



RESIDENCE

18A Fairfield Place, Bothwell, G71 8RP

www.residenceestateagents.co.uk



Viewing by appointment with Residence Uddingston

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5 Bedrooms | 4 Public Rooms | 5 Bathrooms

This beautifully finished large detached villa was designed and commissioned by the current owners and enjoys a lovely private and secluded setting within the heart of Bothwell.

The home has an impressive sweeping oak staircase over the three levels, whilst additional features include solid oak doors and skirtings, modern luxury sanitary ware within the bathrooms and en-suites and an impressive kitchen has been installed along with a range of high end integrated appliances. As you would expect, there is a modern gas central heating system, double glazing, CCTV security, an alarm and electric gates for additional privacy.

The accommodation comprises a large reception entrance, a formal lounge with dining area, a spacious dining kitchen with a centre island and access to rear balcony, open plan to a family area with fabulous views over Laidlands fields, an office, cloakroom and a wc. The upper floor contains four double bedrooms, 3 x en-suites and a further four-piece family bathroom. On the lower level is a guest room with an en-suite shower room, a utility room, a sitting room, a drying room/storage, which then gives access to the expansive rear garden.

The gardens have been thoughtfully landscaped around the property, with a mono-block driveway providing space for many cars. There are lawns to the rear of the house which incorporate shrubs, bedding areas, patios and trees with a fabulous stone stair separating the levels. You will also find practice golf room that has been built in the rear garden.

The village of Bothwell is highly regarded for its excellent Main Street, where you can find the majority of everyday shopping needs and an excellent selection of restaurants, bistros and pubs. There are excellent schools nearby as well as Hamilton College and for those commuting by public transport there are regular bus and train services from Uddingston to the surrounding towns and cities, including Glasgow and Edinburgh.

Council Tax Band -



5220.50 sq ft | EER = C



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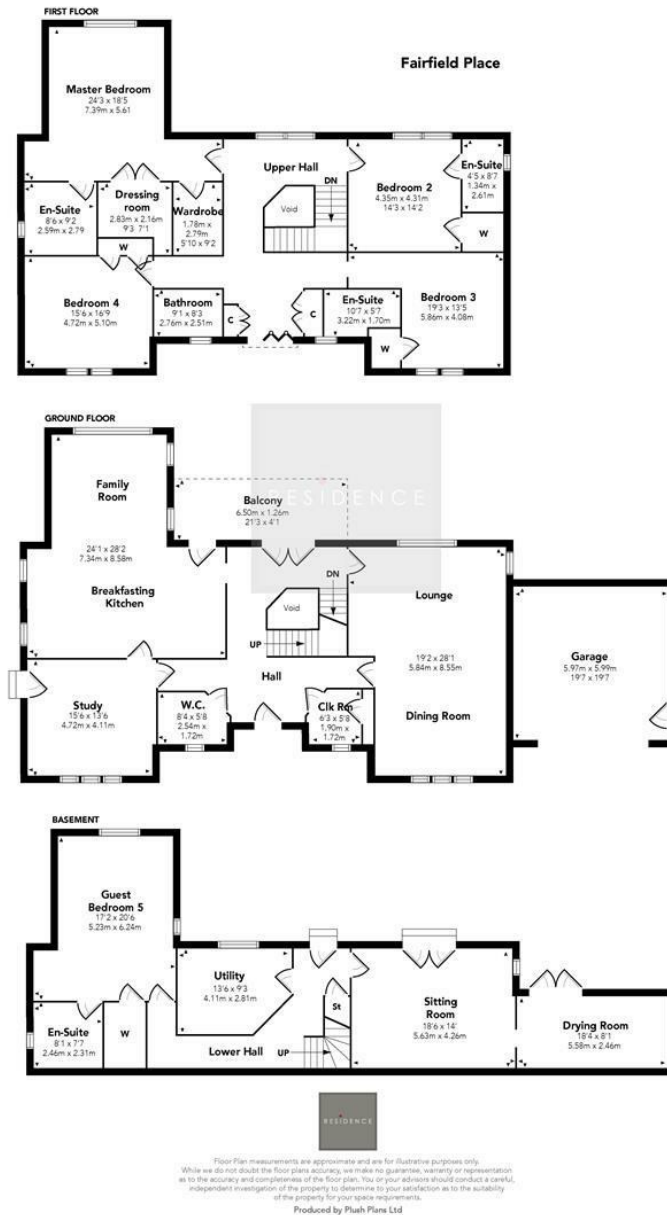
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We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is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