

90 years of  
**miller**  
homes



**Greenacres  
Sauchie**

*the place to be®*

**miller**homes

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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.

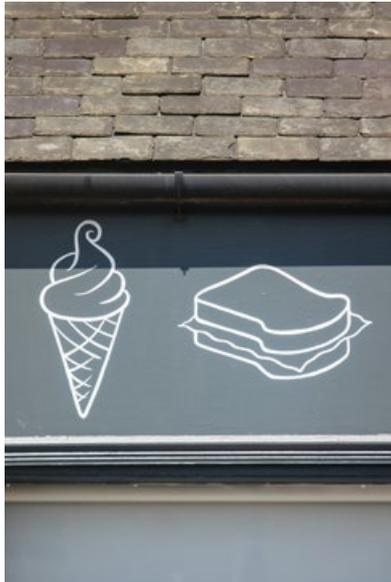
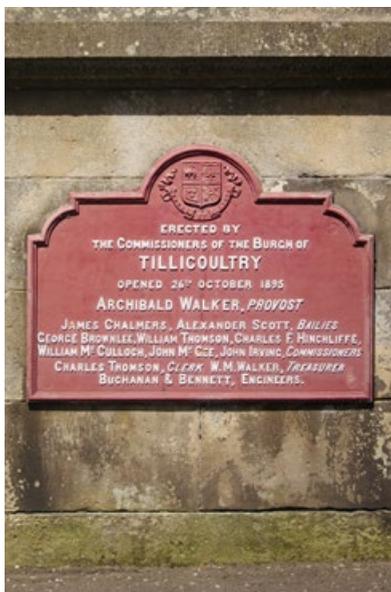


Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and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



Less than two miles from the beautiful Ochil Hills, Greenacres combines fresh, open surroundings with easy access to the whole of Central Scotland. Glasgow and Perth are around 45 minutes' drive away, and Edinburgh and Dundee can be reached within approximately an hour. Trains from Alloa Station, a mile and a half from the development, travel via Stirling to Glasgow Queen Street, and services from Stirling include direct trains to Edinburgh, Dundee, Perth and Inverness. Buses stopping ten minutes' walk from Greenacres operate to Alloa, and other local services link Sauchie with Tullibody, Tillicoultry and Stirling.

There is a convenience store, newsagent and off-licence in nearby Pompee Road, and a post office, a pharmacy, food takeaways and hairdressers can all be found within 20 minutes' walk. Alloa's lively, traditional town centre, half an hour's walk away, presents a comprehensive variety of high street stores and local traders, from greengrocers, family butchers and hardware stores to Tesco, Asda, Lidl and Aldi supermarkets. The shops and services are interspersed with cafés, restaurants and pubs.



# Welcome home

Set in beautiful countryside close to the Ochil Hills, these attractive, energy efficient four and five bedroom homes bring a prestigious new neighbourhood to the edge of Sauchie, a small town adjacent to Alloa and situated between the river Forth to the south and the hillfoots of Clackmannanshire to the north. With excellent shops and amenities, and easy access to the whole central belt and the north, its outstanding location delivers a rare blend of convenience and local character. Welcome to Greenacres...

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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Visitor Parking  
Public Open Space



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## Overview

The kitchen and dining room includes french doors, perfect for coffee in the garden, while features like the lounge's integrated staircase and the generous storage space, including a cupboard in bedroom two and the en-suite shower in the principal bedroom demonstrate the practical details found throughout this family home.

## Ground Floor

**Lounge**  
4.03m x 3.98m  
13'3" x 13'1"

**Kitchen/Dining**  
3.99m x 3.91m  
13'1" x 12'10"

**WC**  
1.12m x 1.87m  
3'8" x 6'2"

## First Floor

**Principal Bedroom**  
4.03m x 4.74m  
13'3" x 15'7"

**En-Suite**  
1.75m x 1.67m  
5'9" x 5'6"

**Bedroom 2**  
3.05m x 2.63m  
10'0" x 8'8"

**Bedroom 3**  
2.61m x 3.26m  
8'7" x 10'8"

**Bedroom 4**  
2.38m x 2.22m  
7'10" x 7'3"

**Bathroom**  
2.00m x 2.13m  
6'7" x 7'0"

## Floor Space

898 sq ft

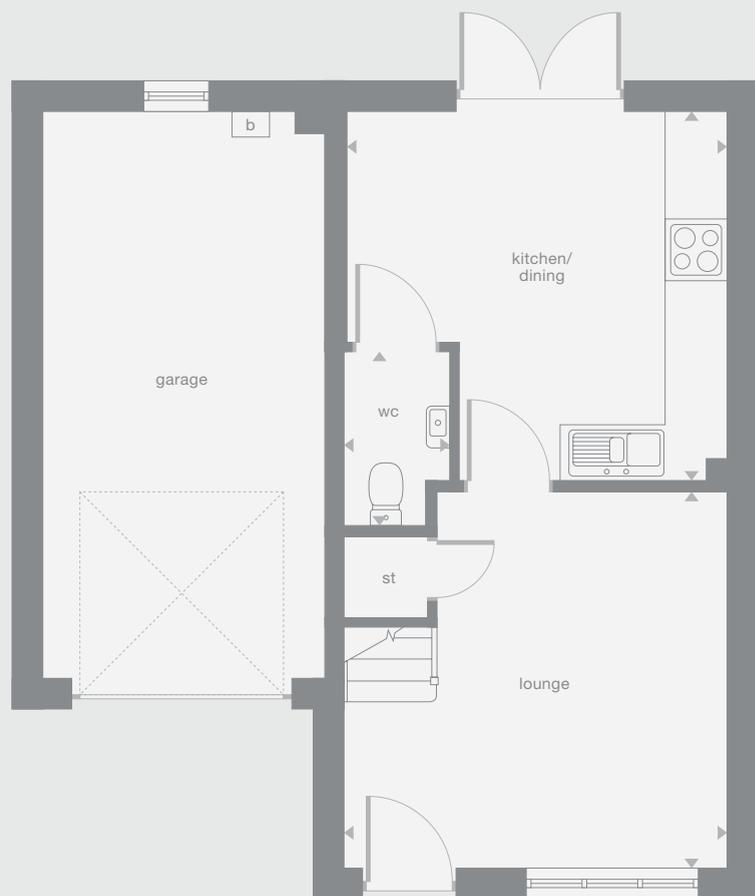
Additional windows on some plots. Please see Development Sales Manager for details

b Boiler

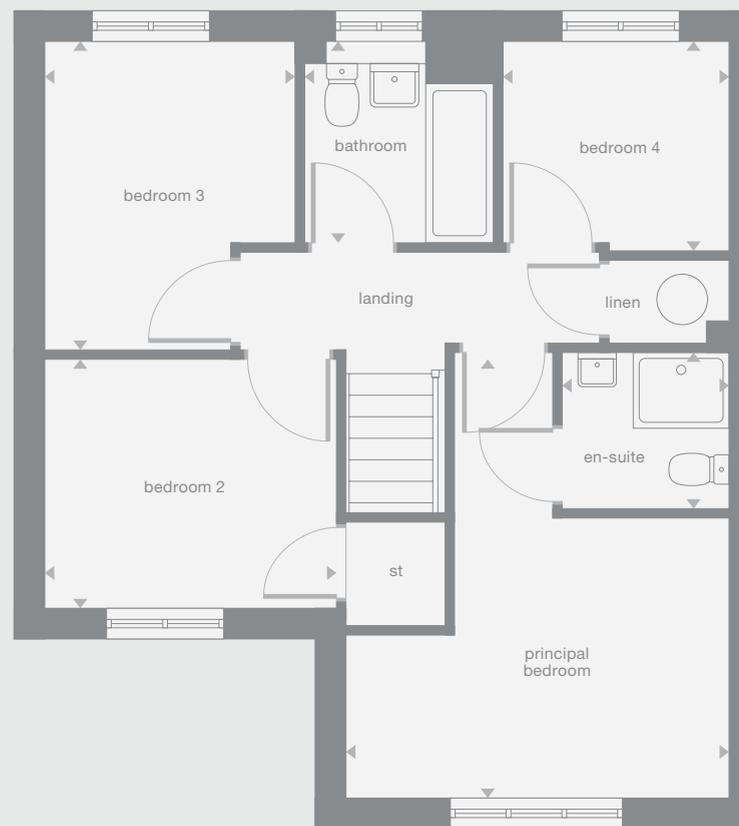
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Asterwood Semi

## Overview

The inviting lounge is complemented by a bright kitchen, where french doors opening to the garden add an airy, open ambience and a separate laundry area leaves the social space free for dining and conversation. The four bedrooms include a superb en-suite principal bedroom.

## Ground Floor

**Lounge**  
3.00m x 4.62m  
9'10" x 15'2"

**Kitchen/Family/Dining**  
5.51m x 3.72m  
18'1" x 12'3"

**Laundry**  
1.26m x 1.92m  
4'2" x 6'4"

**WC**  
1.09m x 2.04m  
3'7" x 6'8"

## First Floor

**Principal Bedroom**  
2.80m x 3.85m  
9'2" x 12'8"

**En-Suite**  
2.51m x 1.20m  
8'3" x 4'0"

**Bedroom 2**  
2.61m x 3.27m  
8'7" x 10'9"

**Bedroom 3**  
2.48m x 3.20m  
8'2" x 10'6"

**Bedroom 4**  
2.94m x 2.06m  
9'8" x 6'9"

**Bathroom**  
1.70m x 2.20m  
5'7" x 7'3"

## Floor Space

1,087 sq ft

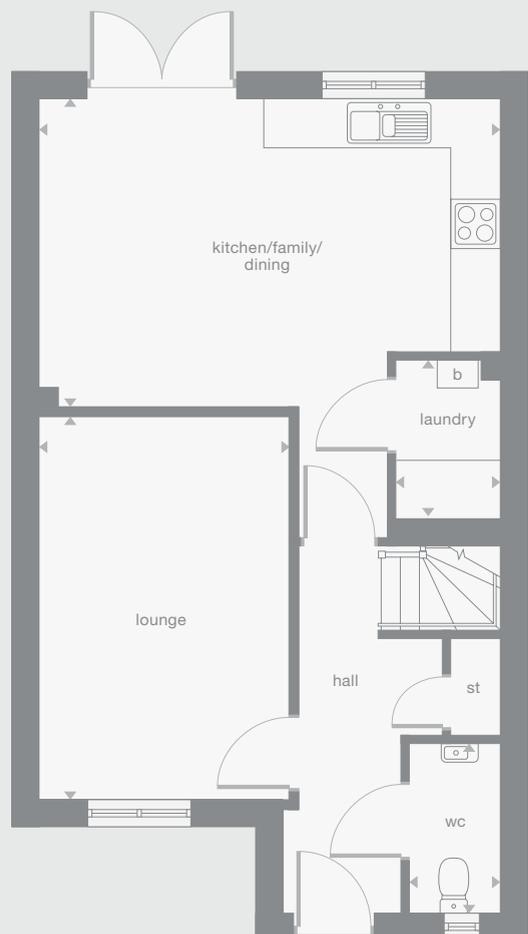
Additional windows on some plots. Please see Development Sales Manager for details

b Boiler

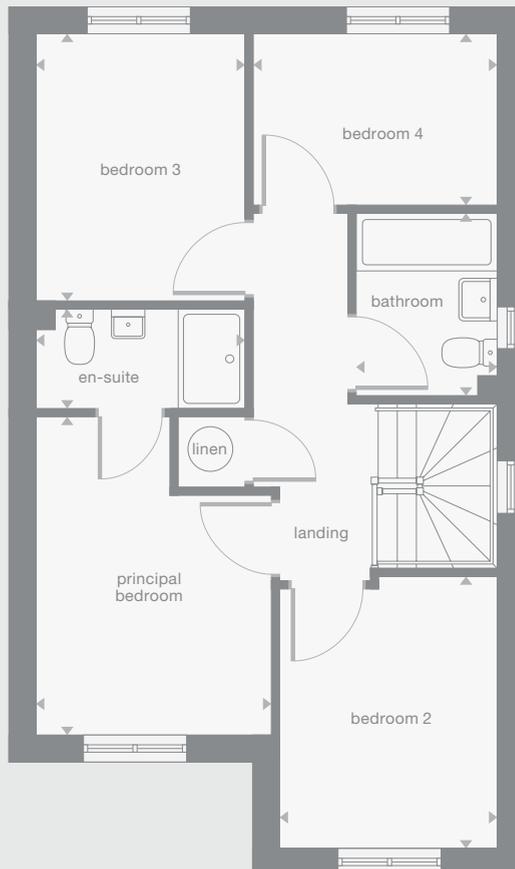
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Ground Floor



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

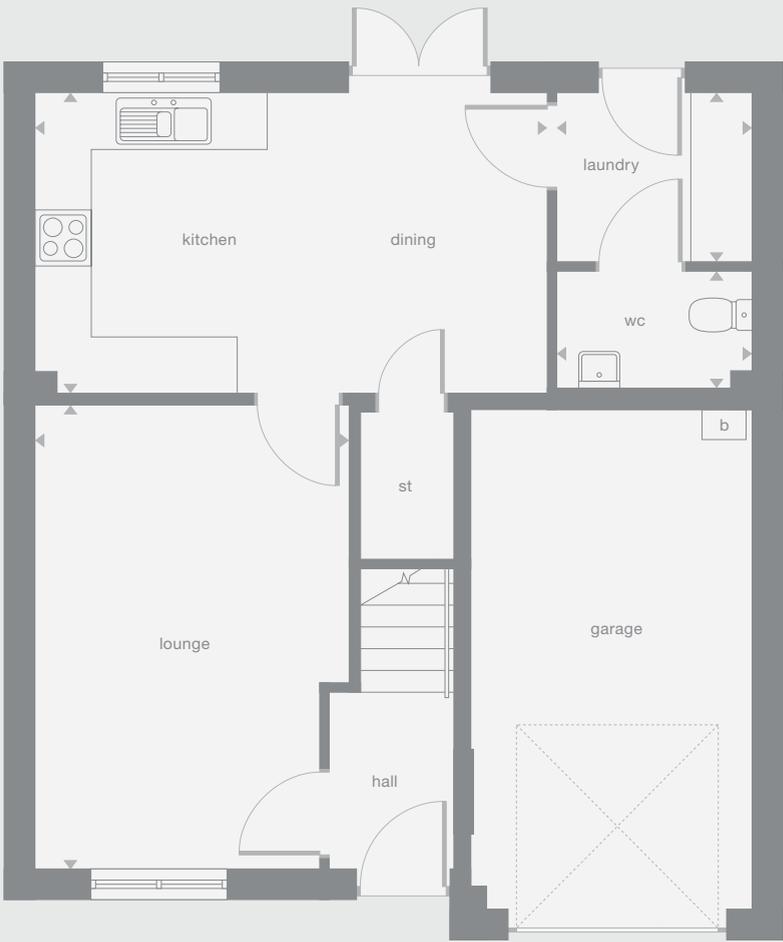
Additional windows on some plots. Please see Development Sales Manager for details

b Boiler

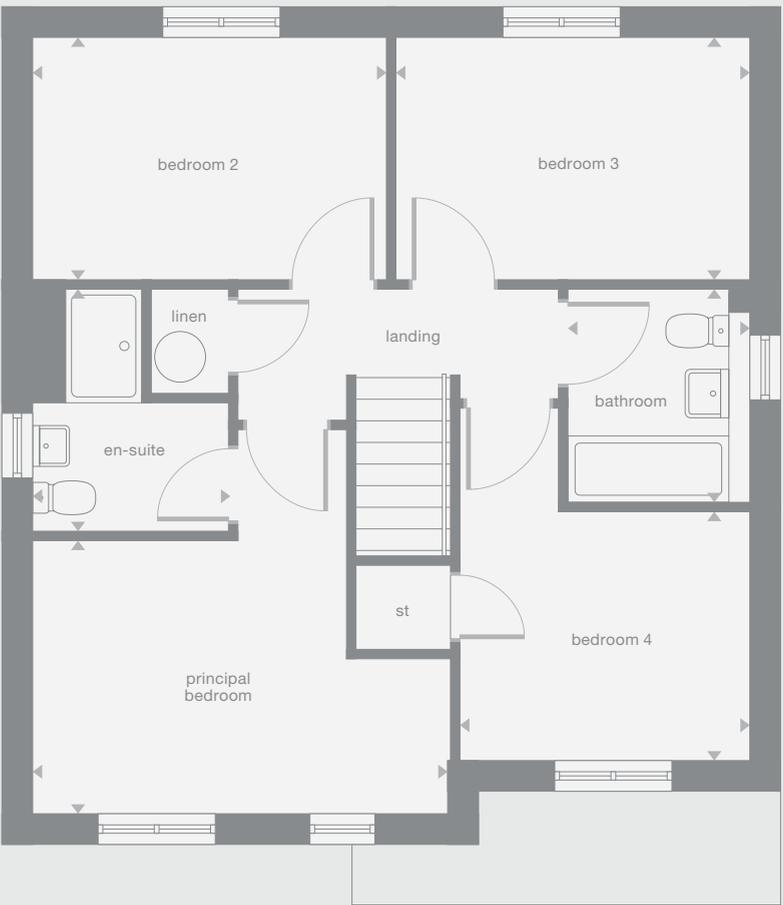
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**Ground Floor**



**First Floor**



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# Eastwood

**Overview**

Enhanced by a traditional bay window, the lounge complements a delightfully light, adaptable family kitchen, dining and family room with garden access. The dual-windowed, en-suite principal bedroom includes a luxurious dressing room, and a second en-suite bedroom adds additional convenience, as well as the opportunity to offer exceptional guest accommodation.

**Ground Floor**

**Lounge**  
3.02m x 4.91m  
9'11" x 16'1"

**Kitchen/Dining/Family**  
8.01m x 2.61m  
26'3" x 8'7"

**Laundry**  
1.71m x 1.23m  
5'7" x 4'0"

**WC**  
1.79m x 1.10m  
5'10" x 3'7"

**First Floor**

**Principal Bedroom**  
4.32m x 4.50m  
14'2" x 14'9"

**Dressing**  
2.42m x 1.55m  
7'11" x 5'1"

**En-Suite 1**  
2.21m x 1.21m  
7'3" x 4'0"

**Bedroom 2**  
3.59m x 2.76m  
11'9" x 9'1"

**En-Suite 2**  
1.90m x 2.12m  
6'3" x 6'11"

**Bedroom 3**  
2.43m x 3.03m  
8'0" x 9'11"

**Bedroom 4**  
3.33m x 2.27m  
10'11" x 7'5"

**Bathroom**  
2.05m x 1.92m  
6'9" x 6'4"

**Floor Space**

1,221 sq ft

Additional windows on some plots. Please see Development Sales Manager for details



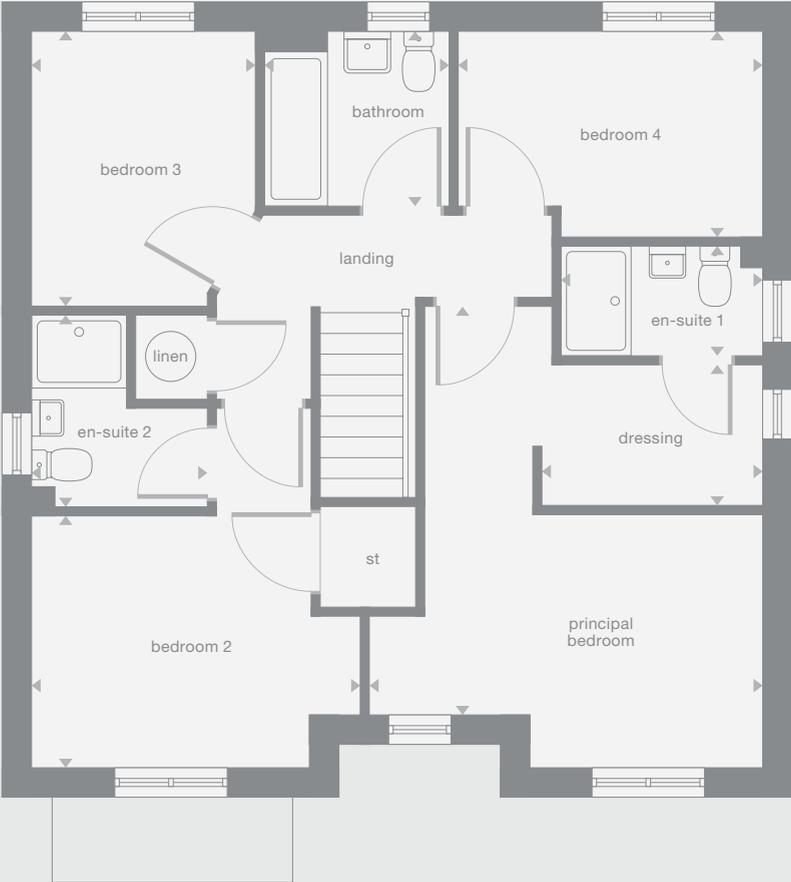
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Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details

**Ground Floor**



**First Floor**



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# 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

Additional windows on some plots. Please see Development Sales Manager for details



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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# 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 with a dressing area, and a bathroom with separate shower.

## 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  
9'10" x 4'2"

**WC**  
2.17m x 1.14m  
7'1" x 3'9"

## First Floor

**Principal Bedroom**  
2.94m x 3.98m  
9'8" x 13'1"

**En-Suite**  
2.52m x 1.49m  
8'3" x 4'11"

**Dressing**  
2.51m x 1.33m  
8'3" x 4'4"

**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"

## Floor Space

1,342 sq ft

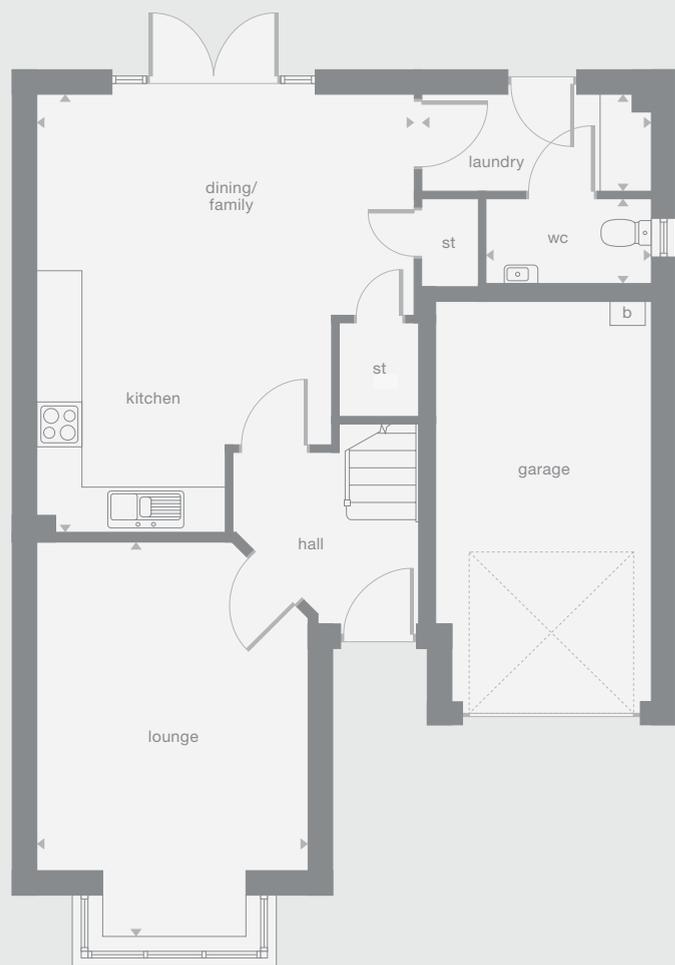
Additional windows on some plots. Please see Development Sales Manager for details



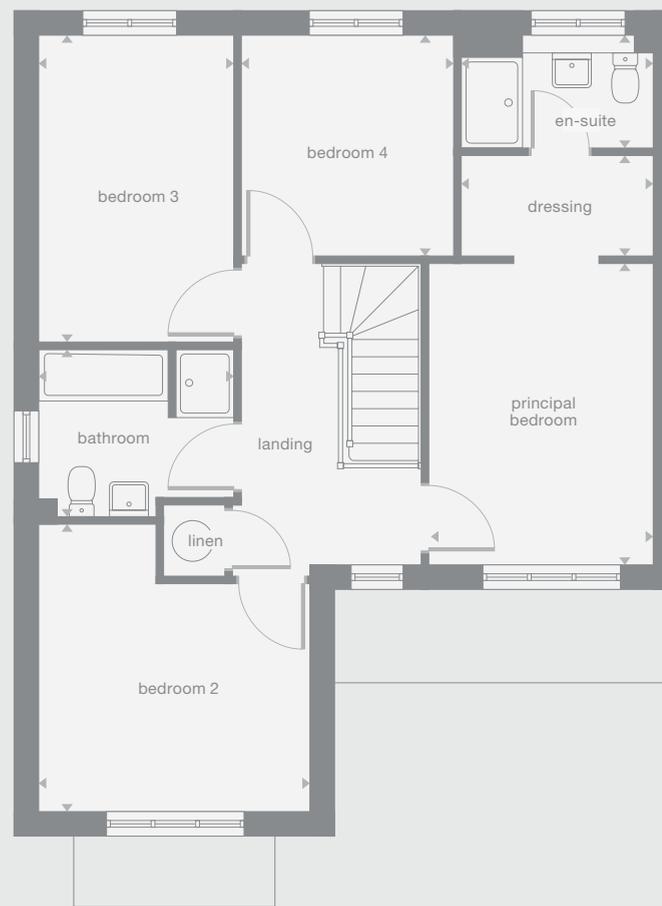
b Boiler

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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# Sandalwood

## Overview

The broad, bright family kitchen, with french doors enhancing the dining area, shares the ground floor with a welcoming lounge, a study, a laundry room and a WC. Upstairs the family bathroom features a separate shower, two of the four bedrooms are en-suite and one has a dressing room.

## Ground Floor

- Lounge**  
3.40m x 4.36m  
11'2" x 14'4"
- Kitchen**  
3.36m x 3.25m  
11'0" x 10'8"
- Family/Dining**  
5.22m x 2.99m  
17'2" x 9'10"
- Study**  
3.57m x 2.25m  
11'9" x 7'5"
- Laundry**  
2.11m x 1.74m  
6'11" x 5'8"
- WC**  
1.17m x 2.02m  
3'10" x 6'8"

## First Floor

- Principal Bedroom**  
3.78m x 3.18m  
12'5" x 10'5"
- Dressing**  
2.11m x 2.28m  
6'11" x 7'6"
- En-Suite 1**  
2.11m x 1.40m  
6'11" x 4'7"
- Bedroom 2**  
3.02m x 3.42m  
9'11" x 11'3"
- En-Suite 2**  
2.12m x 1.44m  
6'11" x 4'9"
- Bedroom 3**  
2.49m x 3.60m  
8'2" x 11'10"
- Bedroom 4**  
3.02m x 2.42m  
9'11" x 7'11"
- Bathroom**  
2.87m x 1.92m  
9'5" x 6'4"

## Floor Space

1,447 sq ft

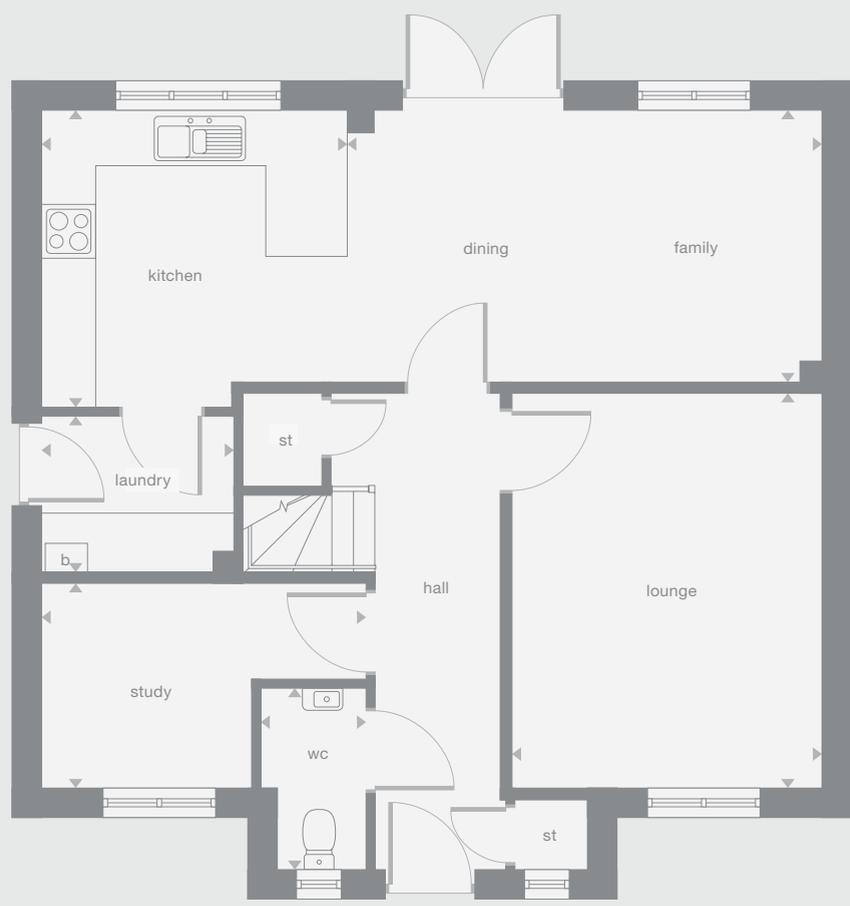
Additional windows on some plots. Please see Development Sales Manager for details

b Boiler

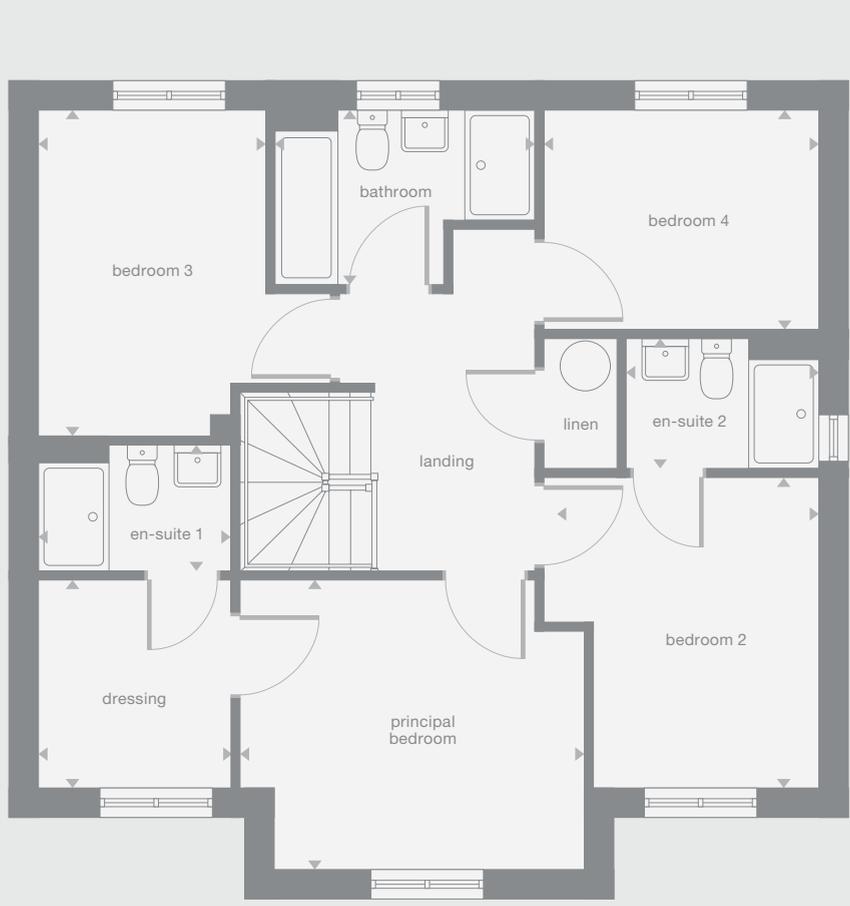
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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# Alford

**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 5.91m  
11'1" x 19'5"
- Kitchen/Breakfast**  
8.45m x 2.94m  
27'9" x 9'8"
- Laundry**  
2.12m x 1.80m  
6'11" x 5'11"
- WC**  
2.12m x 1.05m  
6'11" x 3'5"

**First Floor**

- Principal Bedroom**  
3.38m x 3.54m  
11'1" x 11'7"
- Dressing**  
1.65m x 2.01m  
5'5" x 6'7"
- En-Suite 1**  
2.32m x 1.21m  
7'7" x 4'0"
- Bedroom 2**  
2.53m x 4.94m  
8'4" x 16'2"
- En-Suite 2**  
1.84m x 2.23m  
6'0" x 7'4"
- Bedroom 3**  
3.38m x 3.13m  
11'1" x 10'3"
- Bedroom 4**  
2.81m x 2.95m  
9'3" x 9'8"
- Bedroom 5**  
3.11m x 1.99m  
10'2" x 6'6"
- Bathroom**  
2.04m x 1.99m  
6'8" x 6'6"

**Floor Space**

1,510 sq ft

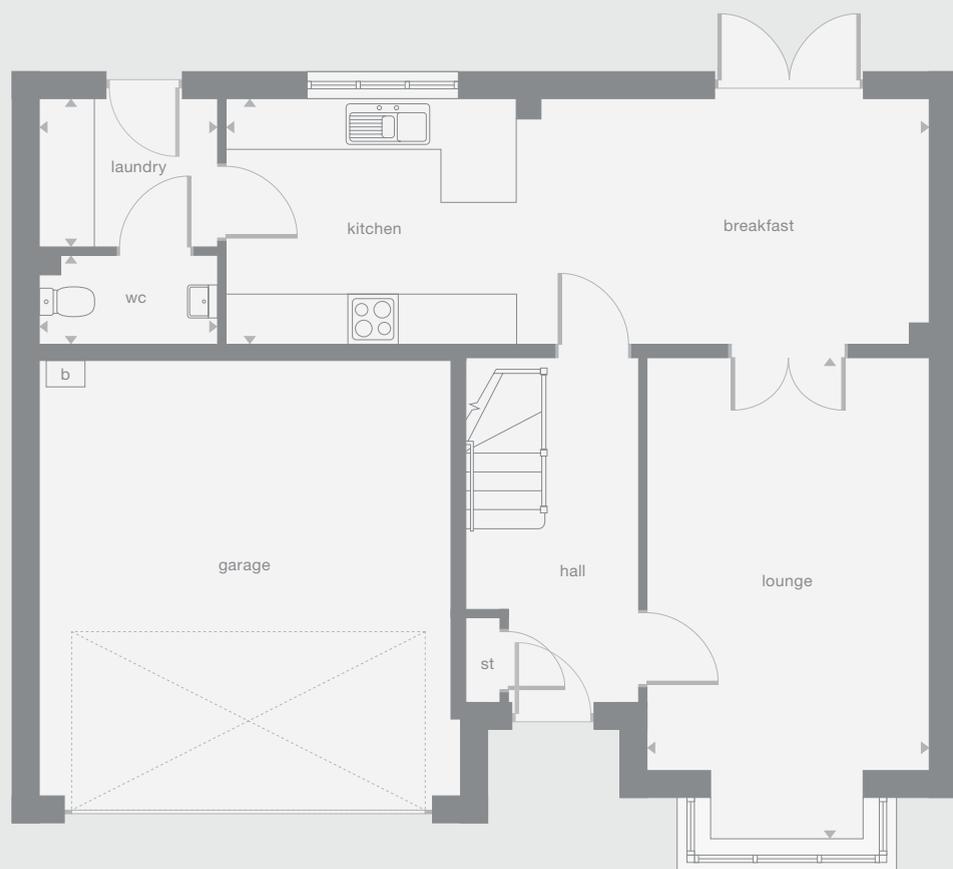
Additional windows on some plots. Please see Development Sales Manager for details

b Boiler

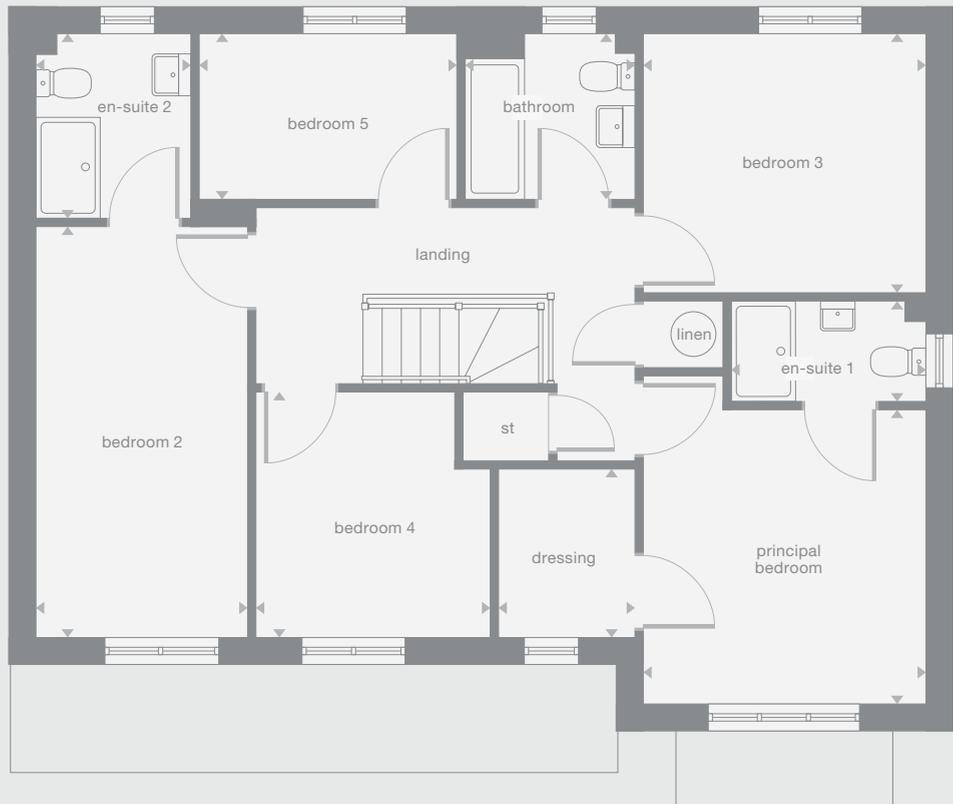
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# 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

Additional windows on some plots. Please see Development Sales Manager for details

b Boiler

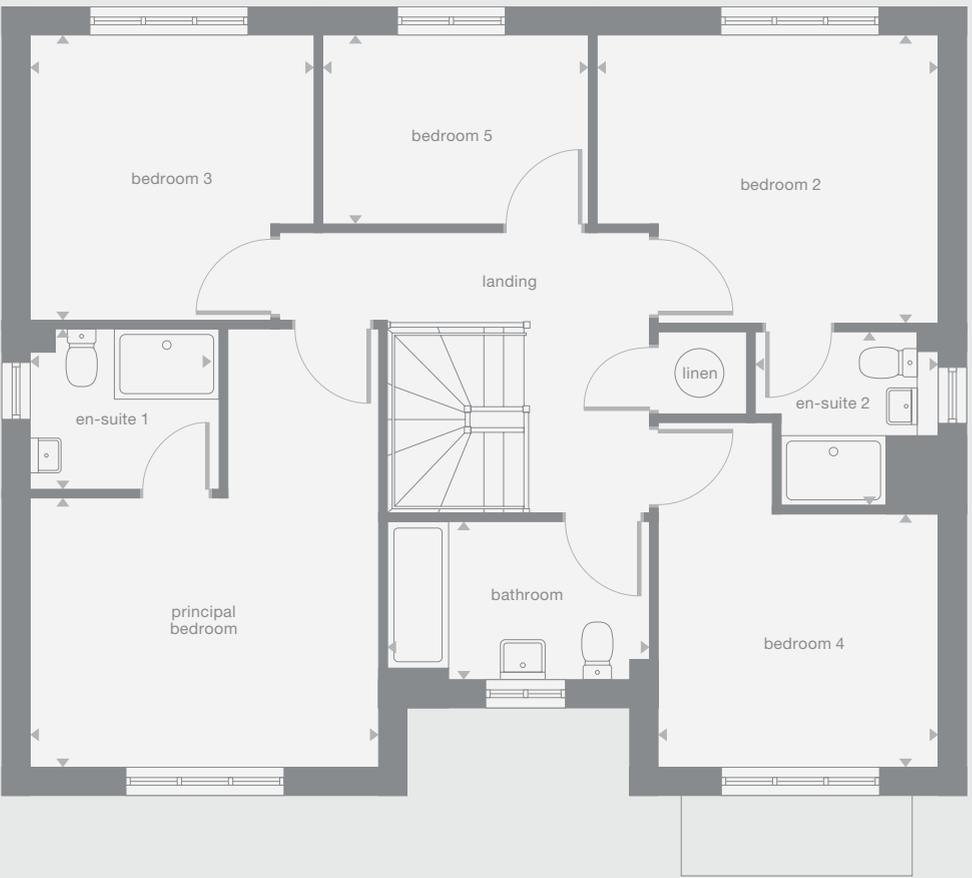
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**Ground Floor**



**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 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.

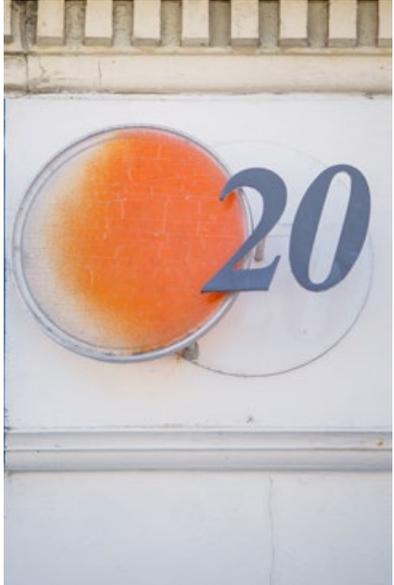
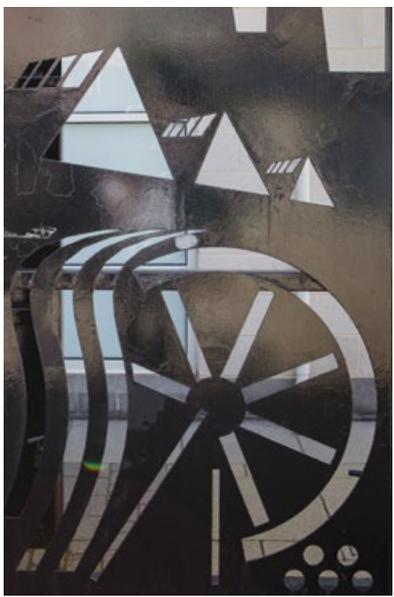
**A place to grow**  
For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

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

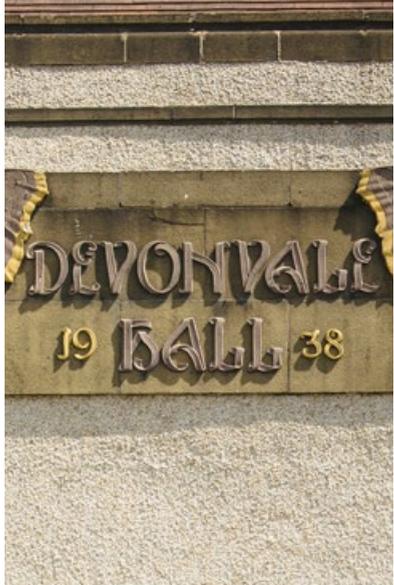
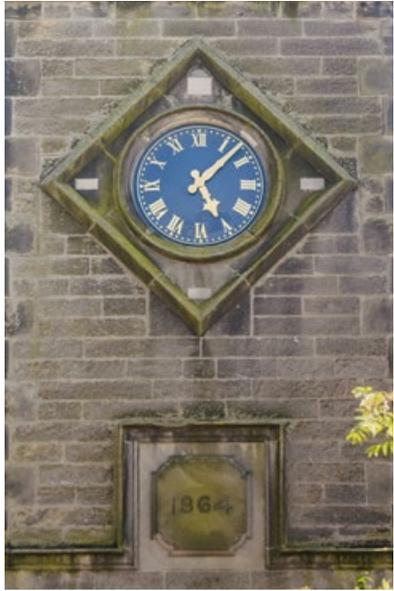
your home  
your way...



Alloa Cinema, open seven days a week, shows the latest releases, and the Alman Dramatic Club mounts amateur productions in the small, intimate Coach House Theatre, just over a mile from Greenacres. The Alhambra Theatre and Vue Cinema in Stirling are complemented by film, theatre, music and exhibitions at the Macrobert Arts Centre in the University Campus, one of central Scotland's most eclectic and exciting venues. Fitness amenities include a Lotus Spa and Leisure Club and a PureGym in Alloa, while the superb opportunities for outdoor leisure range from parks, playgrounds and a skatepark to a ski centre at Tillicoultry. Alloa Golf Club's Schawpark Course, a mile east of the development, sits next to Gartmorn Dam Country Park, with its woodland walks, waterside trails and panoramic views, and the Ochil Hills provide endless opportunities for rambling and cycling.



Greenacres is in the catchment area for Craigbank Primary School, which also offers nursery provision in tree-lined grounds three-quarters of a mile to the east of the development. Lornhill Academy, a mile to the west, is a six-year comprehensive school occupying a superb campus with modern facilities and a wide spectrum of extra-curricular activities. Fifteen minutes walk away, Clackmannanshire Community Healthcare Centre houses three GP practices and provides a range of screening services and clinics, and Short and Associates is the larger of the two dental surgeries in Alloa.





# Contact Us

For development opening times please refer to [millerhomes.co.uk](http://millerhomes.co.uk) or call 01786 568 212

**From Glasgow**  
Follow the M80 to junction 9 then leave the motorway following signs for Stirling via the A91. Four miles on, after crossing the Forth, at the next roundabout take the third exit, for Alloa via the A907. After four miles, at the Collyland (River Spirit Sculpture) roundabout take the third exit, for Sauchie. A quarter of a mile on, Greenacres is on the right.

**From Edinburgh**  
Follow the M9 for Stirling, and after passing The Kelpies sculpture leave the motorway at junction 7 to join the M876. At Higgins Neuk roundabout take the second exit, for Perth. Cross Clackmannanshire Bridge, then at Kilbagie take the first exit, for Perth. At Gartarry take the second exit, joining the A907. After two miles, at Parkmill take the second exit, joining the B909. Take the second exit at Carsebridge then the first at Hallpark. Three quarters of a mile on, Greenacres is on the left.

**Sat Nav**  
FK10 3EF



**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.



Registered Developer

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

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**millerhomes**

*the place to be®*