



## Miller Homes, Plot 131, The Carlton at Leven Mill Queensgate, Glenrothes, Fife, KY7 5QB

Exceptionally Spacious, Three-Bedroom, New Build, Semi-Detached Home, with Private Gardens

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# Property Description

Beautifully designed, three-bedroom, semi-detached home, with private gardens. Ideally located, in a modern and family-friendly development in Glenrothes, Fife.

Comprises an entrance hall, a lounge, an open-plan dining kitchen, a laundry room, three bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

The Carlton at Leven Mill is part of an exclusive development, offering versatile accommodation set over two floors, allowing flexibility to create a comfortable home to fit modern family life.

An exceptional, modern home, offering an impressive and adaptable floor plan, double glazing, and superb storage provision throughout.

This energy-efficient home also includes French doors to a private garden and well-kept communal grounds within the development.

A canopied entrance opens into a welcoming hallway, with a convenient WC. Spanning the entire depth of the home, a living room benefits from generous, dual-aspect light and offers plenty of space and a versatile floor plan for freestanding furniture, creating an ideal setting for modern family life. An equally bright and well-proportioned space incorporates a dining area, with French doors to the garden, and a kitchen. The practical, open-plan design is perfect for both casual dining and formal entertaining, whilst a laundry room adjacent aids household management.

On the first floor, a master bedroom enjoys generous proportions and benefits from an en-suite shower room whilst, set to the opposite aspect, two further bedrooms provide good-sized versatile spaces offering flexibility and alternative options for the modern lifestyle. Completing the accommodation, a family-sized bathroom is perfectly designed for a modern, three-piece suite.

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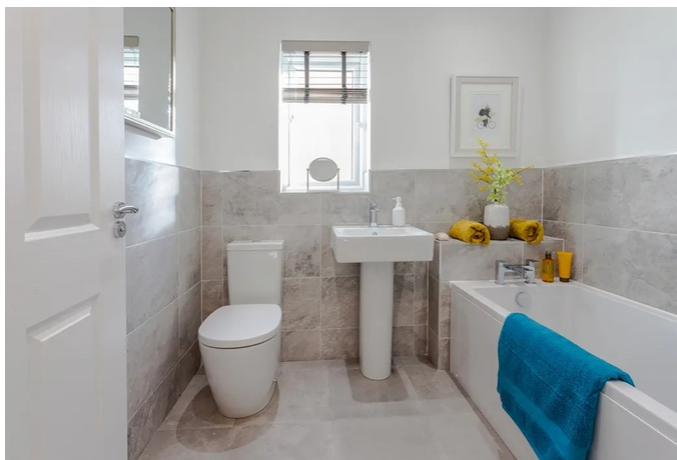
PLEASE NOTE: Images are for illustration only, please consult the on-site development sales manager for plot-specific finishes.



# Area Description

Located in Glenrothes, Fife, lies Leven Mill. With trees bordering the River Leven this development of two, three and four-bedroom energy-efficient homes is nestled to the side, perfectly placed for couples and families alike. With excellent transport links to the rest of Fife, Edinburgh, Dundee and Perth by car, railway and bus, the development is ideally positioned. There are fantastic amenities and supermarkets close by as well as the Kingdom Shopping Centre only 2 miles away which offers a range of popular high street stores and restaurants. Fountain Spa Leisure Club and the

Balbirnie Fitness Centre are just a 5-minute drive from the development. The development is also perfectly placed to enjoy the great outdoors with large open space on your doorstep, close to pathways leading to the River Leven and Riverside Park which offer pleasant woodland walks and play areas for children. Running, walking, and cycling routes are in abundance too, making this the perfect place for families to enjoy the fresh air.





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