyrigg's two dental surgeries.

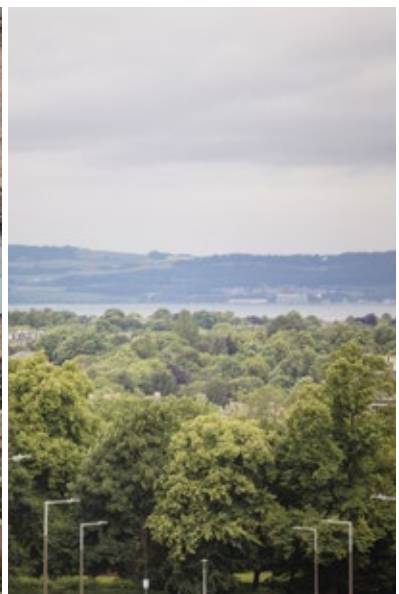
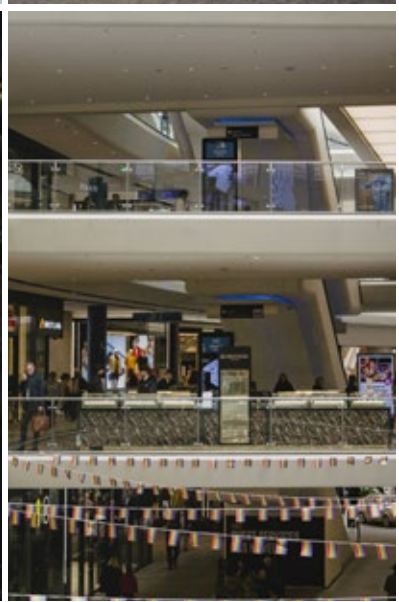
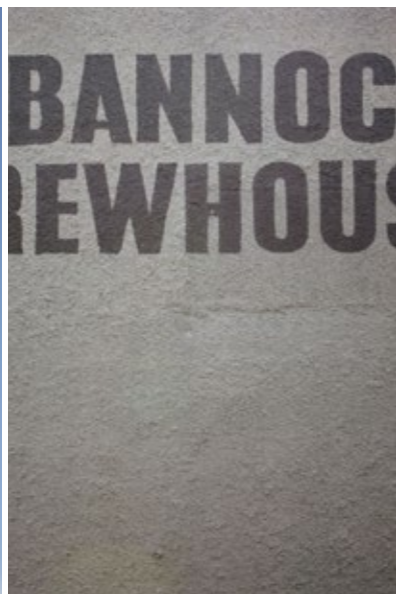


When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite 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 Bonnyrigg High Street Pharmacy
Units 1&2, High Street
0131 663 8585
- 2 Lasswade Centre & Pool
9 Eskdale Drive
0131 271 4533
- 3 Broomieknowe Golf Club
36 Golf Course Road
0131 663 9317
- 4 Bonnyrigg Primary School
1 Cockpen Road
0131 271 4570
- 5 St Mary's RC Primary School
Rosewell Road
0131 271 4690
- 6 Lasswade High School
11 Eskdale Drive
0131 271 4530
- 7 St David's RC High School
1 Cousland Road, Dalkeith
0131 654 4702
- 8 Strathesk Medical Practice
Bonnyrigg Health Centre
109/11 High Street
0131 322 9333
- 9 Dalhousie Medical Practice
Bonnyrigg Health Centre
109/11 High Street
0131 370 3999
- 10 The Old Orchard Dental Practice
57-59a High Street
0131 663 8800

* 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



Contact Us

For development opening times please refer to millerhomes.co.uk or call 0131 608 3645

From the west
From M8 junction 1, Hermiston Gate Roundabout, take the third exit to join the A720 City Bypass. After eight and a half miles, at Gilmerton Junction follow signs for Galashiels through two roundabouts. Pass the entrance to Dobbies Garden Centre then at Gilmerton Road Roundabout take the third exit, joining the A7 for one and a half miles. At the third roundabout take the third exit and, quarter of a mile on, Dalhousie Gate is on the left.

From central Edinburgh
Leave Edinburgh by the A701, passing through Newington, and 250 yards beyond the turn-off for Cameron Toll turn left to join the A772 Gilmerton Road. Stay on the A772 through Gilmerton Junction, following signs for Galashiels. Pass the entrance to Dobbies Garden Centre and follow the directions above.

Sat Nav
EH19 3FA



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

90 years of miller homes

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

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