



Miller Homes, Plot 93, The Cedarwood at Leven Mill, Queensgate, Glenrothes, Fife, KY7 5QB

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

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Property Description

Exceptionally spacious and immaculately presented, four-bedroom, new build, detached home with single garage 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 bedrooms, two en-suite shower rooms, a family bathroom, a laundry room, a separate study and a ground-floor WC.

The Cedarwood 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, double glazing, and superb storage provision throughout.

This energy-efficient home also benefits from French patio doors leading to a private garden, and well-kept communal grounds within the development.

A welcoming entrance affords access to the stairs leading to the upper floor, and throughout the ground floor, including a convenient WC and built-in storage cupboard. Filled with natural light, an elegant lounge space is set to the front; whilst set to the rear, the kitchen and dining/family room offer an exceptionally spacious open-plan layout, complemented by French patio doors leading to the garden, ideal for both relaxing and social family time. A self-contained laundry space is set off the kitchen and provides further garden access. Completing the ground floor, a study is set to the front.

On the upper floor, set to the front, the principal bedroom boasts a beautiful dressing room offering superb wardrobe space and an en-suite shower room; whilst bedroom two is similarly well-finished, also to the front with an en-suite shower room. Two further bedrooms are set to the rear, overlooking the garden, providing flexible spaces and good-sized rooms, with bedroom four offering the potential for a home office or gym if desired. Completing the accommodation, the family-size bathroom is set to the rear, with 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.



Lounge	3.4m x 4.36m
Kitchen	3.36m x 3.25m
Family/Dining	5.22m x 2.99m
Study	3.57m x 2.24m
Laundry	2.11m x 1.73m
WC	1.16m x 2m

Principal Bedroom	3.77m x 3.49m
Dressing	2.11m x 2m
En-Suite 1	2.11m x 1.62m
Bedroom 2	2.88m x 4.31m
En-Suite 2	1.74m x 1.61m
Bedroom 3	2.49m x 3.65m
Bedroom 4	2.88m x 3.06m
Bathroom	3m x 1.92m

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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