



## Miller Homes, Plot 130, The Graton at Leven Mill Queensgate, Glenrothes, Fife, KY7 5QB

Three Bedroom Semi-Detached House

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# Property Description

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

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

The Graton 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.

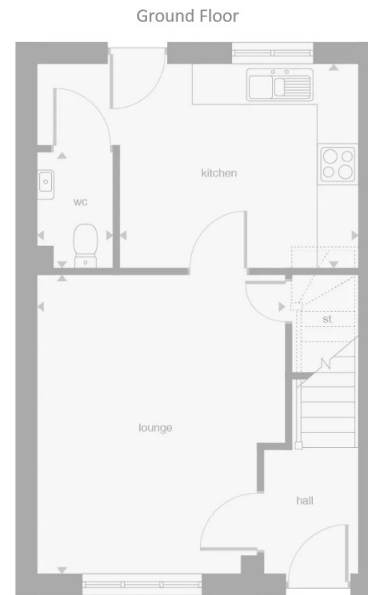
This energy-efficient home also includes a garden, a private parking space and well-kept communal grounds within the development.

A welcoming entrance hall leads into a spacious lounge, with storage, on the left. The versatile reception room enjoys plenty of natural light from a wide, front-facing window and offers a flexible, comfortable setting for everyday family life. Set to the rear, a kitchen benefits from access to the rear garden and an adjoining WC.

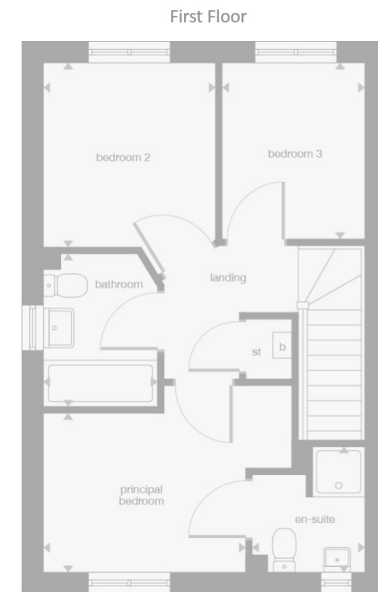
On the upper floor, the well-proportioned principal bedroom is set to the front, accompanied by an en-suite shower room whilst, set to the rear, two further bedrooms are similarly well-finished, with generous space for freestanding furniture. A good-sized shower room completes the accommodation.

Materials within the advert have been supplied by Miller Homes.

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



Lounge	12' 2" x 14' 10"
Kitchen	11' 8" x 10' 1"
WC	3' 7" x 5' 9"



Principal Bedroom	9' 11" x 7' 10"
En-Suite	5' 7" x 6' 2"
Bedroom 2	8' 6" x 9' 1"
Bedroom 3	7' 1" x 8' 9"
Bathroom	5' 7" x 7' 7"

# 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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