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Millerhill Grange

3, 4 & 5 bedroom homes

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Millerhill Grange

GREAT LOCATION BEAUTIFUL HOMES.

Tranquil living on the edge of Edinburgh. Find out more about Springfield's brand new range of contemporary 3, 4 & 5 bedroom family homes.

A New Generation

Springfield Properties has been building homes since the early 1990s. We have built homes across Scotland from the Highlands to the Borders.

Our new generation of homes have been given an updated modern aesthetic, reconfigured layouts and the latest technology to maximise liveability, energy efficiency and provide everything a modern family needs to thrive in their new home. We are committed to innovation, greener practices and providing our customers with a home that is built to the high standard and quality that you expect from Springfield.

Wherever you're looking to live and whether you're taking your first step on the property ladder, searching for the perfect family home or choosing a place to downsize – we're sure to have a home you'll love.



ON YOUR DOORSTEP

Springfield Millerhill Grange is the perfect location, with tranquil surroundings and excellent connectivity to all the benefits that Edinbugh has to offer.

Danderhall Primary and Early Learning and Child Care Centre, complete with state-of-the-art facilities and fantastic play areas and new community hub, is just over a mile away. Here you can access computers, leisure facilities, book meeting rooms or grab a coffee and snack, once you've dropped the kids off at school.

Just a short walk north from Millerhill Grange is Shawfair town centre - a newly developed, vibrant and growing community. Shawfair brings everyday amenities to the local area, such as shops, places to eat and drink, public spaces and active travel routes. Planning is well underway for a community campus, leisure facilities and an all-through education campus. This along with established amenities will allow the community to thrive for years to come.



Convenient connectivity is one of Millerhill Grange's key assets.

Shawfair train station - 0.6 miles

Shawfair centre - 0.7 miles

David Lloyd Clubs - 0.9 miles

Co-op - 1.0 miles

Sheriffhall park and ride - 1.1 miles

City Bypass - 1.2 miles

A1 Motorway - 1.7 miles

Dalkieth Country Park - 2.5 miles

Fort Kinnaird - 2.5 miles













EXPLORE YOUR SURROUNDINGS

Another of Millerhill Grange's key attractions is its beautiful surrounding countryside and the wide range of outdoor activities available nearby. Located less than 3 miles away, Musselburgh Beach and Harbour provide a picturesque and tranquil setting, ideal for a morning or evening walk. Around 3 miles in the opposite direction lies Dalkeith Country Park, featuring an extensive network of woodland trails, Go Ape, Fort Douglas Adventure Playground, and regular farmers' markets. The park is also home to Restoration Yard, where visitors can enjoy locally sourced food at The Kitchen at Restoration Yard restaurant, relax in the coffee bar, or browse a selection of clothing, beauty, and wellness products in the shop. With 1,000 acres of green space to discover, there is something for every member of the family to enjoy.

SPORT & FITNESS

There are a wide range of sports and fitness facilities within easy reach, including Melville Golf Centre, a choice of golf clubs within 5 miles, Dalkeith Rugby Club, The Equestrian Centre, Portobello Sailing & Kayaking Club, Hillend Snowsports Centre, and the David Lloyd Club in Shawfair. Here, you can enjoy access to swimming pools, a gym, spa facilities and tennis courts. Families are also well catered for, with a dedicated kids club and crèche available for younger children.





TRANSPORT

Millerhill Grange benefits from excellent transport links and convenient access to major road networks. A selection of bus routes service the development, with the number 33 bus offering direct connections to the local hospital and Edinburgh City Centre. Shawfair railway station is within walking distance, with train journeys to the city centre taking approximately 15 minutes. For those travelling by car, both the A1 and Edinburgh City Bypass can be reached in around five minutes, providing excellent connectivity to the surrounding area and destinations further afield.



SHOPPING, DINING, RECREATION

Being so close to Edinburgh city centre, there's a variety of shopping experiences to choose from and whilst you're out, there's no shortage of excellent cafés, bars and restaurants to grab a beverage or something to eat.

Only 10 minutes from Millerhill Grange you have the luxury of Fort Kinnaird Retail Park, home to your favourite high street brands, designer clothing, homeware and sports shops. Why not make a day of it and, after a bit of retail therapy, enjoy a film at the Odeon cinema followed by a bite to eat or a coffee at a selection of cafés and restaurants. Other convenient shops nearby include B&Q, IKEA and Dobbies Garden Centre.

When it comes to the weekly shop you're spoiled for choice. All major supermarkets can be found within a 15 minute drive of Millerhill Grange, and for your convenience there is a Co-op nearby in Shawfair and construction for a new convenience store is undeway within the development itself.





QUALITY SERVICE AND AFTER SALES

Springfield are always striving to find out what really matters to homeowners. We work hard every step of the way to help make your house a home.

We're committed to building the most energy efficient homes we can. For example, each Springfield home is designed around a sustainable timber frame.

We also have a dedicated team of kit designers and production experts which means minimal wastage.

As a registered NHBC builder we'll take care of you well after your move in date. With every Springfield property we provide an after sales service for the first two years of your 10 year NHBC warranty.





DEVELOPMENT PLANS

The development plan for Springfield Millerhill Grange features our brand new, never before seen Springfield Group range of homes. We will deliver an exciting variety of three, four and five bedroom properties with a choice of terraced and detached homes, creating an ideal selection for first time buyers, second movers and growing families.

Our brand new range of homes has been thoughtfully designed and equipped with the latest technology to provide modern, energy efficient living at its best. Features include enhanced insulation to keep your home warmer for longer, EV chargers for your convenience, and ground source heating to lower carbon emissions and futureproof your home.

For those new to ground source heating, it works by extracting natural heat through pipes under the ground. The pipes then deliver heat to your home via a compressor, providing heat energy to your hot water cylinder and radiators, which heats your home and delivers hot water to your taps and showers.

MILLERHILL GRANGE SITE PLAN



Craigielaw
3 bedroom

Mortonhall
4 bedroom

Monifieth
4 bedroom

Gleneagles
5 bedroom

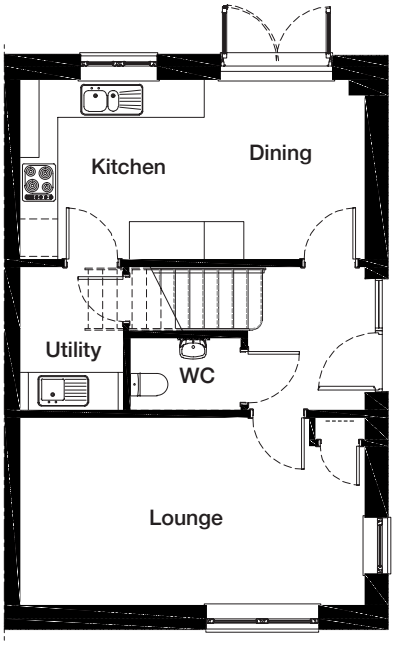
Askernish
3 bedroom

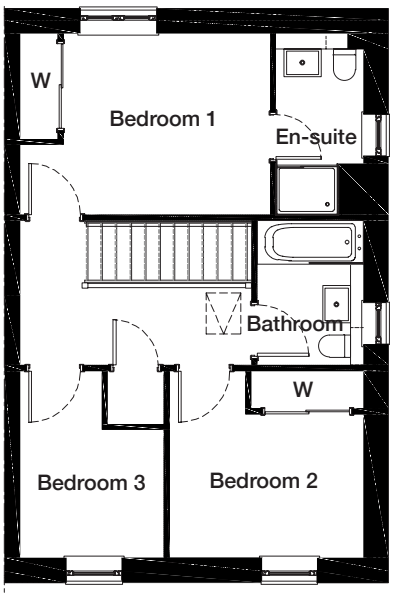
Musselburgh
4 bedroom

Panmure
4 bedroom

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CRAIGIELAW

3 bedroom end terrace

Ground Floor

Room	Metric	Imperial
Lounge	5524 x 3005 mm	18’-1” x 9’-10”
Kitchen	2768 x 2880 mm	9’-1” x 9’-5”
Dining	2756 x 2880 mm	9’-1” x 9’-5”
Utility	1650 x 2286 mm	5’-5” x 7’-6”
WC	1770 x 1130 mm	5’-10” x 3’-8”

First Floor

Room	Metric	Imperial
Bedroom 1	4024 x 2919 mm	13’-2” x 9’-7”
En-suite 1	1400 x 2919 mm	4’-7” x 9’-7”
Bedroom 2	3114 x 3009 mm	10’-3” x 9’-10”
Bedroom 3	2310 x 3009 mm	7’-7” x 9’-10”
Bathroom	1700 x 2321 mm	5’-7” x 7’-7”

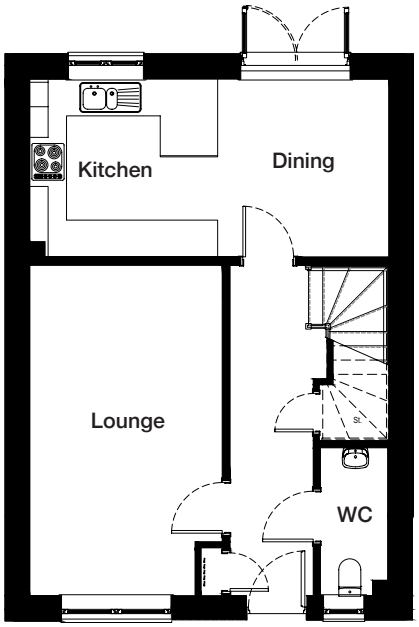
Total Floor Area: 93m² / 1004ft²

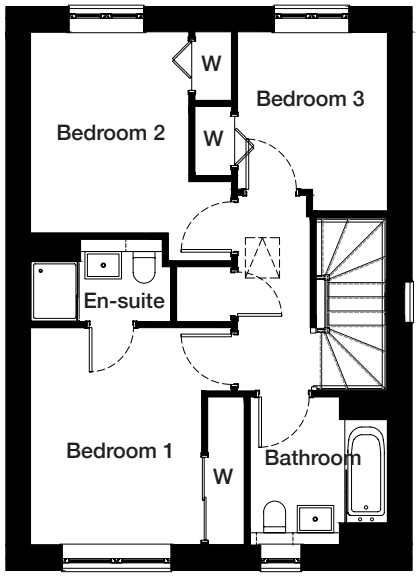
EPC B

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ASKERNISH

3 bedroom terrace and detached

Ground Floor

Room	Metric	Imperial
Lounge	3142 x 5390 mm	10’-4” x 17’-8”
Kitchen	3066 x 2901 mm	10’-1” x 9’-6”
Dining	2797 x 2901 mm	9’-2” x 9’-6”
WC	1102 x 2413 mm	3’-7” x 7’-11”

First Floor

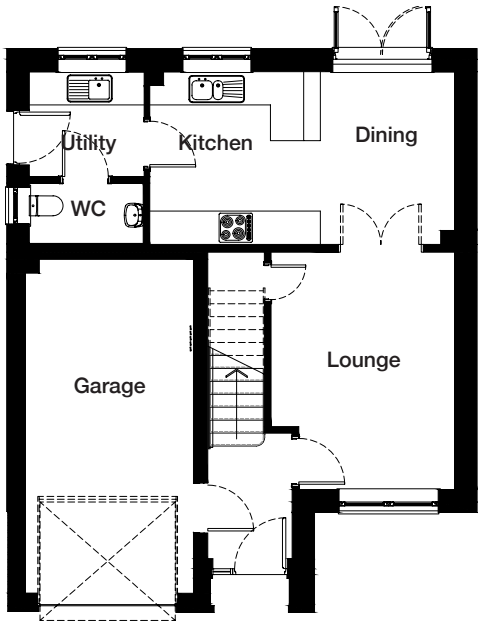
Room	Metric	Imperial
Bedroom 1	3301 x 3570 mm	10’-10” x 11’-9”
En-suite 1	2301 x 1350 mm	7’-7” x 4’-5”
Bedroom 2	2601 x 3309 mm	8’-6” x 10’-10”
Bedroom 3	2464 x 2939 mm	8’-1” x 9’-8”
Bathroom	2253 x 2431 mm	7’-5” x 8’-0”

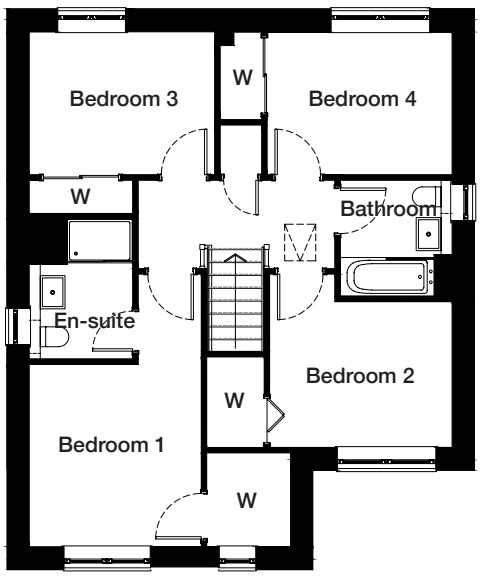
Total Floor Area: 99m² / 1063ft²

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MUSSELBURGH

4 bedroom detached

Ground Floor

Room	Metric	Imperial
Lounge	3306 x 4278 mm	10’-10” x 14’-0”
Kitchen	3075 x 3112 mm	10’-1” x 10’-3”
Dining	2416 x 3112 mm	7’-11” x 10’-3”
Utility	2070 x 1890 mm	6’-10” x 6’-2”
WC	2052 x 1086 mm	6’-9” x 3’-7”

First Floor

Room	Metric	Imperial
Bedroom 1	3116 x 4939 mm	10’-3” x 16’-2”
En-suite 1	1875 x 2535 mm	6’-2” x 8’-4”
Bedroom 2	3305 x 3139 mm	10’-10” x 10’-4”
Bedroom 3	3360 x 2590 mm	11’-0” x 8’-6”
Bedroom 4	3350 x 2590 mm	11’-0” x 8’-6”
Bathroom	2025 x 2100 mm	6’-8” x 6’-11”

Total Floor Area: 112m² / 1201ft²

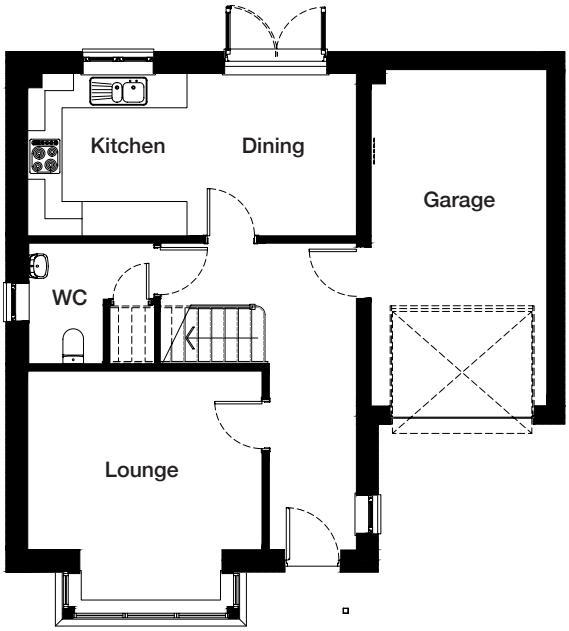
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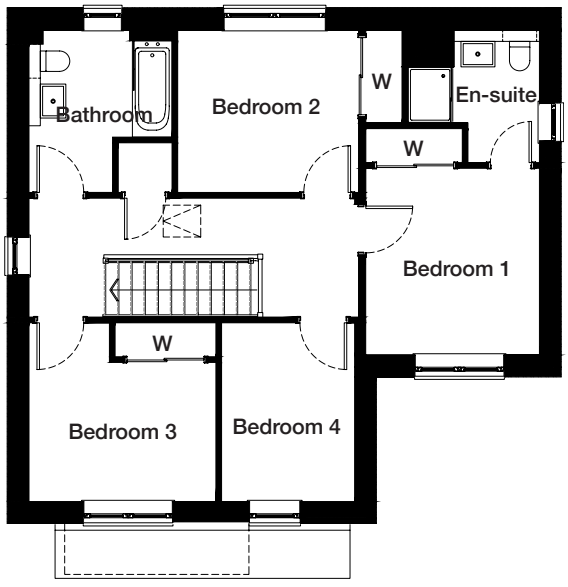
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MORTONHALL

4 bedroom detached

Ground Floor

Room	Metric	Imperial
Lounge	4098 x 3130 mm	13’-5” x 10’-3”
Kitchen	2786 x 2840 mm	9’-2” x 9’-4”
Dining	2964 x 2840 mm	9’-9” x 9’-4”
WC	2200 x 2109 mm	7’-3” x 6’-11”

First Floor

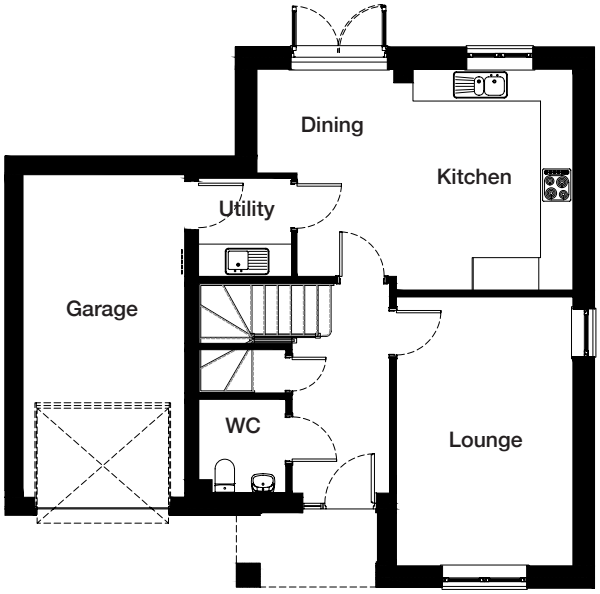
Room	Metric	Imperial
Bedroom 1	3065 x 3299 mm	10’-1” x 10’-10”
En-suite 1	2327 x 2340 mm	7’-8” x 7’-8”
Bedroom 2	3300 x 3159 mm	10’-10” x 10’-4”
Bedroom 3	3193 x 2867 mm	10’-6” x 9’-5”
Bedroom 4	2350 x 3159 mm	7’-9” x 10’-4”
Bathroom	2525 x 2867 mm	8’-3” x 9’-5”

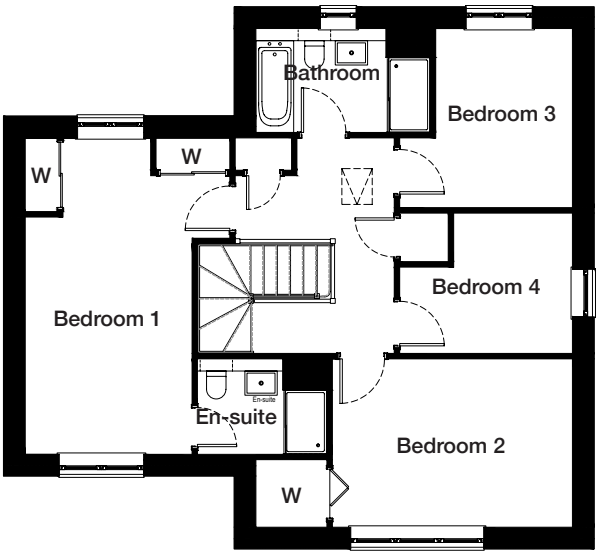
Total Floor Area: 117m² / 1257ft²

EPC B

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MONIFIETH

4 bedroom detached

Ground Floor

Room	Metric	Imperial
Lounge	3274 x 4990 mm	10’-9” x 16’-4”
Kitchen	3274 x 4097 mm	10’-9” x 13’-5”
Dining	2588 x 3844 mm	8’-6” x 12’-7”
Utility	1725 x 1819 mm	5’-8” x 6’-0”
WC	1618 x 1740 mm	5’-4” x 5’-9”

First Floor

Room	Metric	Imperial
Bedroom 1	3090 x 5861 mm	10’-2” x 19’-3”
En-suite 1	2400 x 1768 mm	7’-10” x 5’-10”
Bedroom 2	4447 x 3118 mm	14’-7” x 10’-3”
Bedroom 3	3200 x 3318 mm	10’-6” x 10’-11”
Bedroom 4	3200 x 2600 mm	10’-6” x 8’-6”
Bathroom	3230 x 1925 mm	10’-7” x 6’-4”

Total Floor Area: 136m² / 1464ft²

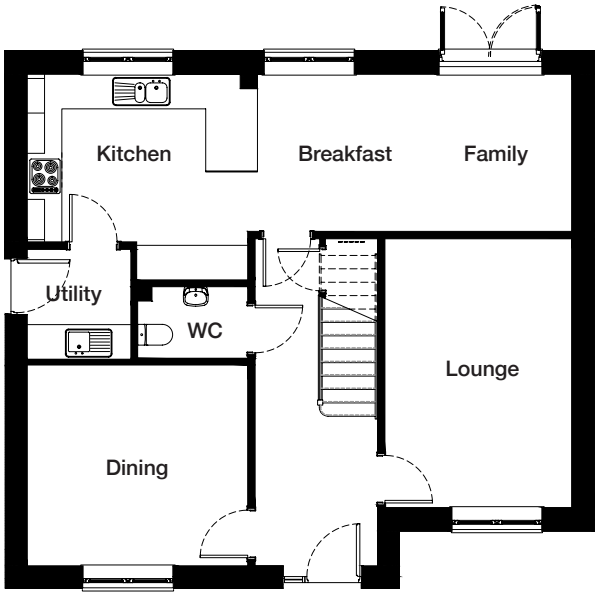
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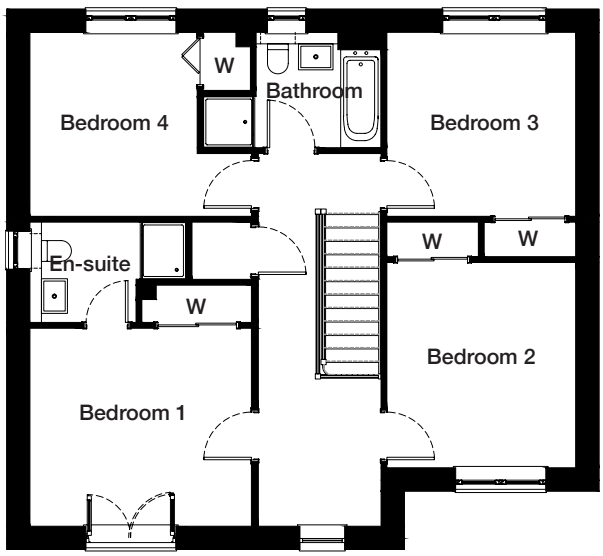
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PANMURE

4 bedroom detached with detached garage

Ground Floor

Room	Metric	Imperial
Lounge	3246 x 4670 mm	10’-8” x 15’-4”
Kitchen	4000 x 2913 mm	13’-1” x 9’-7”
Dining	3830 x 3490 mm	12’-7” x 11’-5”
Breakfast	2534 x 2730 mm	8’-4” x 8’-11”
Family	2927 x 2730 mm	9’-7” x 8’-11”
Utility	1800 x 1909 mm	5’-11” x 6’-3”
WC	1912 x 1242 mm	6’-3” x 4’-1”

First Floor

Room	Metric	Imperial
Bedroom 1	3840 x 3432 mm	12’-7” x 11’-3”
En-suite 1	2709 x 1740 mm	8’-11” x 5’-9”
Bedroom 2	3275 x 3560 mm	10’-9” x 11’-8”
Bedroom 3	3275 x 3189 mm	10’-9” x 10’-6”
Bedroom 4	3840 x 3189 mm	12’-7” x 10’-6”
Bathroom	3087 x 2000 mm	10’-2” x 6’-7”

Total Floor Area: 155m² / 1668ft²

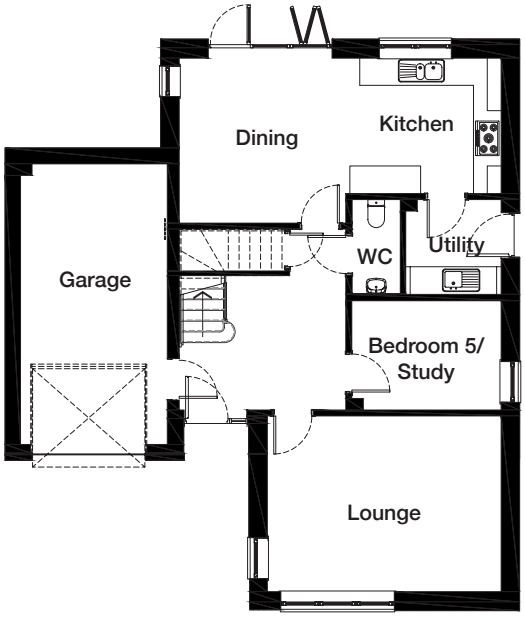
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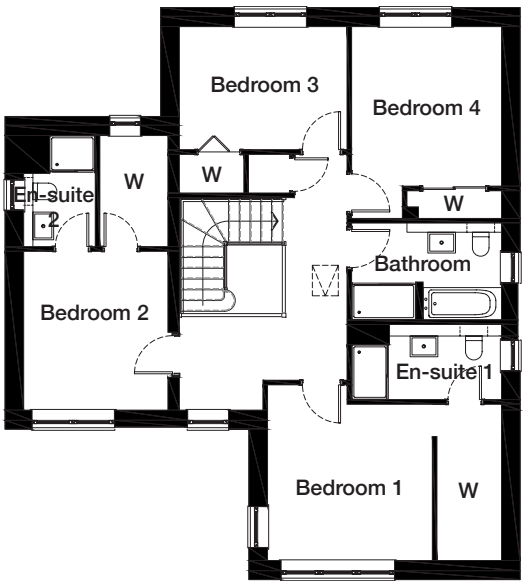
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GLENEAGLES

5 bedroom detached

Ground Floor

Room	Metric	Imperial
Lounge	5074 x 3813 mm	16’-8” x 12’-6”
Kitchen	3283 x 2940 mm	10’-9” x 9’-8”
Dining	3704 x 3580 mm	12’-2” x 11’-9”
Bed 5/ Study	3241 x 2371 mm	10’-8” x 7’-9”
Utility	2070 x 2058 mm	6’-9” x 6’-9”
WC	1045 x 2049 mm	3’-5” x 6’-9”

First Floor

Room	Metric	Imperial
Bedroom 1	3574 x 3810 mm	11’-9” x 12’-6”
En-suite 1	3250 x 1629 mm	10’-8” x 5’-4”
Bedroom 2	3127 x 3444 mm	10’-3” x 11’-4”
En-suite 2	1552 x 2410 mm	5’-1” x 7’-11”
Bedroom 3	3250 x 4160 mm	10’-8” x 13’-8”
Bedroom 4	3636 x 2670 mm	11’-11” x 8’-9”
Bathroom	3250 x 2100 mm	10’-8” x 6’-11”

Total Floor Area: 168m² / 1809ft²

EPC B

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MILLERHILL GRANGE

SPECIFICATION

MILLERHILL GRANGE

SPECIFICATION

MILLERHILL GRANGE

	CRAIGIELAW	ASKERNISH	MUSSELBURGH	MORTONHALL	MONIFIETH	PANMURE	GLENEAGLES
EXTERNAL ITEMS / PLOTWORKS							
Monoblock driveway / private allocated parking space	✓	✓	✓	✓	✓	✓	✓
Turf to front and rear garden	✓	✓	✓	✓	✓	✓	✓
1.8m screen fence to rear garden	✓	✓	✓	✓	✓	✓	✓
1.8m gate	✓	✓	✓	✓	✓	✓	✓
Wireless door bell	✓	✓	✓	✓	✓	✓	✓
External tap at rear	✓	✓	✓	✓	✓	✓	✓
External PIR light at front and rear of home	✓	✓	✓	✓	✓	✓	✓
Canopy style garage doors	-	-	✓	✓	✓	✓	✓
UPVC fascia and soffits	✓	✓	✓	✓	✓	✓	✓
Roughcast finish to external walls: colour plot specific	✓	✓	✓	✓	✓	✓	✓
Base course and feature walling: colour plot specific	✓	✓	✓	✓	✓	✓	✓
Concrete roof tiles: colour plot specific	✓	✓	✓	✓	✓	✓	✓
WINDOWS & EXTERNAL DOORS							
UPVC double glazed windows: colour grey external and white internal	✓	✓	✓	✓	✓	✓	✓
UPVC doors with three point locking system: colour grey external and white internal	✓	✓	✓	✓	✓	✓	✓
French doors to rear	✓	✓	✓	✓	✓	✓	-
Bifold doors to rear	-	-	-	-	-	-	✓
INTERNAL DOORS & IRONMONGERY	✓	✓	✓	✓	✓	✓	✓
Glazed doors to public rooms	✓	✓	✓	✓	✓	✓	✓
All other internal pass doors - white ladder style	✓	✓	✓	✓	✓	✓	✓
Polished chrome door handles	✓	✓	✓	✓	✓	✓	✓
DECORATION							
Choice of paint colours throughout	✓	✓	✓	✓	✓	✓	✓
Gloss finish to woodwork	✓	✓	✓	✓	✓	✓	✓
2.4m high ceilings to ground floor	✓	✓	✓	✓	✓	✓	-
2.7m high ceilings to ground floor and 2.4m to first floor	-	-	-	-	-	-	✓
ELECTRICAL & HEATING							
In roof solar PV panels	✓	✓	✓	✓	✓	✓	✓
Full ground source heating system with single zone control	✓	✓	✓	✓	✓	✓	✓
Electric vehicle charging point	✓	✓	✓	✓	✓	✓	✓
Brushed chrome socket & switch plates to ground floor	✓	✓	✓	✓	✓	✓	✓
TV points in lounge, family room, dining room, bedroom 1, study (where applicable)	✓	✓	✓	✓	✓	✓	✓
Multi ethernet FTTP network connection point with CAT 6 cabling	✓	✓	✓	✓	✓	✓	✓
Light and power supply to garage	-	-	✓	✓	✓	✓	✓
WARDROBES							
Wardrobes to bedroom 1	✓	✓	✓	✓	✓	✓	✓
Wardrobes to bedroom 2	✓	✓	✓	✓	✓	✓	✓
Wardrobes to bedroom 3	-	✓	✓	✓	-	✓	✓
Wardrobes to bedroom 4	-	-	✓	-	-	✓	✓

	CRAIGIELAW	ASKERNISH	MUSSELBURGH	MORTONHALL	MONIFIETH	PANMURE	GLENEAGLES
KITCHEN & APPLIANCES - Fully fitted kitchen complete with integrated appliances							
Stainless steel 1 1/2 bowl sink with single lever mixer tap	✓	✓	✓	✓	✓	✓	✓
4 zone induction hob	✓	✓	✓	✓	✓	✓	-
5 zone induction hob	-	-	-	-	-	-	✓
Cooker hood	✓	✓	✓	✓	✓	✓	✓
Single oven	✓	✓	✓	✓	✓	✓	✓
Integrated microwave	✓	✓	✓	✓	✓	✓	✓
Integrated fridge freezer	✓	✓	✓	✓	✓	✓	✓
Integrated dishwasher	✓	✓	✓	✓	✓	✓	✓
Integrated washing machine in kitchen	-	✓	-	✓	-	-	-
LED chrome downlights	✓	✓	✓	✓	✓	✓	✓
UTILITY ROOM							
Fitted worktops and units (per suppliers drawing)	✓	-	✓	-	✓	✓	✓
Stainless steel single bowl sink with single lever mixer tap	✓	-	✓	-	✓	✓	✓
Washing machine space with plumbing and electric points	✓	-	✓	-	✓	✓	✓
CERAMIC TILING Half height tiling is determined by bulkhead/window height.							
Bathrooms - Half height tiling to all walls* and full height tiling to shower area	✓	✓	✓	✓	✓	✓	✓
En-suites - Half height tiling to all walls* and full height tiling to shower area	✓	✓	✓	✓	✓	✓	✓
W.C - Half height tiling to all walls	✓	✓	✓	✓	✓	✓	✓
All - Chrome square edge trim to external corners	✓	✓	✓	✓	✓	✓	✓
BATHROOM							
White high quality sanitary ware	✓	✓	✓	✓	✓	✓	✓
Chrome thermostatic shower over bath with shower screen	✓	✓	✓	✓	-	-	-
Handheld shower fitted at low level	-	-	-	-	✓	✓	✓
Separate shower cubicle with thermostatic shower	-	-	-	-	✓	✓	✓
White heated towel warmer	✓	✓	✓	✓	✓	✓	✓
LED chrome downlights	✓	✓	✓	✓	✓	✓	✓
Mirror - size and location drawing specific	✓	✓	✓	✓	✓	✓	✓
Wall hung vanity furniture - size and location drawing specific	✓	✓	✓	✓	✓	✓	✓
EN-SUITES							
White high quality sanitary ware	✓	✓	✓	✓	✓	✓	✓
Shower cubicle with chrome thermostatic shower	✓	✓	✓	✓	✓	✓	✓
White heated towel warmer	✓	✓	✓	✓	✓	✓	✓
Shaver socket to en-suite 1	✓	✓	✓	✓	✓	✓	✓
LED chrome downlights	✓	✓	✓	✓	✓	✓	✓
Mirror - size and location drawing specific	✓	✓	✓	✓	✓	✓	✓
Wall hung vanity furniture - size and location drawing specific	✓	✓	✓	✓	✓	✓	✓
WC							
White high quality sanitary ware	✓	✓	✓	✓	✓	✓	✓
White heated towel warmer	✓	✓	✓	✓	✓	✓	✓
LED chrome downlights	✓	✓	✓	✓	✓	✓	✓
Mirror - size and location drawing specific	✓	✓	✓	✓	✓	✓	✓

This specification is for general information only. This does not form part of any contract. Springfield Properties reserve the right to amend or vary the layout or specification without prior notice. Computer generated images are shot from an imaginary viewpoint within an open space and are for reference only. The illustrations shown are of a typical Springfield home of this type, but there are however variances from site to site. External finishes and landscaping may vary throughout the development. Properties may also be built handed (mirror image). Floor plans show the typical layout of this house type. For further details, exact dimensions and floor plan differences speak to a Sales Consultant. All dimensions are approximate and are not shown to scale. Client Choices are dependent on build stage.

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