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Bertha Park



**Bertha Park
Perth**

millerhomes

the place to be®

On the north-western fringe of Perth, in green surroundings between the River Almond and Bertha Loch, these exciting, energy efficient new build homes present a very special opportunity to put down roots in a beautiful setting with excellent transport links. Offering a choice of three, four or five bedrooms, this selection of new properties for sale is part of a growing community destined to mature into a prestigious, attractive neighbourhood.

Welcome to Bertha Park...



Create your perfect home



The great thing about buying a Miller home is that you are able to make it your own from the very beginning. Once you've reserved your home, you can start thinking about how you'd like things to be and even make a few decisions before you move in.

It could be a simple item such as an additional electrical socket or maybe you want to add flooring or fitted wardrobes. Whatever you choose it can be provided before completion of your new home, so you avoid any future disruption.

You may already have some ideas about what you want for your home. Or maybe you're looking for some inspiration. Our award winning specification provides the perfect place to start. Wherever practical, we ask you to choose your own kitchen and bathroom including your own tiles, worktops, appliances and other options. But that is just the beginning. We have a large range of options and extras that you can consider.

When it comes to getting the details right, we're committed to quality throughout. We only work with high-quality brands, Symphony for kitchens, Porcelanosa for ceramic tiles, Ideal Standard sanitaryware, Vado fittings and the opportunity to select Zanussi or AEG appliances.

From sleek, designer kitchens to cool, contemporary bathrooms, down to the fine details of tiles and taps, there's plenty to fire your imagination and suggest a whole range of possibilities for you to create a unique living environment.

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 Sales Adviser and confirmed with solicitors.

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk

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.

Development Summary

Please note, this brochure is purely a summary introductory guide to the Bertha Park development. Further in-depth information is available on our website. In addition, the QR codes shown throughout will take you straight to the appropriate information online.

Carlton

The lounge, beautifully lit by windows at either end, shares the ground floor with a dual aspect kitchen featuring french doors in the dining area, further enhancing the light, open appeal. A laundry room aids household management, and the en-suite principal bedroom incorporates a convenient built-in wardrobe.



3 Bed
897 sq ft



Scan to view floorplans

Carlton DA

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



3 Bed
897 sq ft



Scan to view floorplans

Fulton

The lounge opens, through a separate lobby, into a beautifully designed kitchen and dining room where french doors keep the room light and airy. One of the three bedrooms features an en-suite shower and built-in wardrobe, and there is a useful storage cupboard on the landing.



3 Bed
900 sq ft



Scan to view floorplans

Hazelwood

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 a built-in wardrobe in the en-suite principal bedroom, this is a practical, attractive home.



4 Bed
1,150 sq ft



Scan to view floorplans

Riverwood

The open layout of the kitchen and dining room, with its french doors and convenient self-contained laundry space, offers both a relaxed family area and a convivial backdrop to entertaining. The en-suite principal bedroom includes a built-in wardrobe, and the fourth bedroom could become a useful home office.



4 Bed
1,219 sq ft



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Maplewood

With twin windows and central french doors, the kitchen and dining room 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 with twin wardrobes.



4 Bed
1,297 sq ft



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Langwood

A bay window and double doors give the lounge a classic elegance that counterpoints the bright, family kitchen and dining room with its feature french doors. There is a separate laundry room and a study, and the four bedrooms include a luxurious L-shaped en-suite principal bedroom with a walk-in wardrobe.



4 Bed
1,349 sq ft



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Lockwood

The elegantly proportioned exterior reflects the immense prestige of this 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 and built-in wardrobes in the principal bedroom, comfort is combined with visual appeal.



4 Bed
1,446 sq ft



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Harford

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.



5 Bed
1,601 sq ft



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Marwood

This striking family home features a bay-windowed lounge linked by double doors to a light, airy kitchen, dining and family room with french doors and a separate laundry room. With a separate study and four bedrooms, two with en-suite showers, there is always space for peace and privacy.



4 Bed
1,628 sq ft



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Download our free QR reader

Throughout our showhomes, or in some of our brochures, you'll see QR codes. The codes on stickers beside appliances in the showhome link to informative 'how to' videos about that particular feature. The codes in the brochures take you to visualisations of a specific home, or of the whole development. So just download the free reader via the Miller Homes website, the App Store or Google Play, and you'll have expert advice and information at your fingertips.

It's another of the little ways we try to help.



millerhomes.co.uk/QRapp

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 siteplan is not drawn to scale.



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

Please see millerhomes.co.uk for development opening times.

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