



Miller Homes, Plot 58, The Maplewood at Leven Mill, Queensgate, Glenrothes, Fife, KY7 5QB

Exceptionally Spacious, Four-Bedroom, New Build, Detached Home with Gardens, Driveway and Garage

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Property Description

Exceptionally spacious and beautifully designed, four-bedroom, new build, detached home with single garage, driveway and gardens. Ideally located, in a modern and family-friendly development in Glenrothes, Fife.

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

The Maplewood at Leven Mill is part of an exclusive development, offering versatile rooms spread over two floors, allowing flexibility to create a home that fits your current family lifestyle.

A stunning modern home, offering an impressive and adaptable open-plan public room, a bay window for the lounge, double glazing, and superb storage provision throughout.

This energy-efficient home also includes an integral garage, a driveway, French patio doors to a private garden, and well-kept communal grounds within the development.

A welcoming entrance hall affords access to the staircase leading to the upper hall, and throughout the ground floor, including a convenient WC. Set to the front, the lounge space enjoys a stylish bay window allowing plentiful natural light; whilst to the rear, with twin windows and central French patio doors, an exceptionally spacious open-plan kitchen/dining/family room benefits from garden access and a separate laundry room, and presents an adaptable and comfortable setting for family life and entertainment.

On the upper floor, the principal bedroom is set to the front, and offers a generous room size, a separate dresser and an en-suite shower room; whilst three further double bedrooms are set to each aspect, similarly well finished with ample space for freestanding furniture, with bedroom two featuring a built-in storage cupboard. Completing the accommodation, a family-size bathroom is set to the rear, offering space for a four-piece suite.

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.

Ground Floor



Lounge	3m x 4.72m
Family/Dining/Kitchen	8.14m x 2.8m
Laundry	1.77m x 1.28m
WC	1.48m x 1.77m

*Please speak to your Development Sales Manager for kitchen layout details.

First Floor



Principal Bedroom	5.01m x 2.8m
En-Suite	2.63m x 1.23m
Dressing	2.63m x 1.38m
Bedroom 2	3.02m x 4.01m
Bedroom 3	2.43m x 4.22m
Bedroom 4	3.06m x 3m
Bathroom	2.44m x 3m

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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