



RESIDENCE

18A Fairfield Place, Bothwell, G71 8RP

[www.residenceestateagents.co.uk](http://www.residenceestateagents.co.uk)





Viewing by appointment with Residence Uddingston

T: 01698 444222 | E: [uddingston@residencestateagents.co.uk](mailto:uddingston@residencestateagents.co.uk) | A: 61-63 Main Street, Uddingston, G71 7EP





RESIDENCE





## 5 Bedrooms | 4 Public Rooms | 5 Bathrooms



An exceptionally well finished and generously sized detached villa with over 5200 sq ft of versatile living space and an excellent example of luxury living.

The home was built in 2013, with a thoughtful design layout, and excellent use of natural light whilst making the most of the views. Internally, the rooms are interior designed with feature walls and finished with quality hardwood, tiling and carpeting.

Set behind electric gates and enjoying a great deal of privacy, this substantial family home features CCTV, a security alarm system, double glazing, gas central heating, low maintenance upvc soffits which incorporate ambient downlighting and several Parisian balconies along with a walk-out balcony.

Formed over three floors, the accommodation comprises an impressive hallway with a centrepiece oak staircase, a formal lounge/ dining room with double aspect views, a study, a family lounge which is open plan to the luxury kitchen which incorporates a range of appliances, there's a cloakroom WC and a balcony. The 1st floor has the master bedroom with his and hers dressing rooms and en-suite, three further double bedrooms, 2 additional en-suites and a family bathroom. The basement level has bedroom 5 with an en-suite, a large utility room, a sitting room and a drying room/workshop. To the side of the house is a double garage and to the rear is a golf practice room.

The gardens are mature, private and enclosed. There's a large monoblock drive, bedding areas and trees, whilst the rear garden has a large patio, and attractive bedding sections with specimen trees, shrubs and lawn.

Bothwell and Uddingston villages are nearby and are highly regarded for their excellent Main Streets. 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.



5220.50 sq ft | EER = C





RESIDENCE







RESIDENCE







RESIDENCE







RESIDENCE



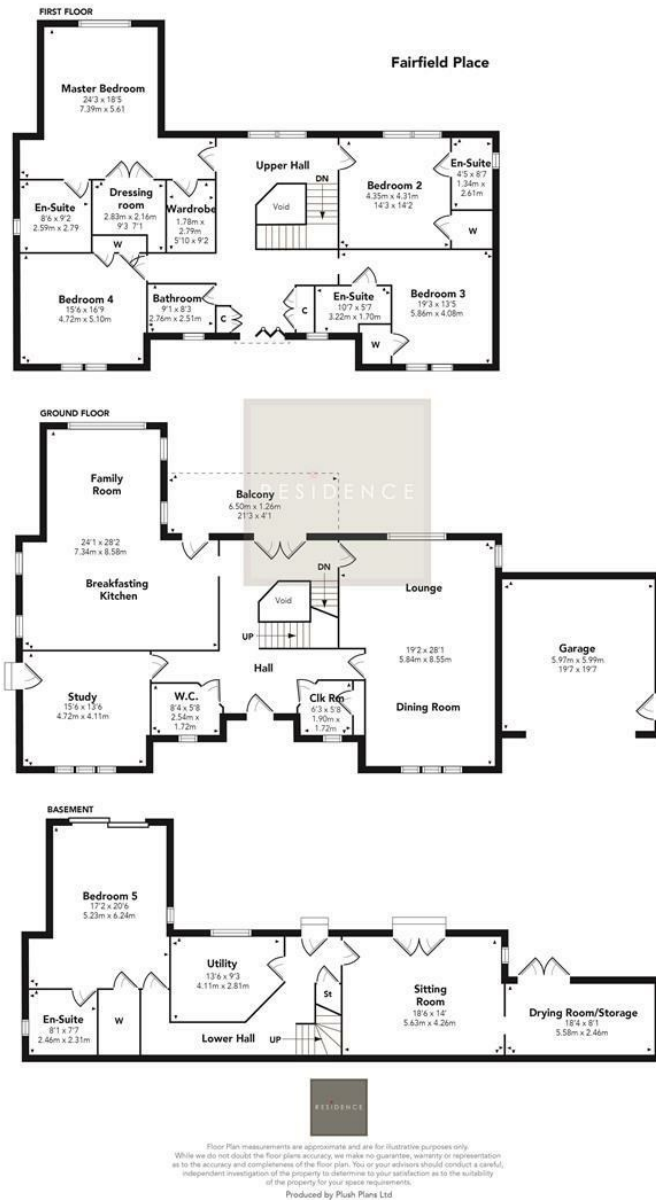




RESIDENCE







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.