



ESTATE AGENTS

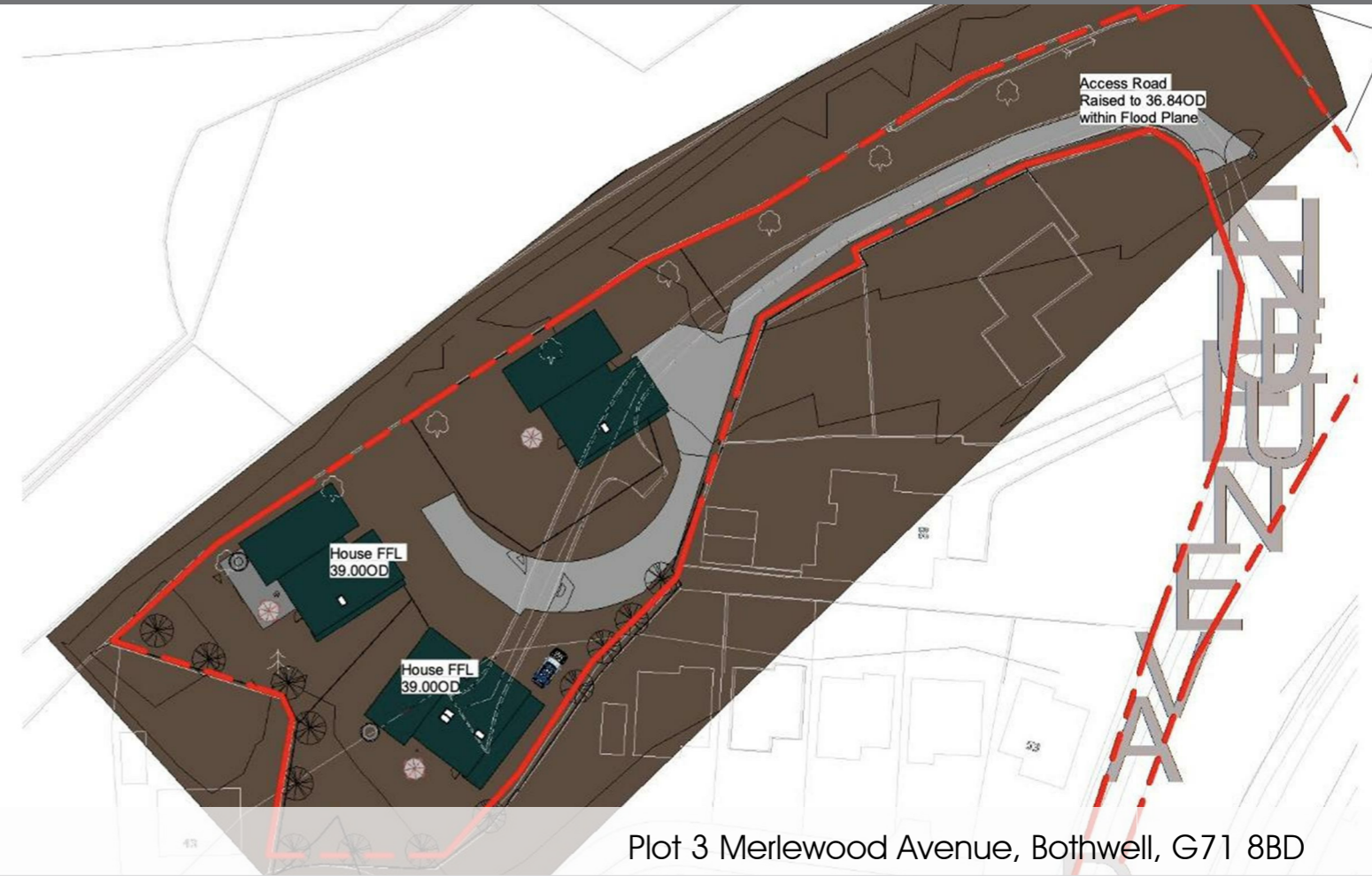
Plot 3 Merlewood Avenue, Bothwell, G71 8BD



ESTATE AGENTS

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Property Reference



Plot 3 Merlewood Avenue, Bothwell, G71 8BD

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We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixings and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.

An outstanding opportunity has arisen within the highly regarded village of Bothwell to purchase one of three serviced plots within a discrete and exclusive cul-de-sac just off Fallside Road.

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Set privately amidst a mature wooded backdrop to one side and accessed via a private lane with pillared entrance the development will be particularly tranquil and will afford an excellent degree of privacy whilst being just a short distance from the bustling main street with its many restaurants, bars and boutique shops.

Within one of very few remaining parcels of land within Bothwell, planning permission has been granted for three bespoke and substantial detached villas which would be formed over three floors however the opportunity is there for early purchasers to re-design, create and build their own preferred home to their own specification (subject to consent).

Merlewood Avenue is a small private Avenue which is set just off of Fallside Road within Bothwell village and is conveniently placed for the local amenities and road links. Within Bothwell you can find the majority of every day shopping needs, a great choice of restaurants, bistros and pubs, whilst for those commuting by public transport there are regular bus and train services from Hamilton and Uddingston. The M74 motorway provides excellent access to the central belt linking the surrounding towns and cities. Sports facilities are in abundance and include golf courses, swimming pools, gyms and country parks with picturesque walks.

