



RESIDENCE

23 Eden Park, Bothwell, G71 8SL

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Viewing by appointment with Residence Uddingston
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4 Bedrooms | 3 Public Rooms | 3 Bathrooms



This rarely available and well positioned detached family home occupies a secluded plot within the Castle Policies of Bothwell.

The property offers a flexible layout throughout with well proportioned bedrooms. The accommodation in full comprises a large bright and airy lounge which gives views across the front garden, a dining-sized kitchen which has a range of base and wall units and leads directly to the utility room. There is a formal dining room which leads directly to the great size conservatory and completing the lower level is a further public room or bedroom four. On the upper floor, there are three well-proportioned bedrooms with the principal bedroom having a walk-in wardrobe which gives access to the en-suite shower room. The two further bedrooms are double in size and both have built-in wardrobes.

The gardens are well kept and set in a private secluded position with a driveway leading to the integral double garage. There is an established lawn to the front, whilst the private enclosed rear garden has a lawn, pathways and mature trees.



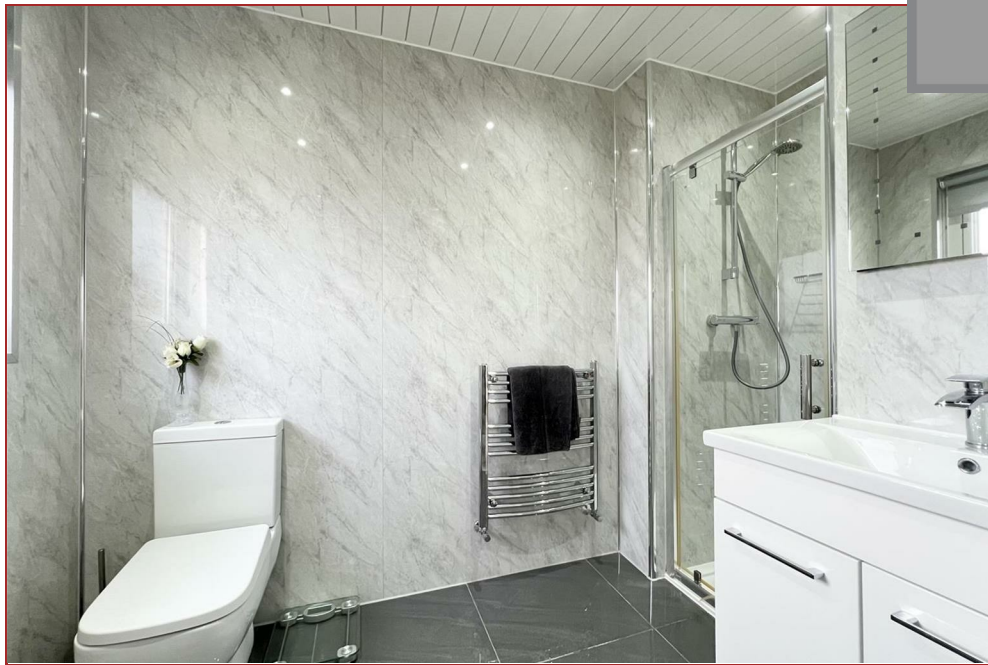
Eden Park is located within the much admired Castle Policies of Bothwell. The villages of Bothwell and Uddingston are highly regarded for their excellent Main Streets where you can find the majority of everyday shopping needs and a great choice of restaurants, cafés and pubs. There are highly regarded schools nearby and for those commuting by public transport, there are regular bus and train services from Hamilton and Uddingston to the surrounding towns and cities, including Glasgow and Edinburgh. The M74 motorway provides excellent access to the central belt linking the surrounding towns and cities.

Council Tax Band - G

1625.00 sq ft | EER = C



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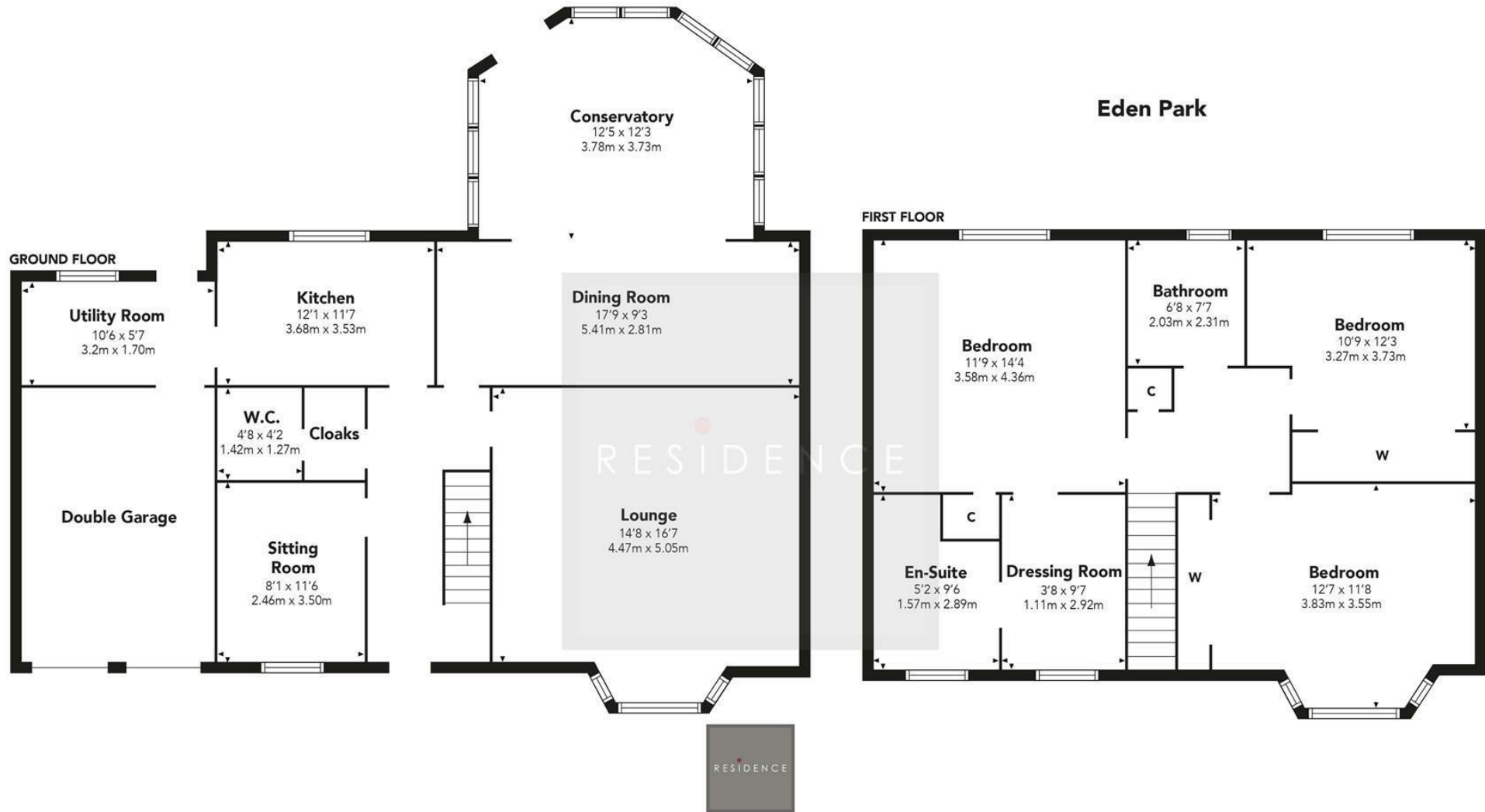


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Eden Park



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.