



RESIDENCE

7 Manse Avenue, Bothwell, G71 8PQ

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Viewing by appointment with Residence Uddingston

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## 4 Bedrooms | 1 Public Rooms | 2 Bathrooms

This wonderful four bedroom upper conversion occupies the full top floor of a traditional villa and offers 2000sq ft of living space which is set within substantial private gardens.

This great sized family home has undergone significant improvements by the current owners over the past twenty years, which includes extending, reconfiguring and fully modernising this versatile and spacious home. The rooms are bright, airy and modern and feature gas central heating, double glazing and a mixture of wood and tiled flooring. A recently fitted kitchen has been installed which incorporates a range of appliances and has a breakfast bar area and living area, whilst French doors open out to an impressive and private roof terrace which enjoys views over the garden. There are two newly fitted luxury bathrooms, both with white sanitary ware and luxury tiling, whilst additional features include ornate wood detailing within the stair balustrade, a fantastic entrance hallway, internal oak doors and generous storage space.

Planning permission has been granted to extend the room above the double garage and create a larger living/office suite if required.

The accommodation comprises a grand entrance hall, a large lounge with media wall, a modern fitted kitchen with access to a private roof terrace, four bedrooms, a master walk-in dressing room, an en-suite and a family bathroom.

This great family home is set within private and established gardens which are enclosed and have an established lawn, mature trees, patios, and several colourful bedding areas. The front garden has a shared drive with turning area and there's a large detached garage with a storage room above.

Manse Avenue is an extremely admired address which is conveniently placed in the village of Bothwell. The Main Street has the majority of every day shopping needs and an excellent selection of restaurants, bistros and pubs. There are excellent schools nearby as well as Hamilton College.

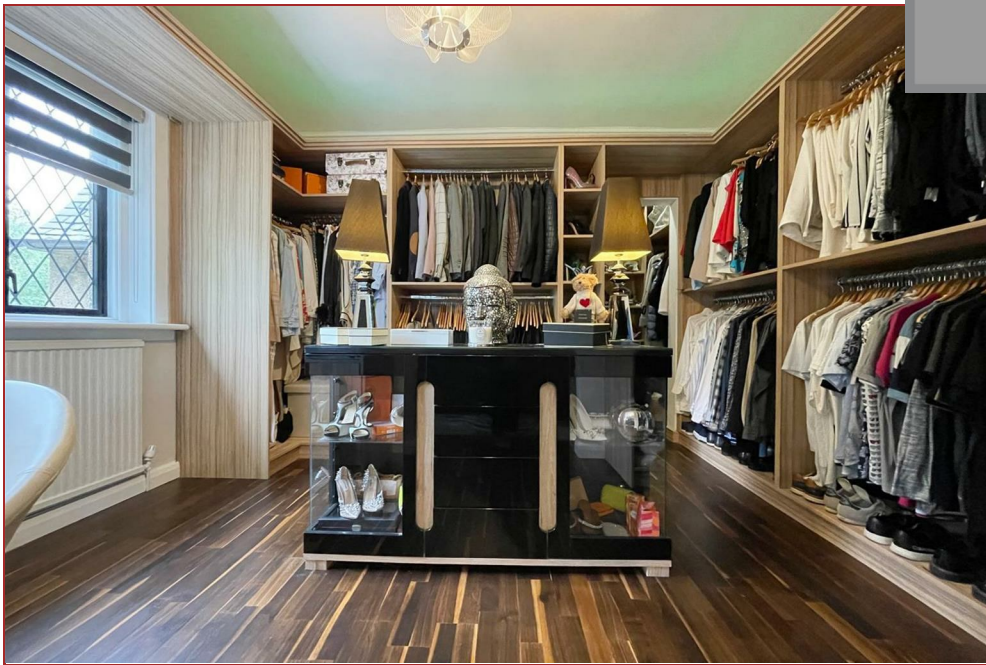
Council Tax Band - F



1948.00 sq ft | EER = C



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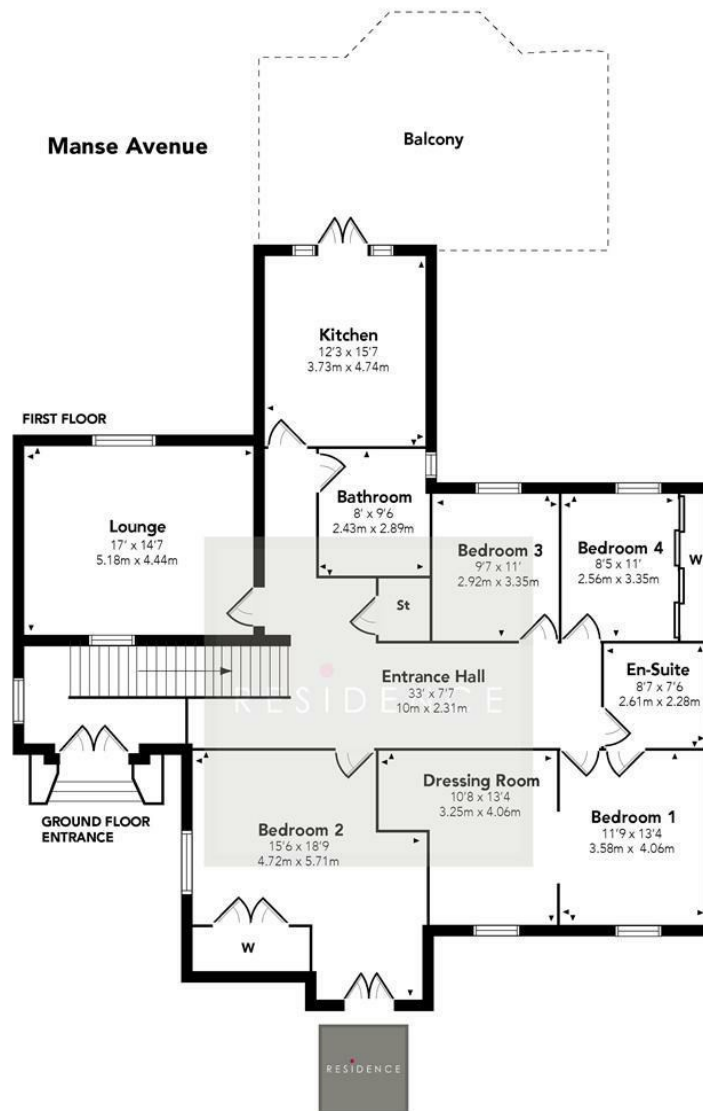


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Floor Plan measurements are approximate and are for illustrative purposes only.  
While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors 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.