



**Leven Mill  
Glenrothes**

**millerhomes**

*the place to be®*

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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.



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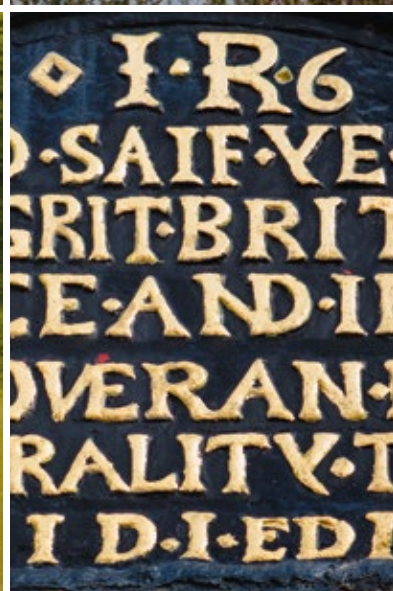
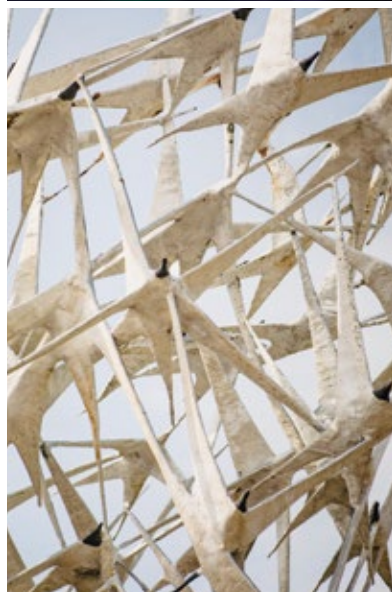
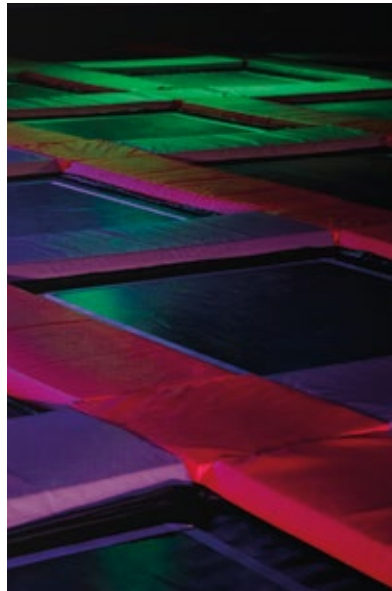


The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that the site plan is not drawn to scale.

Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and your family, as well as being a pleasant place to live. So here's some useful information about the area around Leven Mill.



Just a few minutes walk from the shops and amenities of Glenrothes town centre, Leven Mill is also just half a mile from the A92, bringing it within around 40 minutes drive of Edinburgh, Dundee, Perth and St Andrews. Direct trains from Markinch station, two miles away, operate to Edinburgh, Dundee, Perth and Inverness, with Dundee just over half an hour away by rail. In addition, buses from Glenrothes Bus Station, ten minutes' walk away, serve St Andrews, Kirkcaldy, Dundee, Edinburgh, Glasgow, Perth and other local destinations, and the national cycle network, passing three-quarters of a mile from the development, provides routes to Dundee, St Andrews and Edinburgh.



# Welcome home

Strategically located between Edinburgh, Dundee and Perth, this attractively landscaped selection of energy efficient two, three and four bedroom homes brings a highly desirable new neighbourhood into an outstanding location. Just a short walk from Glenrothes's major shopping and entertainment destination, and close to outstanding parks and countryside, it combines excellent transport links with comprehensive local amenities to offer both outstanding convenience and a real sense of place and community.

Welcome to Leven Mill...

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Overview

The contemporary, open design of the living room, with its integrated staircase, maximises the sense of space, and the built-in storage includes a useful cupboard as well as a built-in wardrobe in the principal bedroom. The second bedroom, ideal for guests, could also become a useful home office.

Ground Floor

Lounge  
4.399m x 3.963m  
14'5" x 13'0"

Kitchen  
3.178m x 2.748m  
10'5" x 9'0"

WC  
1.086m x 2.459m  
3'7" x 8'1"

First Floor

Principal Bedroom  
3.699m x 2.513m  
12'2" x 8'3"

Bedroom 2  
4.402m x 2.155m  
14'5" x 7'1"

Bathroom  
2.073m x 1.943m  
6'10" x 6'5"

Floor Space

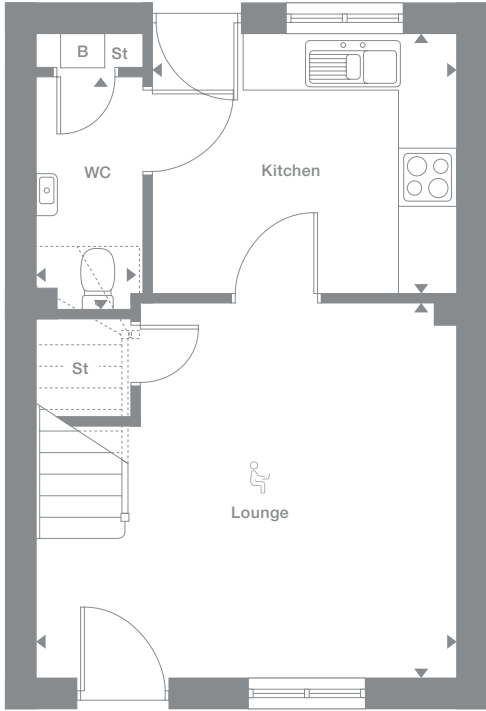
650 sq ft

B = Boiler

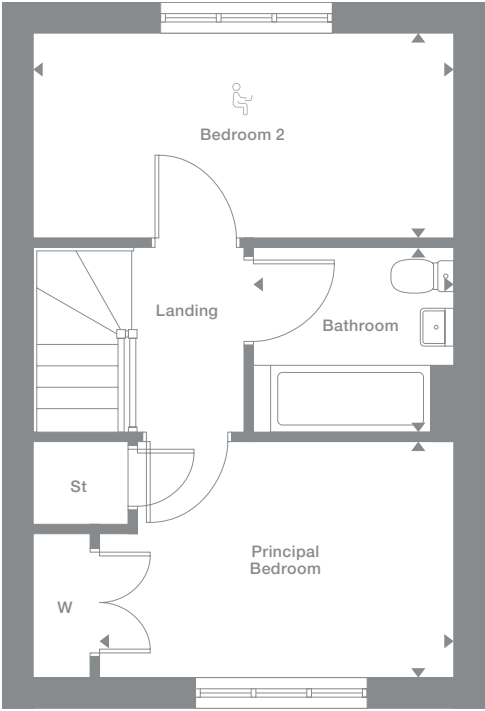
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Office space area

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# Halston

**Overview**  
 Designed for maximum practicality and convenience, the kitchen shares the ground floor with a living and dining room where french doors opening to the garden fill the interior with fresh, natural light. In addition to the built-in wardrobe in the principal bedroom, there is a useful cupboard in the hall and under the stairs.

- Ground Floor**  
 Dining/Living  
 4.240m x 3.280m  
 13'11" x 10'9"
- Kitchen**  
 2.274m x 3.448m  
 7'6" x 11'4"
- WC**  
 2.188m x 1.129m  
 7'2" x 3'8"
- First Floor**  
 Principal Bedroom  
 3.578m x 2.484m  
 11'9" x 8'2"
- Bedroom 2**  
 2.002m x 3.461m  
 6'7" x 11'4"
- Bedroom 3**  
 2.214m x 2.263m  
 7'3" x 7'5"
- Bathroom**  
 2.114m x 1.935m  
 6'11" x 6'4"

**Floor Space**  
 750 sq ft

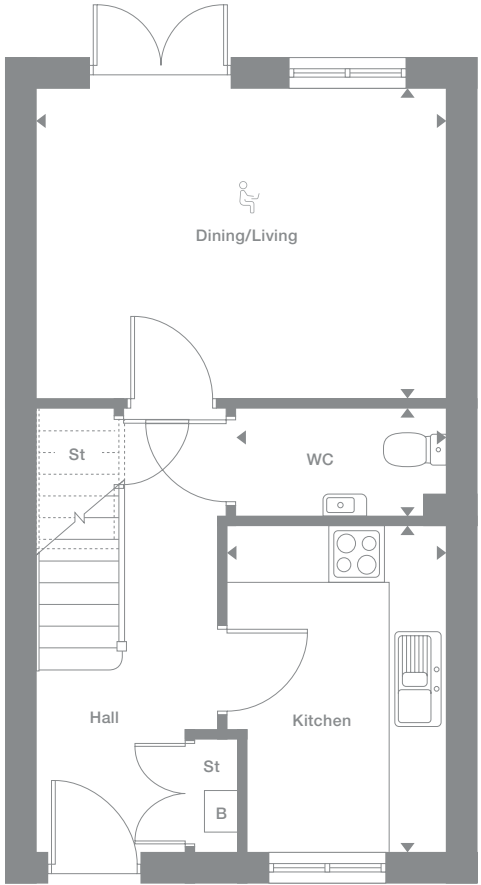
† Window not applicable to terrace and semi-detached arrangements

B = Boiler

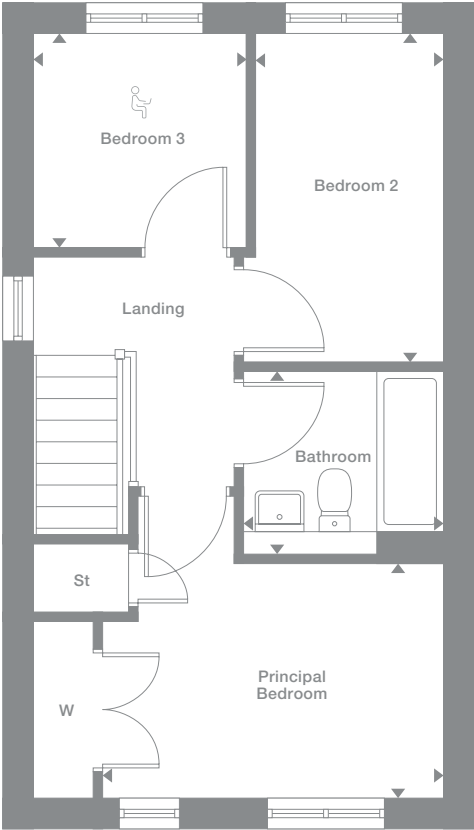
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## Ground Floor



## First Floor



Office space area

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# Graton

**Overview**

Combining comfort with convenience, the bright living room opens through to a well-planned, ergonomic kitchen, presenting a welcoming and exceptionally practical setting for relaxing at home or entertaining guests. And with three bedrooms, one of them en-suite with a built-in wardrobe, a peaceful private retreat is always available.

**Ground Floor**

**Lounge**  
3.710m x 4.516m  
12'2" x 14'10"

**Kitchen**  
3.563m x 3.080m  
11'8" x 10'1"

**WC**  
1.099m x 1.746m  
3'7" x 5'9"

**First Floor**

**Principal Bedroom**  
3.010m x 2.391m  
9'11" x 7'10"

**En-Suite**  
1.690m x 1.876m  
5'7" x 6'2"

**Bedroom 2**  
2.587m x 2.787m  
8'6" x 9'2"

**Bedroom 3**  
2.151m x 2.665m  
7'1" x 8'9"

**Bathroom**  
1.710m x 2.305m  
5'7" x 7'7"

**Floor Space**

800 sq ft

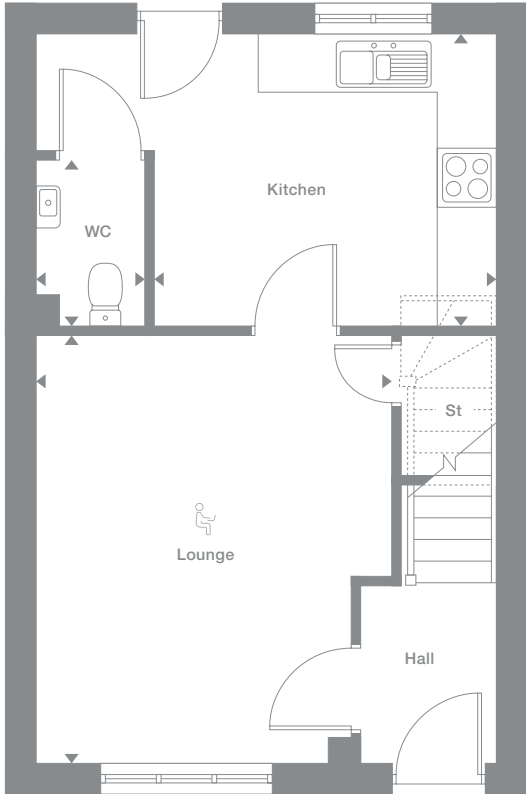
† Window not applicable to terrace and semi-detached arrangements

B = Boiler

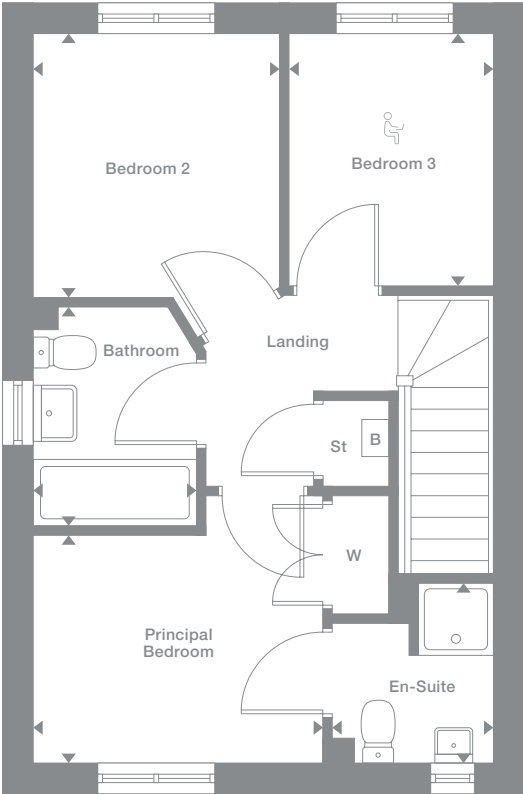
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**Ground Floor**



**First Floor**



Office space area

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# Carlton DA

### Overview

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 private retreat with a dash of luxury.

### Ground Floor

- Lounge**  
3.059m x 5.392m  
10'0" x 17'10"
- Kitchen/Dining**  
2.244m x 5.392m  
7'4" x 17'10"
- Laundry**  
2.163m x 1.570m  
7'1" x 5'2"
- WC**  
1.108m x 2.047m  
3'8" x 6'9"

### First Floor

- Principal Bedroom**  
3.083m x 2.489m  
10'1" x 8'2"
- En-Suite**  
1.968m x 1.693m  
6'5" x 5'7"
- Bedroom 2**  
2.462m x 2.891m  
8'1" x 9'6"
- Bedroom 3**  
2.462m x 2.439m  
8'1" x 8'0"
- Bathroom**  
1.875m x 2.110m  
6'2" x 6'11"

### Floor Space

897 sq ft

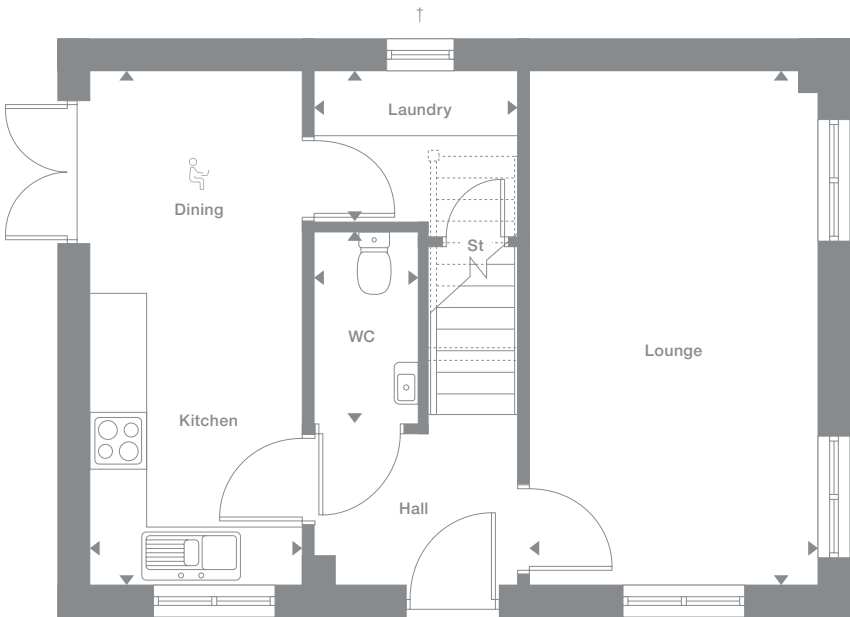
† Window not applicable to terrace and semi-detached arrangements

B = Boiler

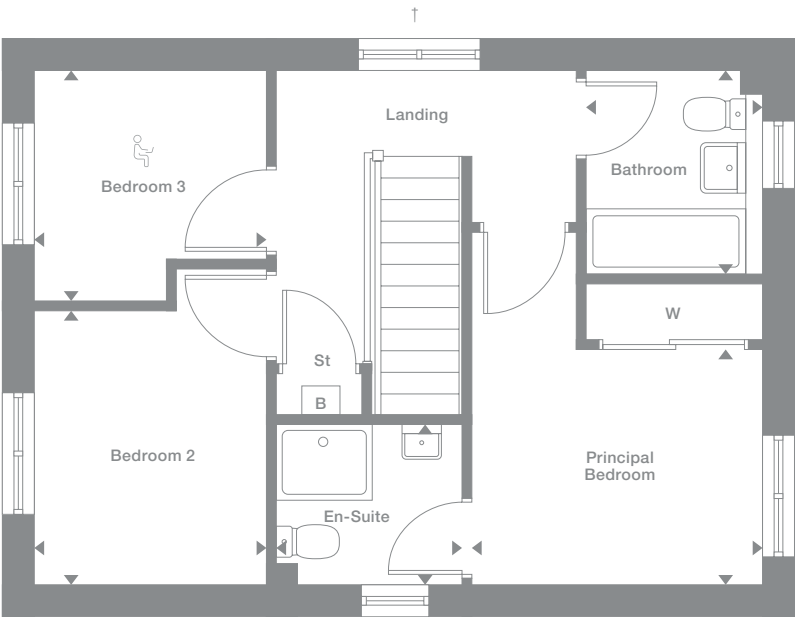
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### Ground Floor



### First Floor



Office space area

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# Fulton

**Overview**

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

**Ground Floor**

- Lounge**  
3.989m x 3.870m  
13'1" x 12'8"
- Kitchen/Dining**  
5.051m x 2.996m  
16'7" x 9'10"
- WC**  
1.880m x 1.172m  
6'2" x 3'10"

**First Floor**

- Principal Bedroom**  
2.889m x 3.597m  
9'6" x 11'10"
- En-Suite**  
2.290m x 1.427m  
7'6" x 4'8"
- Bedroom 2**  
2.927m x 2.920m  
9'7" x 9'7"
- Bedroom 3**  
2.267m x 2.432m  
7'5" x 8'0"
- Bathroom**  
2.100m x 1.700m  
6'11" x 5'7"

**Floor Space**

900 sq ft

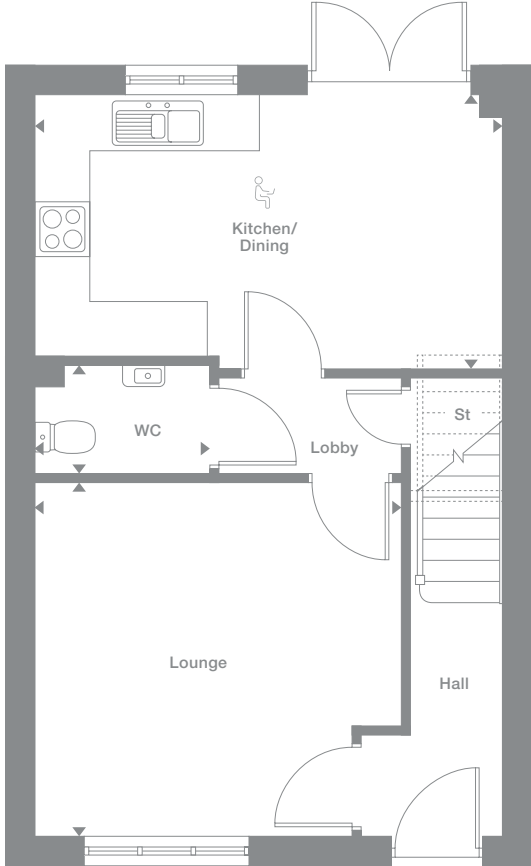
† Window not applicable to terrace and semi-detached arrangements

B = Boiler

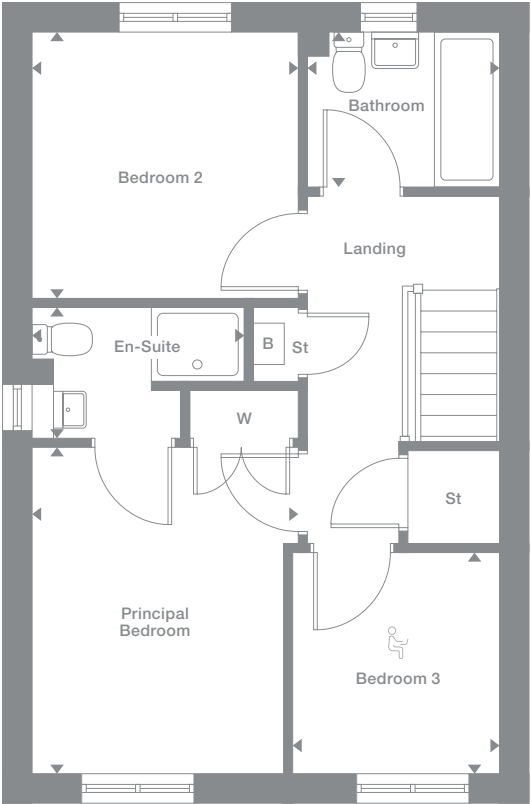
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**Ground Floor**



**First Floor**



Office space area

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# Blackwood

**Overview**

The inviting lounge is complemented by a bright kitchen, where french doors opening to the garden add an airy, open ambience and a separate laundry area leaves the social space free for dining and conversation. The four bedrooms include a superb en-suite principal bedroom with a built-in wardrobe.

**Ground Floor**

**Lounge**  
3.007m x 4.622m  
9'10" x 15'2"

**Kitchen/Family/Dining**  
5.553m x 3.723m  
18'3" x 12'3"

**Laundry**  
1.260m x 2.145m  
4'2" x 7'0"

**WC**  
1.091m x 2.038m  
3'7" x 6'8"

**First Floor**

**Principal Bedroom**  
2.835m x 3.852m  
9'4" x 12'8"

**En-Suite**  
2.514m x 1.210m  
8'3" x 4'0"

**Bedroom 2**  
2.618m x 3.275m  
8'7" x 10'9"

**Bedroom 3**  
2.514m x 3.206m  
8'3" x 10'6"

**Bedroom 4**  
2.939m x 2.304m  
9'8" x 7'7"

**Bathroom**  
1.781m x 1.965m  
5'10" x 6'5"

**Floor Space**

1,088 sq ft

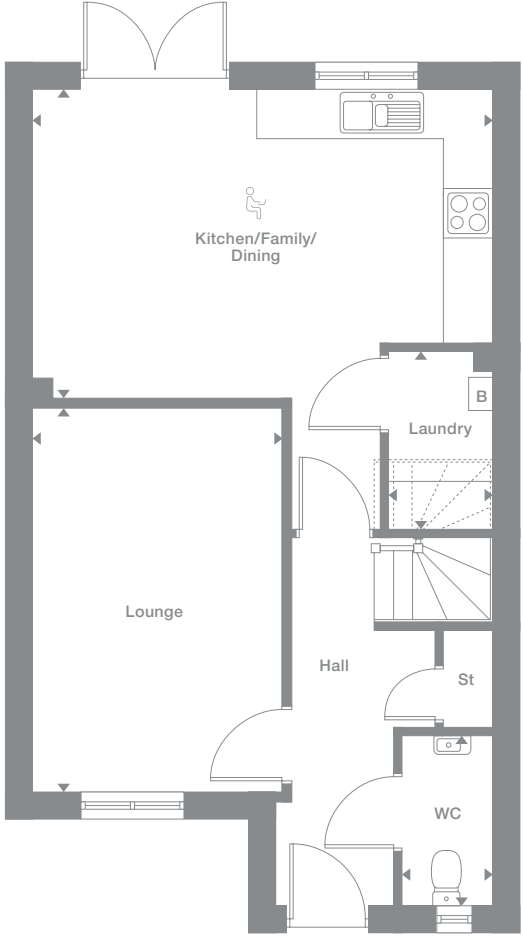
† Window not applicable to terrace and semi-detached arrangements

B = Boiler

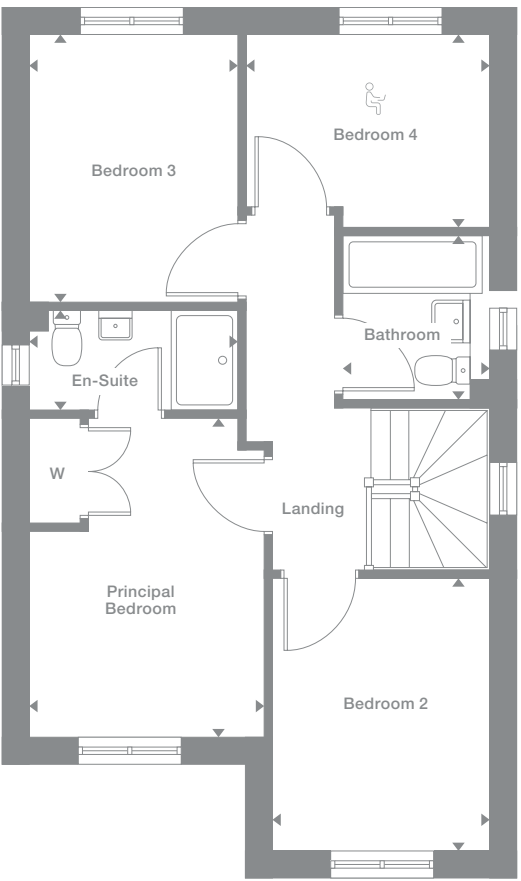
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



Office space area

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# Hazelwood

**Overview**

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.

**Ground Floor**

- Lounge**  
3.319m x 4.929m  
10'11" x 16'2"
- Kitchen/Dining**  
5.399m x 3.189m  
17'9" x 10'6"
- Laundry**  
2.067m x 1.958m  
6'9" x 6'5"
- WC**  
2.067m x 1.080m  
6'9" x 3'7"

**First Floor**

- Principal Bedroom**  
3.685m x 2.893m  
12'1" x 9'6"
- En-Suite**  
2.062m x 2.541m  
6'9" x 8'4"
- Bedroom 2**  
3.736m x 2.608m  
12'3" x 8'7"
- Bedroom 3**  
3.732m x 2.608m  
12'3" x 8'7"
- Bedroom 4**  
3.056m x 2.648m  
10'0" x 8'8"
- Bathroom**  
1.922m x 2.223m  
6'4" x 7'4"

**Floor Space**

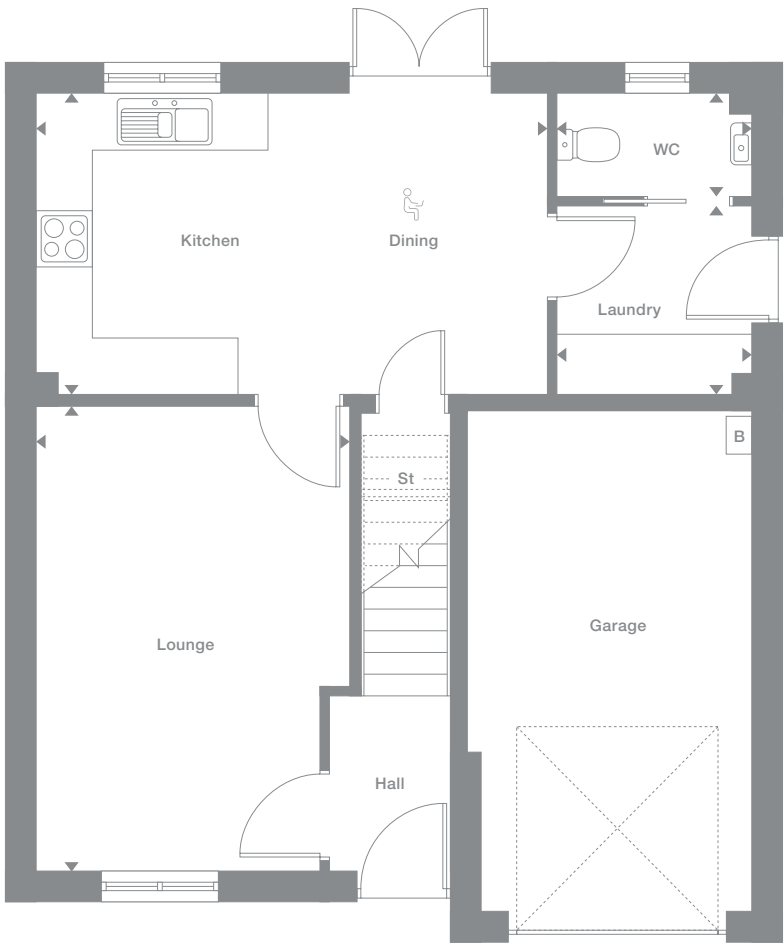
1,150 sq ft

B = Boiler

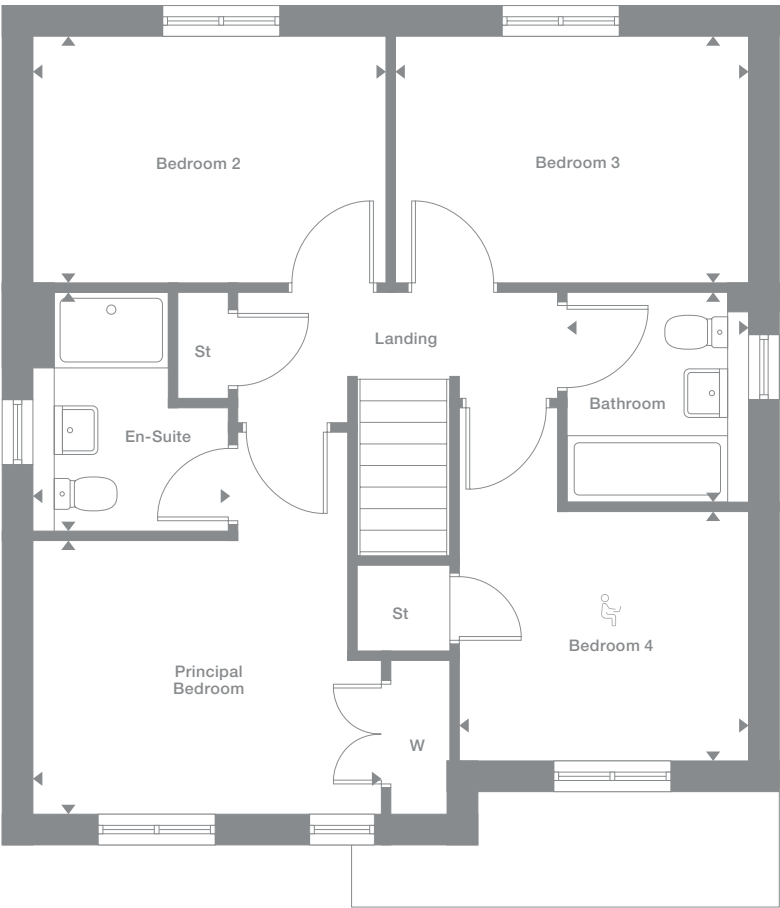
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



Office space area

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# Leyton

## Overview

The stylishly ergonomic walk-through kitchen and the bright dining room, opening out to the garden, makes innovative use of space to create an inspiring setting for family evenings, as well as an ideal backdrop to relaxed entertaining. The lounge shares the first floor with an en-suite principal bedroom featuring twin wardrobes.

## Ground Floor

**Kitchen**  
3.018m x 3.079m  
9'11" x 10'1"

**Family/Dining**  
4.117m x 3.669m  
13'6" x 12'0"

**WC**  
1.853m x 2.016m  
6'1" x 6'7"

## First Floor

**Lounge**  
4.117m x 2.886m  
13'6" x 9'6"

**Principal Bedroom**  
3.396m x 3.123m  
11'2" x 10'3"

**En-Suite**  
1.382m x 1.717m  
4'6" x 5'8"

## Second Floor

**Bedroom 2**  
4.121m x 3.148m  
13'6" x 10'4"

**Bedroom 3**  
4.155m x 2.911m  
13'8" x 9'7"

**Bathroom**  
1.531m x 2.705m  
5'0" x 8'10"

## Floor Space

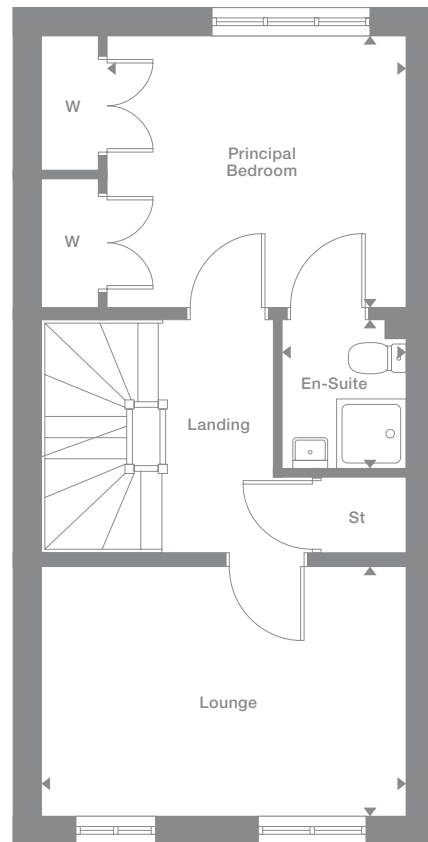
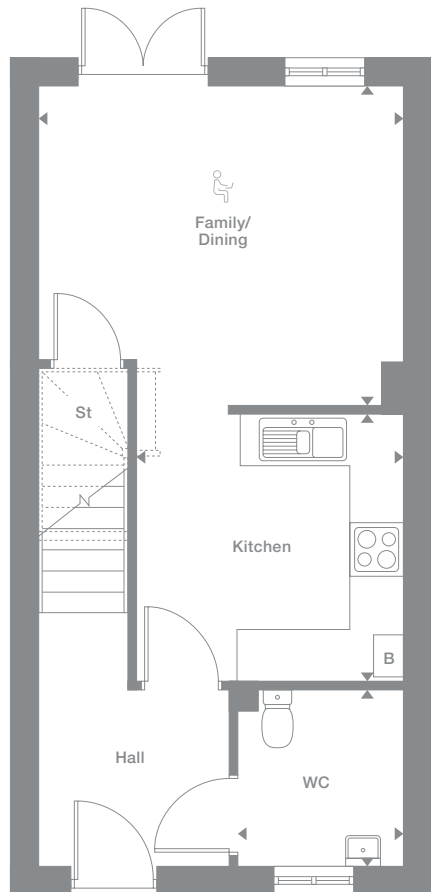
1,202 sq ft

B = Boiler

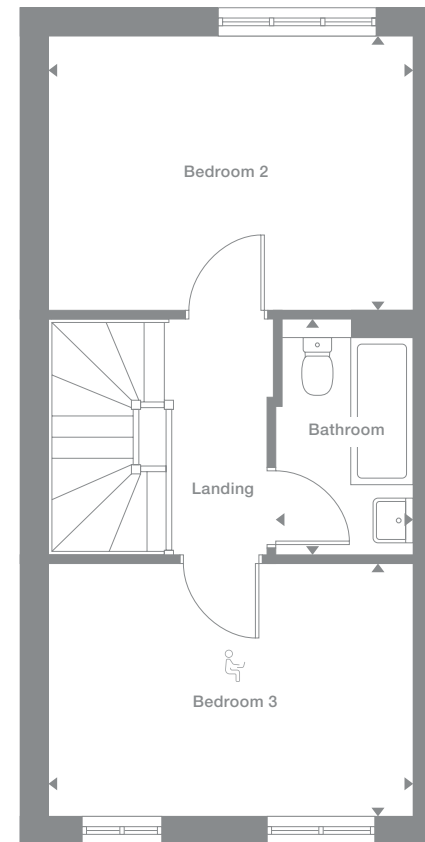
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## Ground Floor



## First Floor



 Office space area

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# Riverwood

**Overview**

The open, flexible 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.

**Ground Floor**

- Lounge**  
3.576m x 4.563m  
11'9" x 15'0"
- Kitchen/Family/Dining**  
6.476m x 4.511m  
21'3" x 14'10"
- Laundry**  
1.599m x 0.972m  
5'3" x 3'2"
- WC**  
1.072m x 2.091m  
3'6" x 6'10"

**First Floor**

- Principal Bedroom**  
2.829m x 3.030m  
9'3" x 9'11"
- En-Suite**  
2.410m x 1.210m  
7'11" x 4'0"
- Bedroom 2**  
2.847m x 3.781m  
9'4" x 12'5"
- Bedroom 3**  
3.529m x 2.487m  
11'7" x 8'2"
- Bedroom 4**  
2.847m x 2.090m  
9'4" x 6'10"
- Bathroom**  
2.410m x 2.169m  
7'11" x 7'1"

**Floor Space**

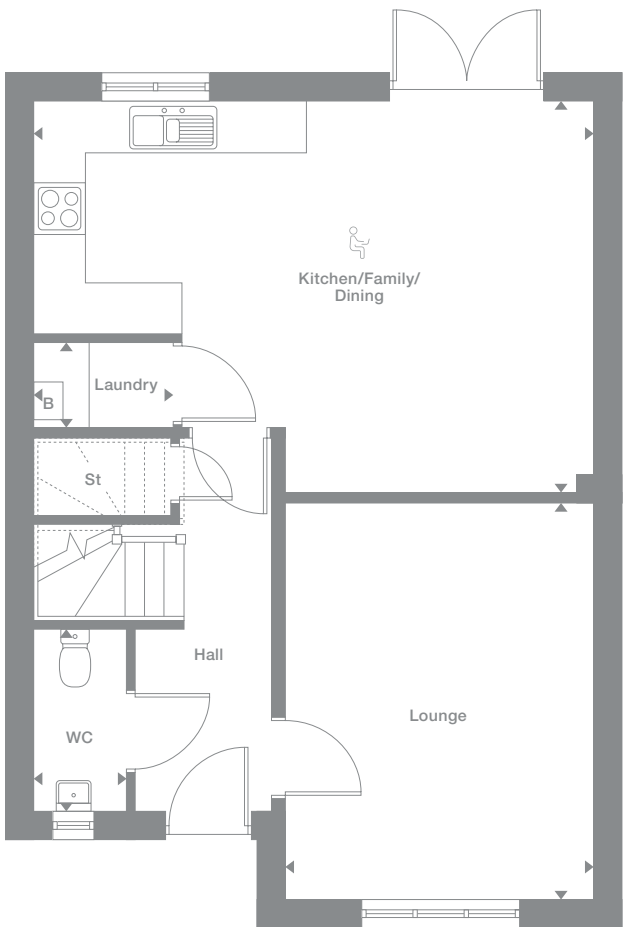
1,219 sq ft

B = Boiler

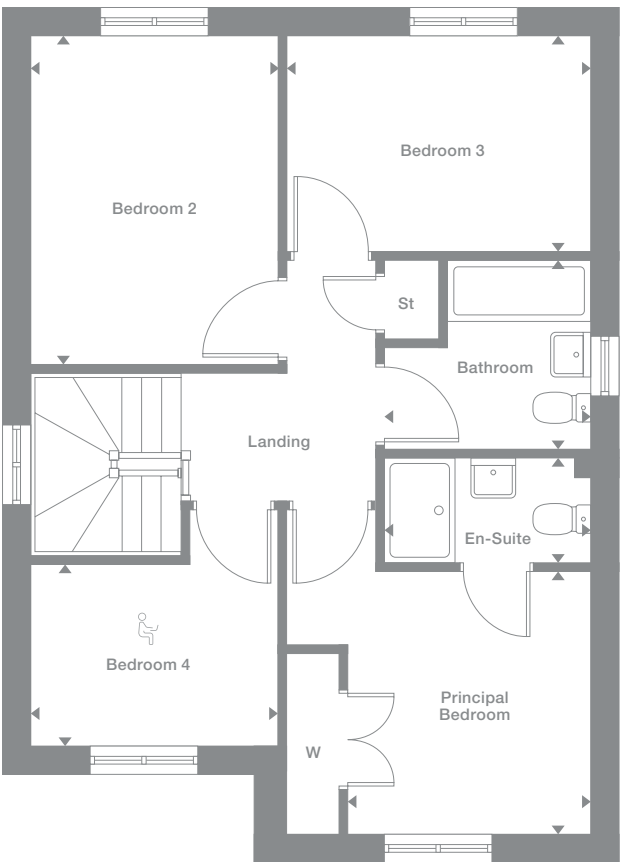
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



Office space area

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# Maplewood

**Overview**

With twin windows and central french doors, the kitchen and dining room maximises the benefits of the garden to 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.

**Ground Floor**

- Lounge**  
3.003m x 4.728m  
9'10" x 15'6"
- Family/Dining/Kitchen**  
8.143m x 2.800m  
26'9" x 9'2"
- Laundry**  
1.654m x 1.287m  
5'5" x 4'3"
- WC**  
1.469m x 1.774m  
4'10" x 5'10"

**First Floor**

- Principal Bedroom**  
5.017m x 4.291m  
16'6" x 14'1"
- En-Suite**  
2.637m x 1.230m  
8'8" x 4'0"
- Bedroom 2**  
3.026m x 4.014m  
9'11" x 13'2"
- Bedroom 3**  
2.435m x 4.224m  
8'0" x 13'10"
- Bedroom 4**  
3.066m x 3.004m  
10'1" x 9'10"
- Bathroom**  
2.443m x 3.004m  
8'0" x 9'10"

**Floor Space**

1,297 sq ft

B = Boiler

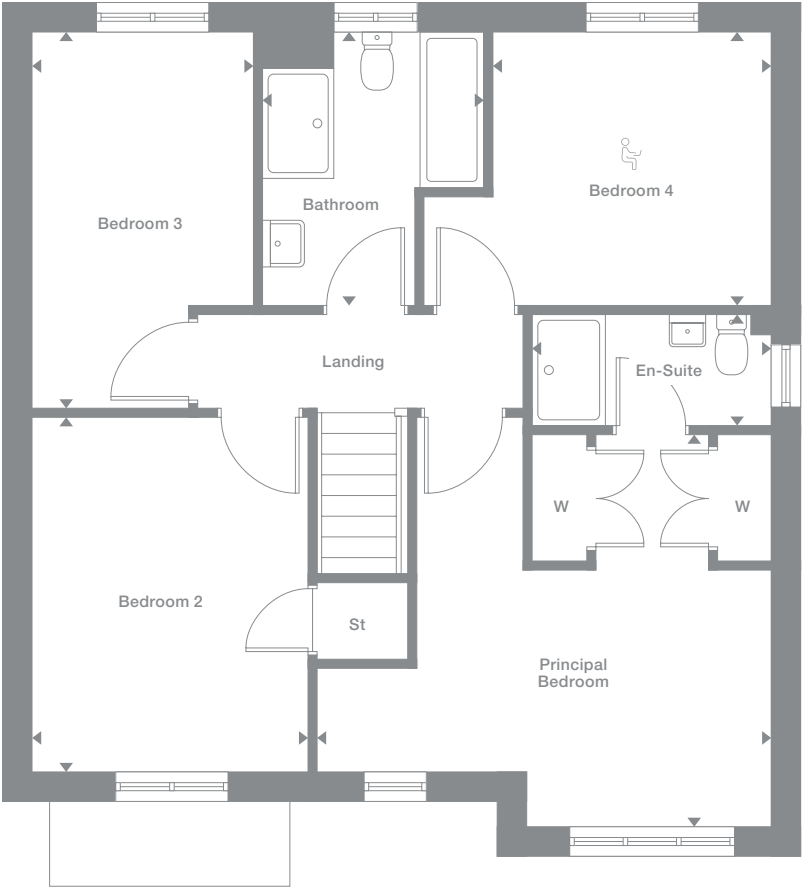
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



Office space area

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# Greenwood

**Overview**  
 French doors set into a feature window add a premium touch to the light, airy family kitchen and dining room, a superb setting for family life that shares the ground floor with a more formal bay-windowed lounge. A gallery landing leads to four bedrooms, one of them en-suite with twin wardrobes.

<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.571m x 5.245m 11'9" x 17'2"	<b>Principal Bedroom</b> 2.945m x 3.985m 9'8" x 13'1"
<b>Kitchen/Dining/Family</b> 4.970m x 5.800m 16'4" x 19'0"	<b>En-Suite</b> 2.517m x 1.487m 8'3" x 4'11"
<b>Laundry</b> 3.013m x 1.276m 9'11" x 4'2"	<b>Bedroom 2</b> 3.571m x 3.798m 11'9" x 12'6"
<b>WC</b> 2.167m x 1.129m 7'1" x 3'8"	<b>Bedroom 3</b> 2.565m x 4.048m 8'5" x 13'3"
	<b>Bedroom 4</b> 2.801m x 2.920m 9'2" x 9'7"
	<b>Bathroom</b> 2.565m x 2.222m 8'5" x 7'3"

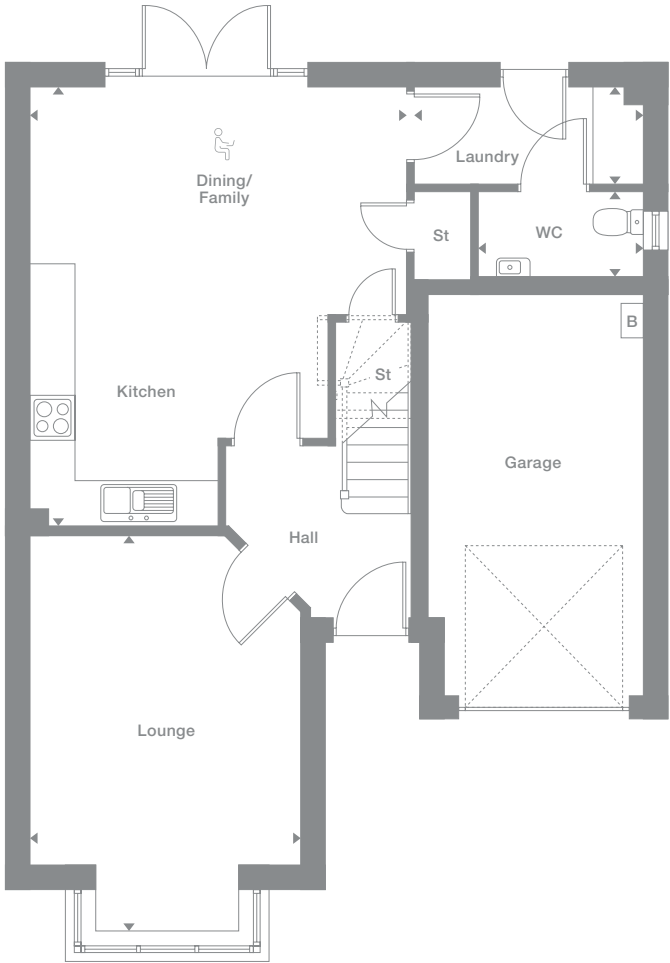
**Floor Space**  
 1,342 sq ft

B = Boiler

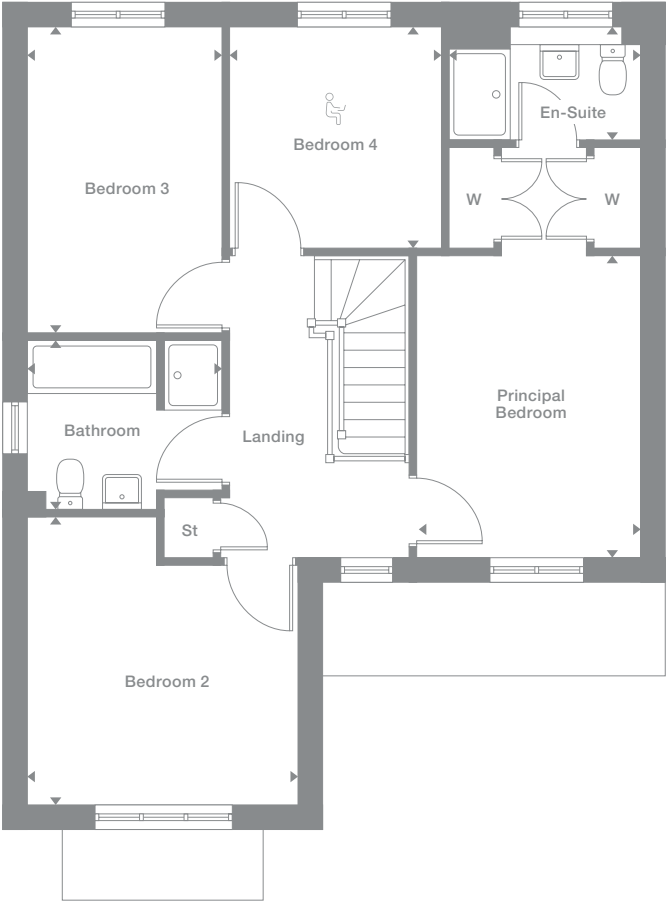
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



Office space area

Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notices' section at the back of this brochure for more information.

# Langwood

## Overview

A bay window and double doors give the lounge a classic elegance that complements the bright, relaxed 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.

## Ground Floor

**Lounge**  
3.042m x 5.510m  
10'0" x 18'1"

**Kitchen/Dining/Family**  
7.975m x 3.017m  
26'2" x 9'11"

**Laundry**  
1.649m x 1.714m  
5'5" x 5'7"

**Study**  
2.659m x 2.337m  
8'9" x 7'8"

**WC**  
2.659m x 1.241m  
8'9" x 4'1"

## First Floor

**Principal Bedroom**  
5.309m x 2.962m  
17'5" x 9'9"

**En-Suite**  
1.523m x 2.200m  
5'0" x 7'3"

**Bedroom 2**  
2.565m x 3.854m  
8'5" x 12'8"

**Bedroom 3**  
2.566m x 3.796m  
8'5" x 12'5"

**Bedroom 4**  
2.513m x 2.388m  
8'3" x 7'10"

**Bathroom**  
2.696m x 1.913m  
8'10" x 6'3"

## Floor Space

1,349 sq ft

B = Boiler

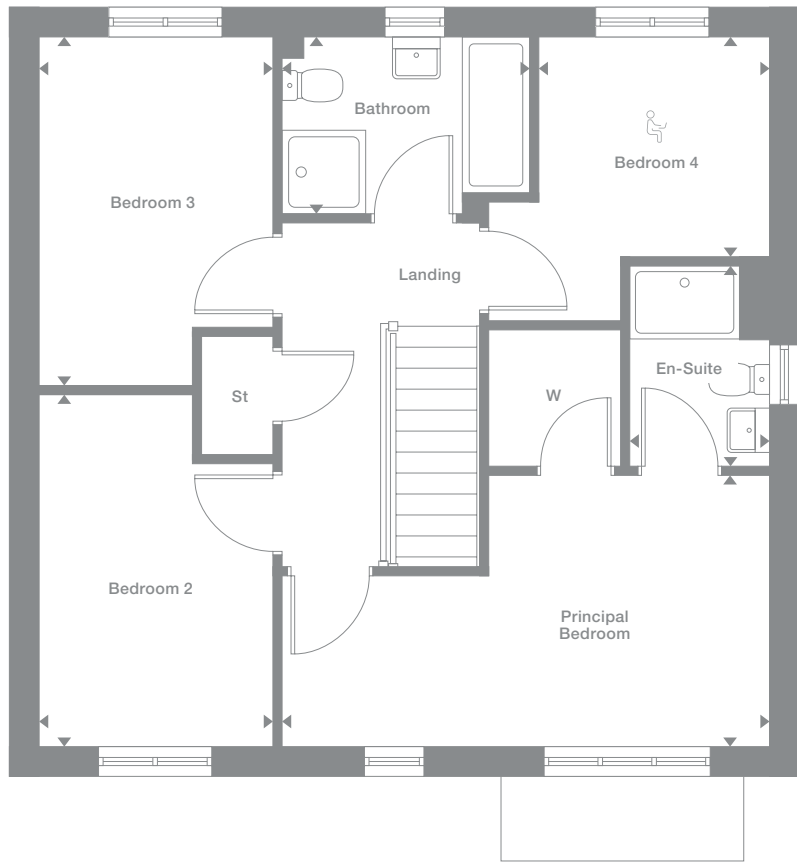
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



Office space area

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# Lockwood

## Overview

The elegantly proportioned exterior reflects the immense prestige of this exceptional 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.

## Ground Floor

- Lounge**  
3.635m x 5.856m  
11'11" x 19'3"
- Kitchen/Dining**  
6.207m x 4.223m  
20'4" x 13'10"
- Laundry**  
1.818m x 2.737m  
6'0" x 9'0"
- WC**  
1.818m x 1.386m  
6'0" x 4'7"

## First Floor

- Principal bedroom**  
3.464m x 3.319m  
11'4" x 10'11"
- En-Suite 1**  
1.982m x 1.670m  
6'6" x 5'6"
- Bedroom 2**  
3.492m x 3.173m  
11'5" x 10'5"
- En-Suite 2**  
2.337m x 1.910m  
7'8" x 6'3"
- Bedroom 3**  
2.475m x 3.173m  
8'1" x 10'5"
- Bedroom 4**  
2.479m x 2.934m  
8'2" x 9'8"
- Bathroom**  
1.958m x 3.173m  
6'5" x 10'5"

## Floor Space

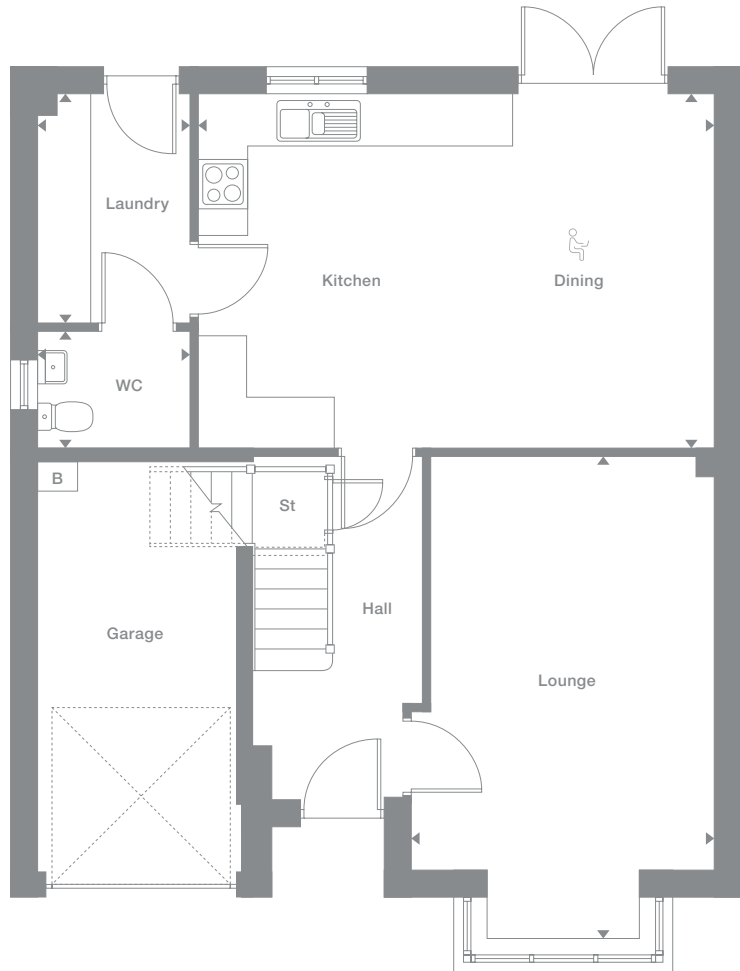
1,446 sq ft

B = Boiler

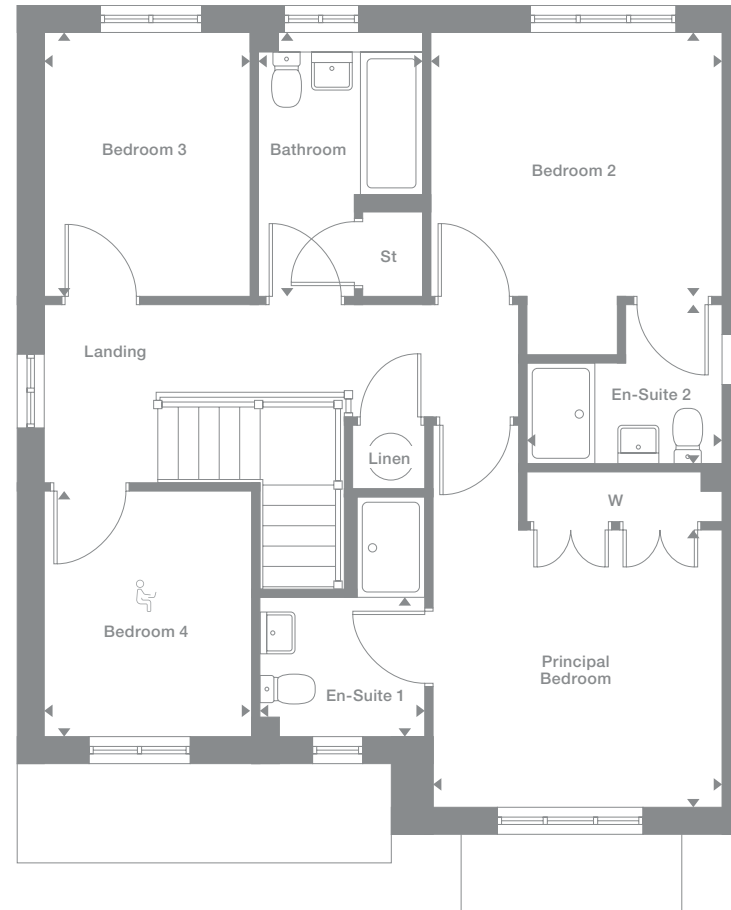
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



Office space area

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your home  
your choice...

# Cedarwood

**Overview**  
 Extending the entire width of this substantial home, the bright family kitchen and garden dining room presents an inspiring hub for everyday life. There is a private study, and the feature staircase and landing leads to four bedrooms, two of them en-suite and one with a generously sized dressing room.

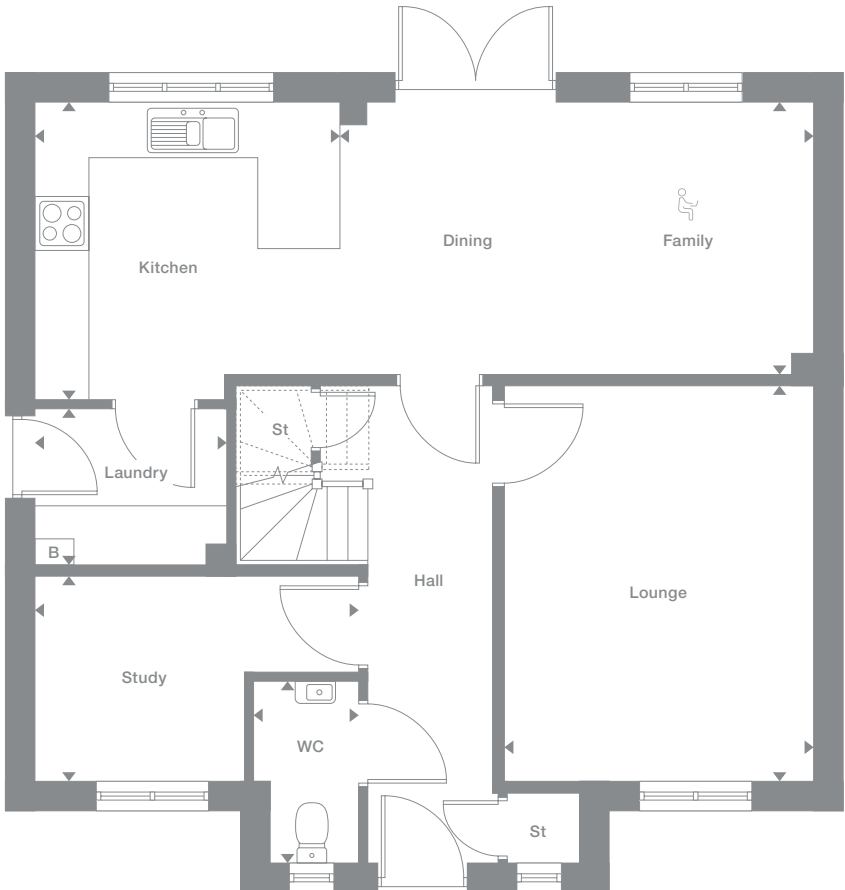
- Ground Floor**
- Lounge  
3.409m x 4.365m  
11'2" x 14'4"
- Kitchen  
3.360m x 3.257m  
11'0" x 10'8"
- Family/Dining  
5.220m x 2.992m  
17'2" x 9'10"
- Study  
3.574m x 2.245m  
11'9" x 7'4"
- Laundry  
2.114m x 1.732m  
6'11" x 5'8"
- WC  
1.163m x 2.009m  
3'10" x 6'7"
- First Floor**
- Principal Bedroom  
3.779m x 3.490m  
12'5" x 11'5"
- Dressing  
2.114m x 2.003m  
6'11" x 6'7"
- En-Suite 1  
2.114m x 1.625m  
6'11" x 5'4"
- Bedroom 2  
2.886m x 4.316m  
9'6" x 14'2"
- En-Suite 2  
1.743m x 1.613m  
5'9" x 5'4"
- Bedroom 3  
2.496m x 3.653m  
8'2" x 12'0"
- Bedroom 4  
2.882m x 3.064m  
9'5" x 10'1"
- Bathroom  
3.001m x 1.927m  
9'10" x 6'4"

**Floor Space**  
 1,448 sq ft

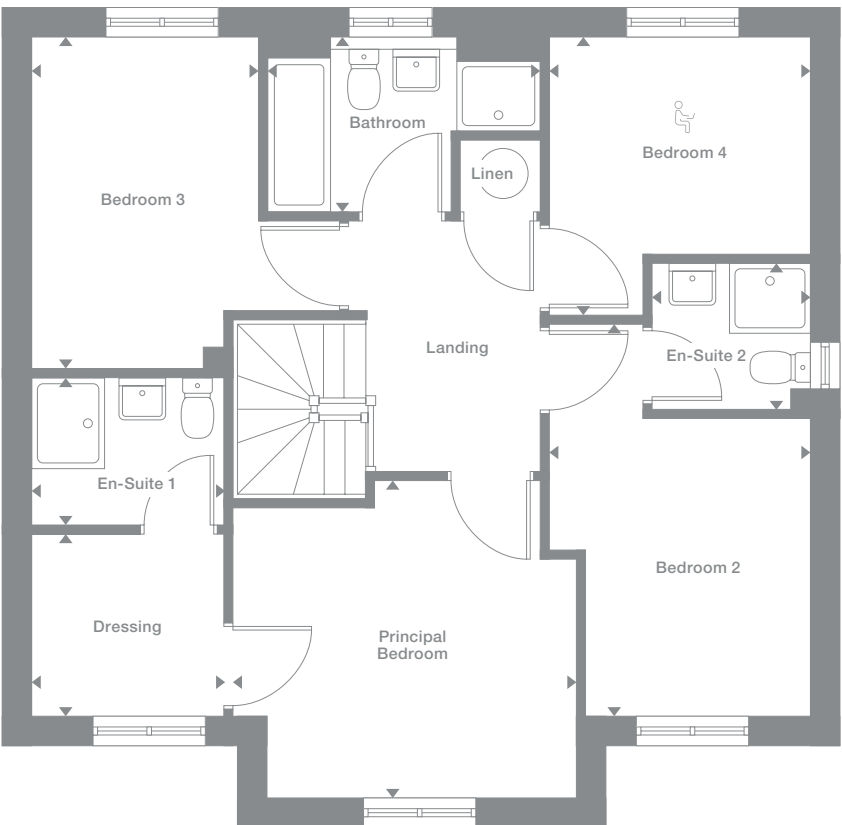
B = Boiler  
 Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



Office space area

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# The Miller Difference

your home  
your way...

**The Miller Difference**  
Every home we build is the start of an adventure. For more than 85 years we've watched people stamp their individual personalities on the homes we build. What we create is your starting point. Our job is to make sure it's the best one possible.

**Shaped around you**  
For more than three generations, we've been listening to our customers. We know what you expect: the highest quality materials, the most skilled workmanship, ready to be shaped around your lifestyle.

**Built on trust**  
Figures and statistics matter. We have, for example, a five star rating for Customer Satisfaction, the best possible, from the Home Builders Federation.

Even more important, though, is the feedback we get from our customers. After we've been with them on the journey from their first enquiry to settling into their new home, well over 90% say they would recommend us. That's the real measure of the trust they place in us.

**Helping where we can**  
You might already have a clear picture of life in your new home. Or it might be a blank canvas. Either way, getting there is an exciting journey of discovery. And we're here to help.

From the first time you contact us, whether by phone, video call or a tour of a show home, we'll be listening carefully. Only you know what you want, but we'll be working with you to achieve it.

And we'll still be on hand, ready to help, long after you move in, quietly sharing your pride and satisfaction.

**Pushing up standards**  
From beautiful locations and superb architectural design to meticulous construction work and exceptional finishes, our expertise is widely acknowledged. Our award-winning developments embrace state-of-the-art technologies and green thinking, but we never lose sight of the importance of craftsmanship. Every step is subject to rigorous Quality Assurance checks, and we reward our highly trained teams for safe and careful practice.

**A smooth customer journey**  
Our award-winning service reflects the same high standards. As we guide you through your choices, decades of experience inform every step. So you can relax and enjoy the journey, knowing you have all the information you need.

**With you every step of the way**  
After meeting your Development Sales Manager, who will help you choose and buy your new home, you'll be introduced to your Site Manager, who will be responsible for every aspect of the building work. They'll both be happy to answer any questions you have.

**Fully involved**  
Your new home will quickly be moulded to your personal choices. So will our service. Once you tell us how you want to keep in touch, whether by phone, text, email, our custom designed app or via our website, that's how we'll keep you regularly updated and informed. You'll be able to access all the records of meetings, and see what happens next.

**Make it your own**  
Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already, it's becoming your own, personal, space.

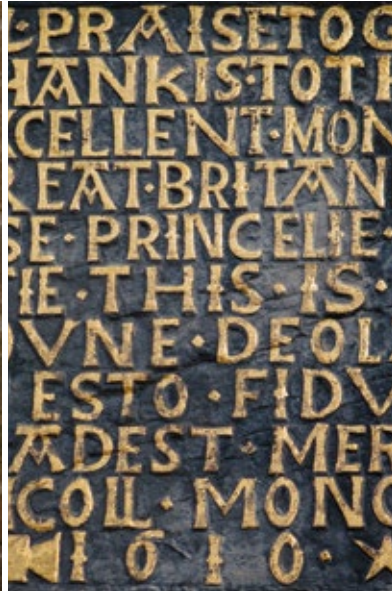
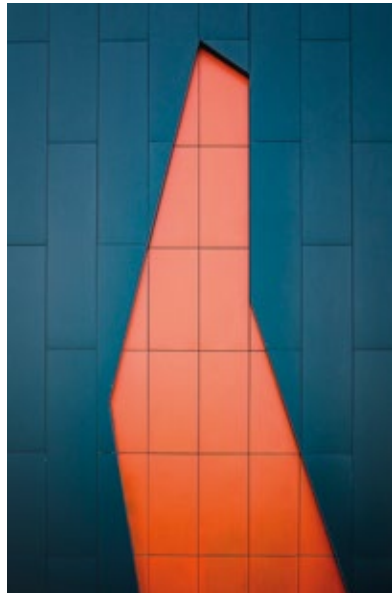
At a safe time during building, we'll invite you to visit your new home for a Progress Meeting where you can see the craftsmanship and attention to detail for yourself before it's covered up by fittings and finishes.

**A place to grow**  
For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.

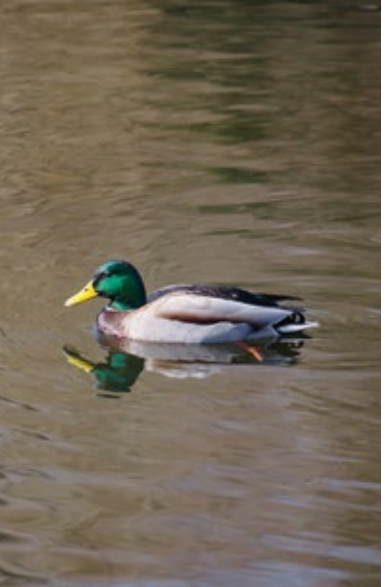
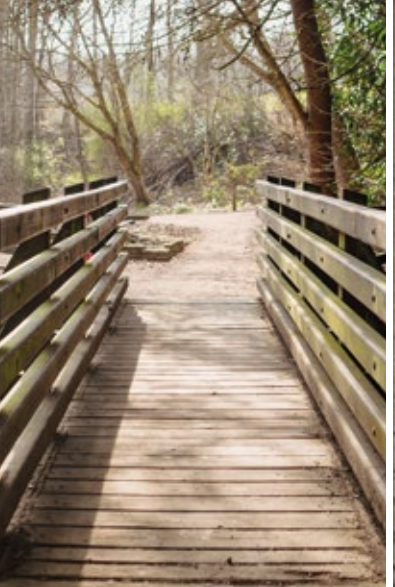
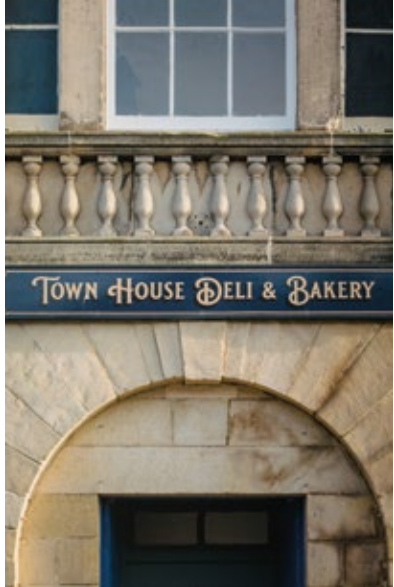


There are Asda, Morrisons, and Aldi supermarkets and an M&S Foodhall nearby and, ten minutes' walk away, the Kingdom Shopping Centre includes more than 100 retailers, restaurants and other services. As well as fashion, technology and sports brands, there are traditional bakers and butchers, a Boots pharmacy, a post office, opticians, hairdressers and banks. Recycling facilities can be found in the car park. The Kingdom Centre also houses a library, a Kino multiplex cinema and the Rothes Halls, which presents live music, drama and dance, visual art exhibitions, an Escape Room adventure space and a café. Leisure amenities include the nearby Balbirnie Fitness Centre, and the exciting family activities at Xtreme Trampoline Park.



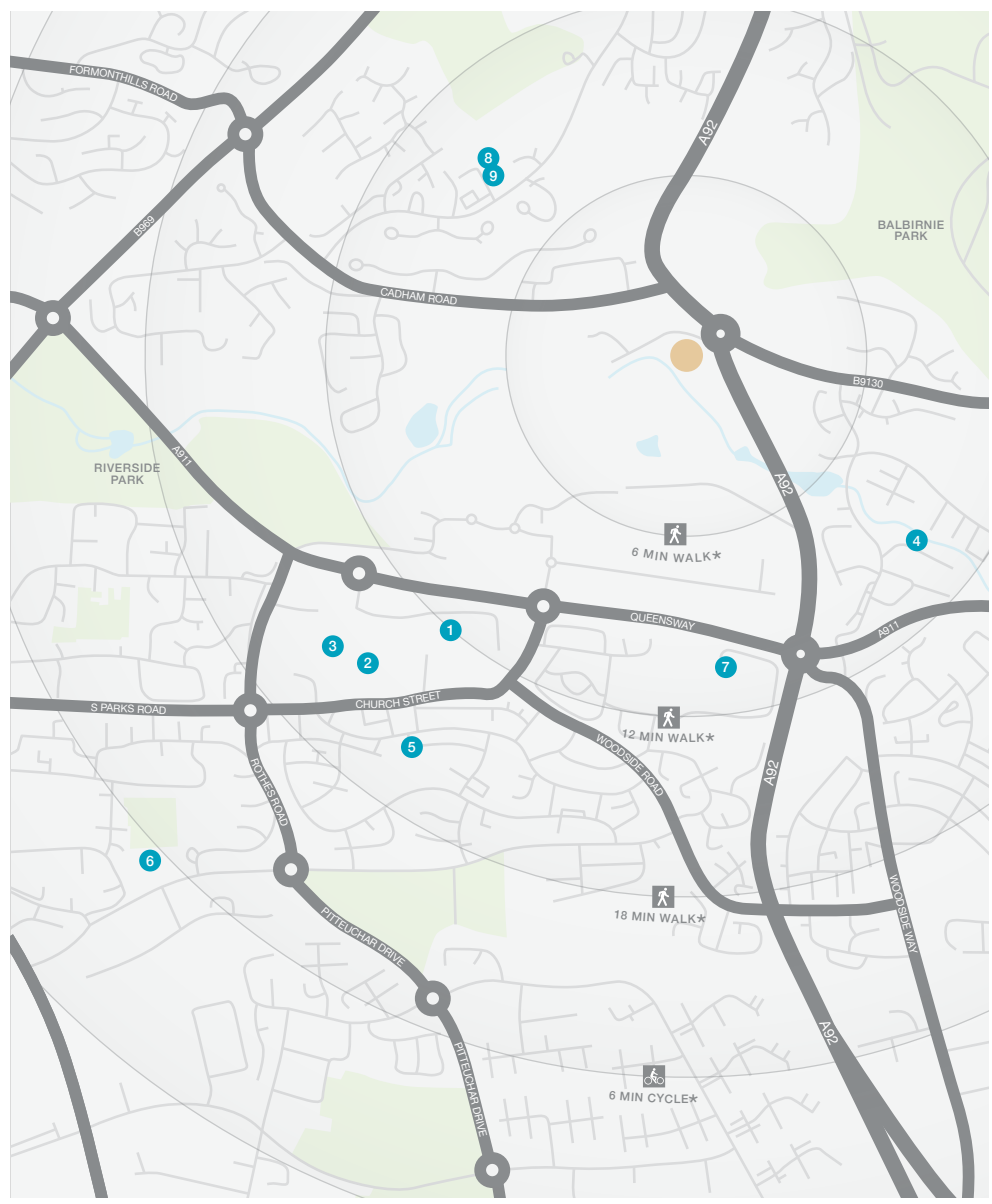
Just two hundred yards west of Leven Mill, the vast Riverside Park includes a skatepark, play areas, sports pitches, woodlands, floral gardens, a pond and an arboretum, alongside public art and delightful walks along the River Leven. It also forms part of the Pilgrims Way, a long-distance path across Fife. The woodland and waterside walks of Balbirnie Park, a mile away, sit beside one of Fife's many celebrated golf courses. Lomond Hills Regional Park, around two miles away, brings endless opportunities for walking and cycling. To the east lies Loch Leven, a National Nature Reserve, which boasts the award winning Loch Leven Larder, while the beautiful fishing villages of the East Neuk of Fife are all in easy reach for days out.

Leven Mill is in the catchment areas for Warout Primary School, St Paul's RC Primary School and Auchmuty High School, all within 20 minutes' walk. St Paul's is a feeder school for St Andrew's RC High School in Kirkcaldy. North Glen Medical Practice, a large full time surgery conveniently situated next to a dentist half a mile to the north, is the nearest of several GP practices in the town.



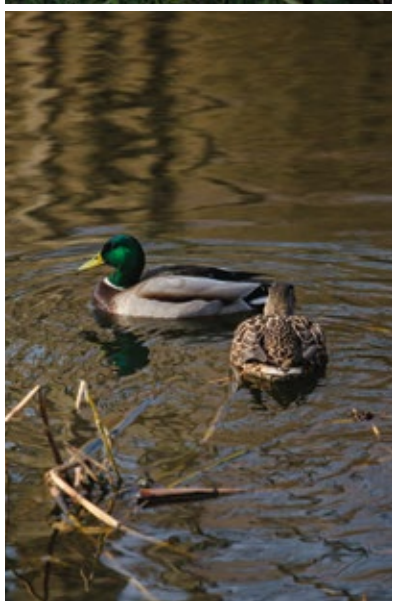
# Useful Contacts

When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite walks, and the shops you like best. As a starting point this map shows some of the most useful features and services within a short stroll or bike ride.



- 1 Boots Pharmacy  
12-14 Lyon Square  
01592 758 783
  - 2 WH Smith and Post Office  
21 Unicorn Way  
01592 750 526
  - 3 Rothes Halls  
Kingdom Shopping Centre  
01592 611 101
  - 4 Balbirnie Fitness Centre  
Woolmill Road  
01692 751 437
  - 5 Warout Primary and Community School  
166 Alexander Road  
01592 583 468
  - 6 St Paul's RC Primary School  
Rimbleton Avenue  
01592 583 462
  - 7 Auchmuty High School  
Dovecot Road  
01592 583 401
  - 8 North Glen Medical Practice  
1 Huntsman's Court  
01592 620 062
  - 9 Nanodent Dental Practice  
2 Huntsman's Court  
01592 744 673
- St Andrew's RC High School  
Overton Road, Kirkcaldy  
01592 583 407

\* Times stated are averages based on approximate distances and would be dependent on the route taken.  
Based on:  
0.5km = 5 to 7 mins walk  
1.0km = 10 to 14 mins walk  
1.5km = 15 to 21 mins walk  
2.0km = 5 to 8 mins cycle





# How to find us

**Development**  
**Opening Times:**  
**Thursday - Monday**  
**10.30am - 5.30pm**  
**03301 627 298**

**From Dundee**  
 Cross the Tay Road Bridge and take the second exit at the Tay Bridge Roundabout to join the A92. Stay on the A92 for 21 miles, then at Preston Roundabout take the third exit, for Glenrothes North. At the Queensway Roundabout take the third exit and carry on for a quarter of a mile, passing through two more roundabouts. At the third roundabout, take the second exit into the development.

**From Edinburgh**  
 Cross the Forth by the M90, then leave the M90 at junction 2A to join the A92 for Glenrothes. Stay on the A92 for 15 miles, then at Preston Roundabout take the first exit, for Glenrothes town centre. At the Queensway Roundabout take the third exit and carry on for a quarter of a mile, passing through two more roundabouts. At the third roundabout, take the second exit into the development.

Sat Nav: KY7 6PB



The homes we build are the foundations of sustainable communities that will flourish for generations to come. We work in harmony with the natural environment, protecting and preserving it wherever we can. With our customers, colleagues and partners, we strive to promote better practices and ways of living. We're playing our part in making the world A Better Place.

a better place®



**CONSUMER**  
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**HOME BUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)

**tsi**  
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**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 Development Sales Manager and confirmed with solicitors.

*the place to be*®

## 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](http://millerhomes.co.uk) for development opening times or call 03301 627 298

Sat Nav: KY7 6PB

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[millerhomes.co.uk](http://millerhomes.co.uk)

**millerhomes**

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