

Woodilee Village, Lenzie

The Barons

The Barons

A collection of eight outstanding new homes standing proudly on generous plots set within the policies of the former Woodilee Hospital and the prestigious Woodilee Village development.

These magnificent homes have an instant charm and appeal that grows stronger as you explore the host of unusual features they present. Each luxurious home is highly specified and highly desirable and offers a unique lifestyle choice to the most discerning buyer. The fascinating exteriors are a triumph of harmonious architecture and the interiors easily live up to the promise, encouraging you to explore what lies within.

Enjoy a secluded and peaceful retreat with easy access to Glasgow city centre and all of its rich cultural and social amenities. The Woodilee Village development comprises a total of approximately 200 acres of which roughly half is being retained as a mix of woodland, landscaped areas and riverside habitats, along with a network of walks, cycle tracks and bridle paths, providing a mature, leafy and attractive environment.

We care about you.
Every year we help hundreds of
homebuyers to make the move. We
understand what matters to you. And
that's what matters to us. You can be
sure we'll do everything we can to
make your homebuying experience
stress-free and as enjoyable as possible.

www.millerhomes.co.uk



Come in. Make yourself at home.

Buying a new home is a big deal. We know. At Miller Homes we help thousands of homebuyers like you to make the move every year. Maybe this will be your first home. Maybe you're making a new start in the area. Or maybe you're moving up to a family home. Whatever your circumstances, we're here to make the process of buying a home easy, and even enjoyable. So, if you're ready, we'd like to show you around your new place.

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House-hunting online

The Miller Homes website gives you easy access to all of our developments across the UK. On it, you can search for homes in your chosen region, view up-to-date prices and explore the house types available. We can even keep you updated via email on our new homes, latest offers and much more.

www.millerhomes.co.uk

Every step of the way.

When you decide to buy a Miller home, it's the beginning of a journey. And we're with you all the way. We'll always be there with advice and assistance to guide you through the process of buying your home, and even beyond.



Woodilee Village



Plot Information

- The Playfair see page 06
- The Lorimar see page 08
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The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project.

Please note that the site plan is not drawn to scale.

The Playfair



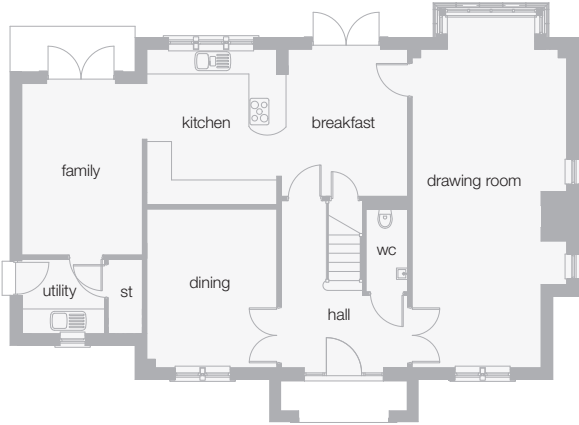
5 Bedroom Detached

The exceptional quality of the Playfair is clear as soon as you pass through the welcoming, sheltered entrance into the hallway, with its elegant double doors on either side and its stylish staircase. Upstairs, the sumptuous, bright gallery landing will create a perfect setting for your favourite plants and pictures. And the superb kitchen with its adjoining family room and breakfast area, both with French doors, forms a natural focal point for busy family life.

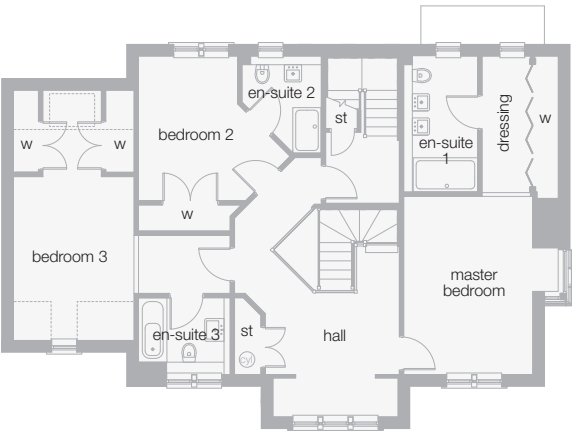
Key Features

- detached double garage
- dual French doors
- open-plan family kitchen
- feature gallery landing
- feature door with balcony
- three en-suite shower rooms, one with bath
- additional attic floor shower room

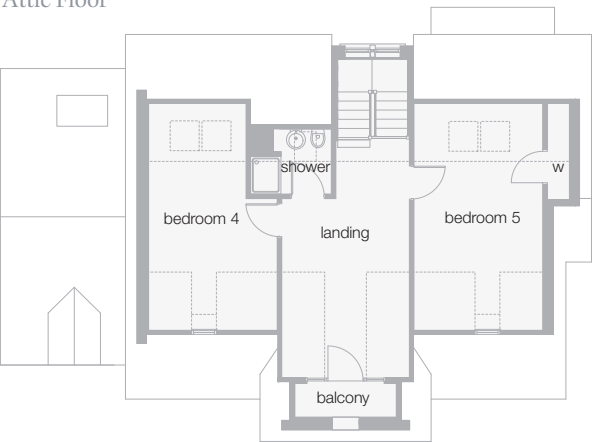
Ground Floor



First Floor



Attic Floor



Plot numbers 203, 204.

Ground Floor

room dimensions:

dining	4.1m max x 3.4m max	13'9" x 11'3"
family	3.1m x 4.5m	10'5" x 14'9"
kitchen	3.5m x 4.0m max	11'5" x 13'5"
breakfast	3.1m x 3.9m	10'2" x 12'9"
drawing room	4.1m max x 8.4m excl. bay	13'5" x 27'5"
utility	2.1m x 1.9m	7'2" x 6'5"

First Floor

room dimensions:

master bedroom	3.4m excl. bay x 4.7m	11'1" x 15'5"
dressing	1.2m x 3.7m	4'2" x 12'1"
en-suite 1	1.9m max x 3.6m max	6'2" x 11'9"
guest bedroom	2.6m min x 3.8m max	8'6" x 12'5"
en-suite 2	2.0m max x 2.5m max	6'6" x 8'2"
bedroom 3	3.1m min x 6.6m max	10'5" x 21'7"
en-suite 3	2.4m x 2.0m	7'10" x 6'6"

Attic Floor

room dimensions:

bedroom 4	3.4m max x 5.9m	11'1" x 19'3"
bedroom 5	3.4m x 5.9m	11'1" x 19'3"
shower	2.1m x 1.7m	7'0" x 5'6"

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The Lorimar



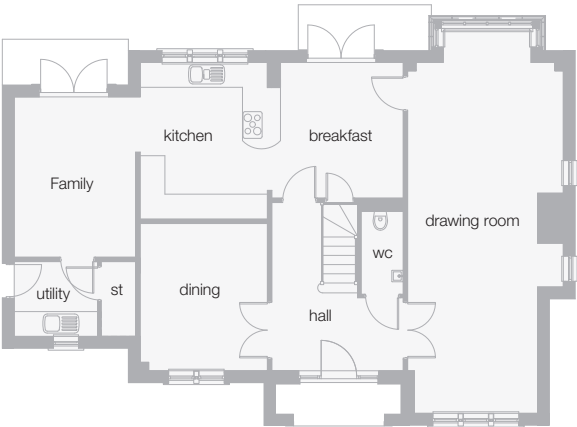
5 Bedroom Detached

The fascinating exterior of this delightful, impressive dwelling is a triumph of harmonious architecture, with its balcony tucked under the long sweeping roof, and its inviting entrance arch and dormer window giving a taste of the quality within. And the accommodation more than lives up to the promise as you explore the dramatically long, light drawing room, the wonderful angled gallery landing and the study that provides such a peaceful sanctuary on the top floor.

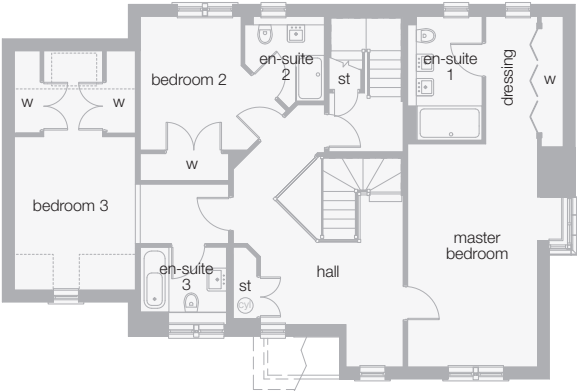
Key Features

- detached double garage
- entrance archway
- box bay window to drawing room
- dual French doors to breakfast and family room
- French doors with broad balcony
- three en-suite shower rooms, one with bath
- additional attic floor bathroom

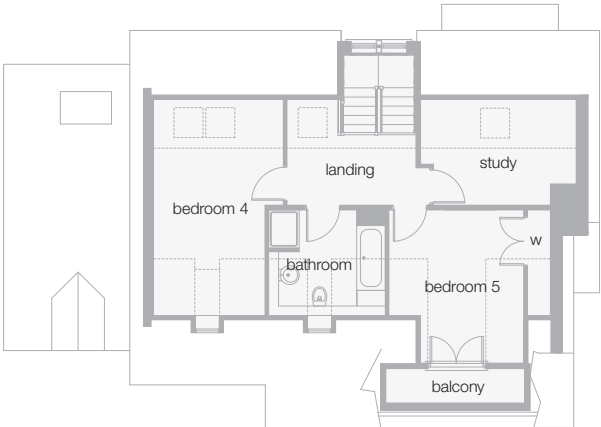
Ground Floor



First Floor



Attic Floor



Plot numbers 207, 208.

Ground Floor

room dimensions:

dining	4.0m max x 3.7m	13'1" x 12'1"
family	3.1m x 4.2m	10'2" x 13'9"
kitchen	3.3m x 4.0m	11'0" x 13'1"
breakfast	3.2m x 3.5m	10'6" x 11'5"
drawing room	4.1m max x 9.2m excl. bay	13'5" x 30'1"
utility	2.2m x 2.0m	7'2" x 6'6"

First Floor

room dimensions:

master bedroom	3.4m excl. bay x 5.8m	11'1" x 19'2"
dressing	1.2m x 3.3m	4'2" x 10'9"
en-suite 1	1.9m x 3.2m	6'2" x 10'6"
bedroom 2	2.6m min x 3.5m max	8'6" x 11'5"
en-suite 2	2.0m max x 2.2m max	6'6" x 7'2"
bedroom 3	3.1m min x 6.3m max	10'2" x 20'7"
en-suite 3	2.3m x 2.0m	7'6" x 6'6"

Attic Floor

room dimensions:

bedroom 4	3.4m max x 5.6m	11'1" x 18'4"
bedroom 5	3.5m max x 4.0m max	11'5" x 13'1"
bathroom	2.7m max x 2.7m max	9'1" x 9'1"
study	4.1m max x 2.7m max	13'5" x 8'10"

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The Adam



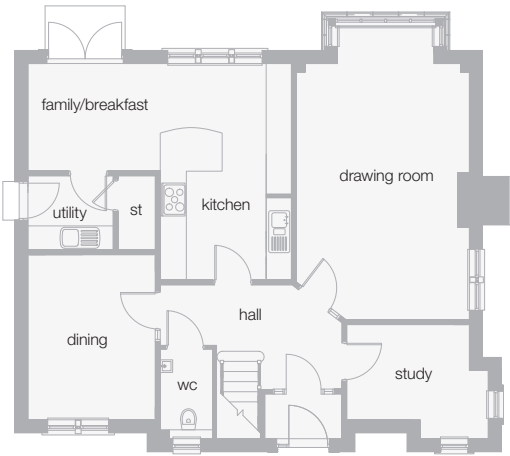
5 Bedroom Detached

This magnificent, exciting home has an instant charm and appeal that grows stronger as you explore the host of unusual features it presents. The stunning master bedroom suite, with its luxurious en-suite bathroom and dressing area, is distinguished by a superb corner bay window. The upper floor, reached by an intriguing concealed staircase, includes a bedroom with a charming French window and balcony. Each new room, each corner turned, brings new surprises and pleasures.

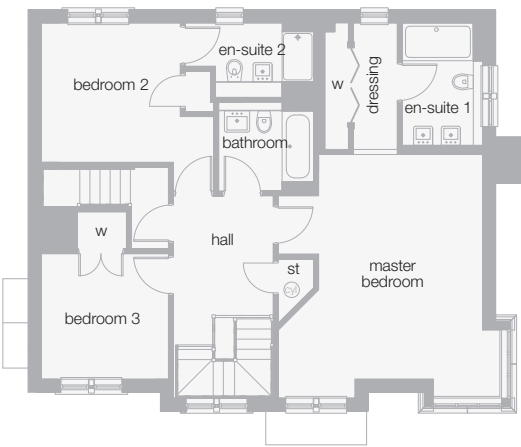
Key Features

- detached double garage
- entrance canopy
- corner bay window to master bedroom
- box bay window to drawing room
- French doors with balcony
- two en-suite shower rooms
- additional attic floor shower room

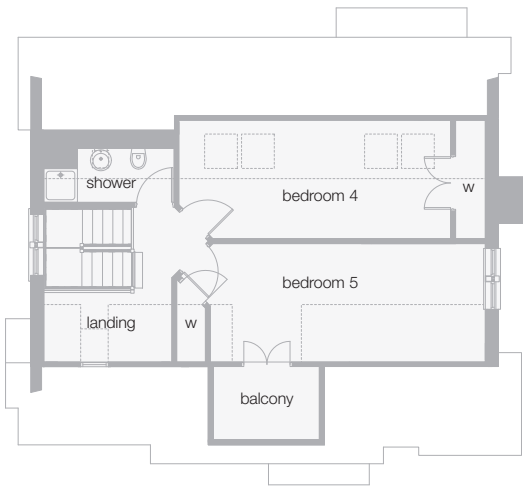
Ground Floor



First Floor



Attic Floor



Plot numbers 201, 202, 205, 206.

Ground Floor

room dimensions:

dining	3.0m x 3.9m	9'10" x 12'9"
family	3.1m x 2.6m	10'2" x 8'6"
kitchen/breakfast	3.1m x 5.1m	10'2" x 16'11"
drawing room	4.1m max x 6.1m excl. bay	13'5" x 20'0"
utility	2.0m x 1.7m	6'7" x 5'6"
study	2.9m min x 2.2m min	9'6" x 7'3"

First Floor

room dimensions:

master bedroom	5.8m max x 4.9m max excl. bay	19'1" x 16'0"
dressing	1.0m x 3.0m	3'5" x 9'10"
en-suite 1	1.9m x 2.9m	6'2" x 9'7"
bedroom 2	3.3m min x 3.3m min	10'9" x 10'9"
en-suite 2	3.0m max x 1.7m max	9'10" x 5'10"
bedroom 3	3.0m x 2.9m	9'10" x 9'10"
bathroom	2.2m x 2.1m	7'2" x 6'10"

Attic Floor

room dimensions:

bedroom 4	6.5m max excl. w'robe x 2.8m max	21'3" x 9'2"
bedroom 5	6.5m min x 2.8m	21'3" x 9'2"
shower	3.0m max x 1.6m	9'10" x 5'3"

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How green?

We're fully committed to sustainable solutions in the way we design and build your home. For example, 8 out of 10 of the homes we build stand on 'brownfield' sites – that's previously used land. Find out how you can do your bit too by taking the lifestyle test on

www.mymillerstreet.co.uk



Specification

Individual Touches

Below is the specification for your new home. We appreciate, due to the individual nature of the properties at our Woodilee Village development, you may wish to add to this to create a unique and personal space. As such we have incorporated a number of optional extras that can be selected for your new home. Due to the personal nature of these extras, they can be offered at an additional cost to those who reserve early enough in the build process. Your Sales Adviser can offer you more details of cost and cut-off dates for these options.

External features

Front and rear gardens are all fully turfed, and the rear garden is enclosed by a 1.8m close-boarded screen fence and screen walls in feature locations for privacy. Each property is also fitted with an external tap.

Garages

The garages are fitted with electrically operated doors and an automatic PIR light triggered by movement. Buyers can also choose to have a burglar alarm fitted to the garage as an optional extra.

Internal fittings and finishes

Internal surfaces Walls are painted in Gardenia cream emulsion as standard, with smooth white ceilings, and buyers can select from three other wall colours and a choice of cornice as optional extras. The 150mm skirtings and architraves are ornamented by pencil top detailing and feature joining blocks, and painted eggshell white as standard. They can be upgraded to a lacquered oak finish to match the doors selected as an optional extra.

Doors

The front door is of a solid construction, fitted with a security peephole, a letterbox and other door furniture in a chrome finish, with an alternative brass finish available as an optional upgrade. The front door also features a house number in white on a slate background. Internal doors have a white finish and polished chrome ironmongery. Buyers can select optional finishes of lacquered oak, and ironmongery may be upgraded to a brass finish. Due to the three storey design of each property, door closers are fitted to many doors.

Wardrobes

The wardrobes in the master bedroom are fitted with bi-fold doors and shelf packs. The wardrobes in other bedrooms, which have doors to match the other internal doors in your home, can also be upgraded with optional doors and shelves.

Kitchens

The kitchens have been carefully designed and fitted with high-quality appliances, with granite worktops to kitchens and post-formed worktops to utilities which can be upgraded to granite. The kitchen and breakfast area floors can be fully tiled as an optional extra and buyers can choose to upgrade to have heated flooring installed as an extra.

Bathrooms

Walls are tiled to half-height, and buyers have the option of extending this to full-height. The main bathroom floors are fully tiled. All other en-suite, WC and shower room floors can be tiled as an optional extra and buyers can choose to have heated flooring installed as well as selecting a premium range of tiles as an optional extra. Chrome towel rails with thermostatic controls and electrical overrides have been installed in the main bathrooms and master en-suite. Buyers can also choose to have heated towel rails added to their other en-suite facilities as an optional extra.

Electrical and Communication

There is a separate 5 amp lighting circuit provided in the lounge and the master bedroom, adding greatly to the possibilities for flexible and stylish lighting design. Buyers can opt to have separate 5 amp circuits added to other rooms of their choice as an optional extra. White downlighters add a stylish touch to the kitchen, bathroom, en-suites, WC, hallway and landing, and these can be upgraded to a luxurious chrome and brass finish. Downlighters can also be installed in other rooms as an option. All of the lighting switches and power sockets on the ground floor are finished in brushed chrome, with white switches and sockets on the upper floors. Buyers can choose to have these upgraded to chrome throughout, or to have brass fittings and dimmer switches in selected locations as an optional extra.

BT telephone points are installed in the kitchen, lounge, family room, master bedroom and guest bedroom as standard. Buyers can choose to have additional telephone points at their chosen locations as an optional extra.

Fireplaces

The villas feature wall-mounted fireplaces with Class 2 flues. Typically, these are fitted with Living Flame gas fires. Buyers can choose from a range of fireplace design options.

Home Entertainment

Digital-ready aerials, with outlets in the lounge, kitchen and master bedroom, have been fitted in all homes. In addition, wiring has been installed for a wallmounted plasma TV in the family room. Buyers can choose to have TV outlets installed in other rooms, and can also opt to have Sky+ installed and even have a plasma TV and surround sound system installed as an optional extra.

Security

Intruder alarms are installed in all homes, with full control panels to allow you to set the level of security to meet your individual needs, located on the ground and first floors. Wiring has been added for a security camera at the front door, and a camera linked into the TV system can be added as an option. The garage and front door also have coach lights triggered by movement, with an on/off and an override switch. Buyers can choose to have a solaractivated option, as well as having additional movement-triggered coach lamps installed to the rear of their home.

Location

Make yourself at home at Woodilee Village.
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 be a pleasant place to live. So here’s some useful information about the area around Woodilee Village, Lenzie.

Sport and leisure
There are several gyms and health clubs in the area around Woodilee Village. There are also golf clubs, a rugby club and other leisure facilities close by.

Lenzie Golf Club
19 Crosshill Road
Lenzie G66 5DA
Tel 0141 776 1535

Lenzie Rugby Football Club
Viewfield Avenue,
Kirkintilloch G66 4RB
Tel 0141 776 7215

Kirkintilloch Leisure Centre
Woodhead Park
Lenzie Road, Kirkintilloch G66 3BQ
Tel 0141 578 8222

Abbey Court Leisure
Glasgow Road,
Kirkintilloch G66 3SN
Tel 0141 777 8338

Merkland Outdoor Recreation Centre
2 Merkland Place
Kirkintilloch G66 3SN
0141 776 6871

Bannatyne's,
Cumbernauld Road,
Stepps G33 6HZ
Tel 0141 779 4884

Kirkintilloch Golf Club
Campsie Road,
Kirkintilloch G66 1RN
Tel 0141 776 1256

Shopping
There are excellent local shopping centres in both Lenzie and Kirkintilloch with convenience stores, newsagents, pharmacists and a choice of food and drink shops. There are a selection of supermarkets including Sainsburys, Tesco, Asda within a short distance of the development and the cosmopolitan

City of Glasgow with an endless array of Bars, Restaurants, Designer and High Street shopping is easily accessed by road or rail.

Regent Shopping Centre
Kirkintilloch G66 1JH
Tel 0141 777 7286

Glasgow Fort Shopping Park
240 Provan Walk
Glasgow G34 9DL
Tel 0141 771 7777

Education
There are a good selection of both non-denominational and Roman Catholic schools within easy access of Woodilee Village. Our Sales Adviser will be able to provide you with a contact details on request.

Health Care
There are a few local Doctors and Dentists and Hospitals within easy reach of the development.

Doctors
Dr Alison Law
Southbank Surgery
17-19 Southbank Road
Kirkintilloch G66 1NH
Tel 0141 776 2183

Dr L M Campbell
Southbank Surgery
17-19 Southbank Road
Kirkintilloch G66 1NH
Tel 0141 776 2183

Townhead Clinic
Lenzie Road
Kirkintilloch G66 3BQ
Tel 0141 304 7400

Peel View Medical Centre
45-53 Union Street
Kirkintilloch G66 1DN
Tel 0141 776 3442

Dentists
Mark Gallacher
95 Hillhead Road,
Kirkintilloch G66 2JD
Tel 0141 776 0299

J R Boyle & Associates
103 Cowgate,
Kirkintilloch, G66 1JD
Tel 0141 776 1099

Kirkintilloch Dental Centre
26 Townhead,
Kirkintilloch G66 1NL
Tel 0141 775 3999

Hospitals
Stobhill Hospital
133 Balornock Road,
Glasgow G21 3UW
Tel 0141 201 3000

Glasgow Royal Infirmary
84 Glasgow St,
Glasgow G4 0SF
Tel 0141 211 4000

Gartnavel General Hospital
1055 Great Western Road,
Glasgow G12 0XH
Tel 0141 211 3600

Banks
Royal Bank of Scotland PLC
Kirkintilloch Road
Lenzie, Kirkintilloch G66 4RW
Tel 0141 776 2247

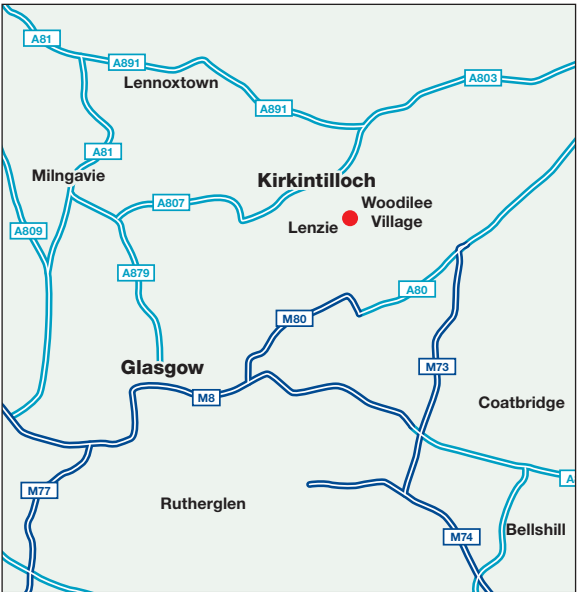
Clydesdale Bank PLC
110 Cowgate
Kirkintilloch G66 1JU
Tel 0845 724 0024

Lloyds TSB
4 Alexandra Street
Kirkintilloch G66 1HD
Tel 0845 300 0000





● Woodilee Village



● Woodilee Village

How to Find Us

Directions
From Glasgow City Centre
Leave the city centre by George Square toward W George St, Take the 1st right to stay on George Square, Take the 2nd left onto N Frederick St, Take the 2nd right onto Cathedral St, Continue onto Stirling Rd, Stirling Rd turns slightly left and becomes Springburn Rd, Merge onto M8 via the ramp on the right to Edinburgh/ Carlisle/M73/Stirling/ M80, Slight left at M80 (signs for Stirling), At junction 3, exit onto B757 toward Kirkintilloch, At the roundabout, take the 2nd exit Go through 1 roundabout, At the roundabout, take the 3rd exit, Turn left at Woodilee Rd, Continue straight to stay on Woodilee Rd, The entrance to the development is on the right.

Satellite Navigation reference
G66 3UB

Experience

When you buy a new place to live, you start on a new chapter. What you're buying is a place you can make your own, a place which will reflect your style and personality, somewhere that will change with you over the years. A place that, in time, will become part of who you are. For over half a century, Miller Homes have been building houses for people to make into homes.

experience
Woodilee Village
for yourself...

Involved and informed.
From the word go, you'll know exactly what's happening with your home. You can track progress on mymillerhome.com, an exclusive website dedicated to your new home. And we'll send you regular updates via email or text.

www.mymillerhome.com



Why not have a look at some
of our other developments...



3, 4 & 5 bed homes
Highfield Manor
East Kilbride
0800 840 8445



2, 3 & 4 bed apartments
Ferry Village
Braehead
0800 840 8456



3, 4 & 5 bed homes
Victoria Park Gardens
Airdrie
0800 840 8444



3, 4 & 5 bed homes
Kirkton Park
West Kilbride
0800 840 8447



3 & 4 bed homes
Cumbrae Gardens
Saltcoats
0800 840 8446



3, 4 & 5 bed homes
Newton Park
Cambuslang
0800 840 8459



2 bed apartments
3 & 4 bed homes
The Rowans
Crookston
0800 840 8461



1 & 2 bed apartments
Colville Wynd
Carfin
0800 840 8460



3, 4 & 5 bed homes
Keepers Gate
Glasgow
0800 840 8443

Sales Office

0800 840 8448

(Please refer to price list for opening times)

Miller Homes (Scotland West) Ltd

Glasgow Business Park

Unit 1125 Parkway Court

281 Springhill Parkway

Baillieston G69 6GA

t: 0870 336 4000 f: 0870 336 4001

Important Notice:

Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Sales Adviser and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and show homes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Sales Adviser and confirmed with solicitors.

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