

RESIDENCE

ESTATE AGENTS

Blairston Avenue
Bothwell
G71 8SA



Viewing by appointment with
Residence Uddingston - 01698 444222

www.residenceestateagents.co.uk





RESIDENCE





3 Bedrooms | 2 Public Rooms | 2 Bathrooms

This recently modernised three/four bedroomed semi detached villa, sits proud and elevated within an enviable cul-de-sac address in Bothwell.

This home offers bright, airy and fresh living accommodation with great views. The neutrally decorated rooms are finished with fabulous floor coverings and feature a modern gas central heating system and double glazing. A modern white bathroom suite with shower over bath whilst the well equipped modern kitchen is finished to a high standard with show stopping centre island and incorporates integrated appliances. The property has been thoughtfully upgraded and features large glass walls in the entrance hallway with a modern and large open plan feel.

Additionally, the property has been rewired and also benefits from new radiators and a recently installed boiler.

The accommodation comprises reception hall, lounge, dining area, modern kitchen all open plan with French doors to the rear gardens, utility room, downstairs shower room, three/four bedrooms and a modern family bathroom. To the rear of the house is a detached converted garage which is now a bar with seating area.

The front garden contains a lawn with shrubs, whilst the rear garden has patio area, lawn and converted garage.

Blairston Avenue is a quiet cul-de-sac with a variety of homes ranging from semi detached villas to individually designed luxury family homes. The village of Bothwell is highly regarded for its excellent main street where you can find the majority of every day shopping needs. There is a great choice of restaurants, bistros, pubs and many more found within nearby Hamilton town centre. The property is located within popular school catchments and also within short proximity to Hamilton College. For those commuting by public transport there are regular bus and train services from Hamilton and Uddingston to the surrounding towns and cities.

1259.00 sq ft | EER = C



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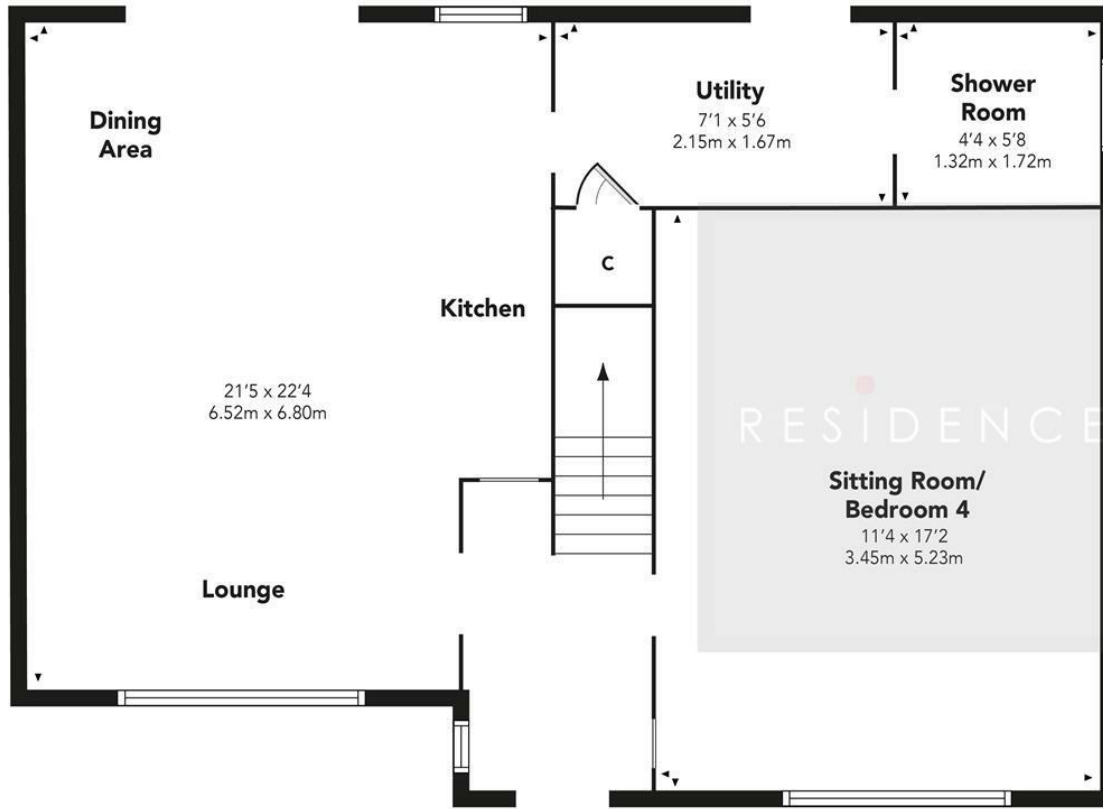
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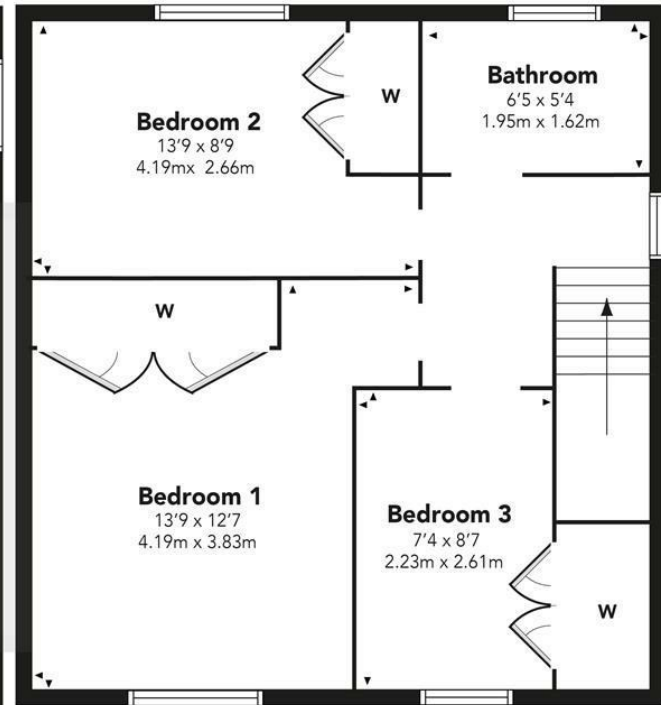


Blairston Avenue

GROUND FLOOR



FIRST FLOOR



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures 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.