



RESIDENCE

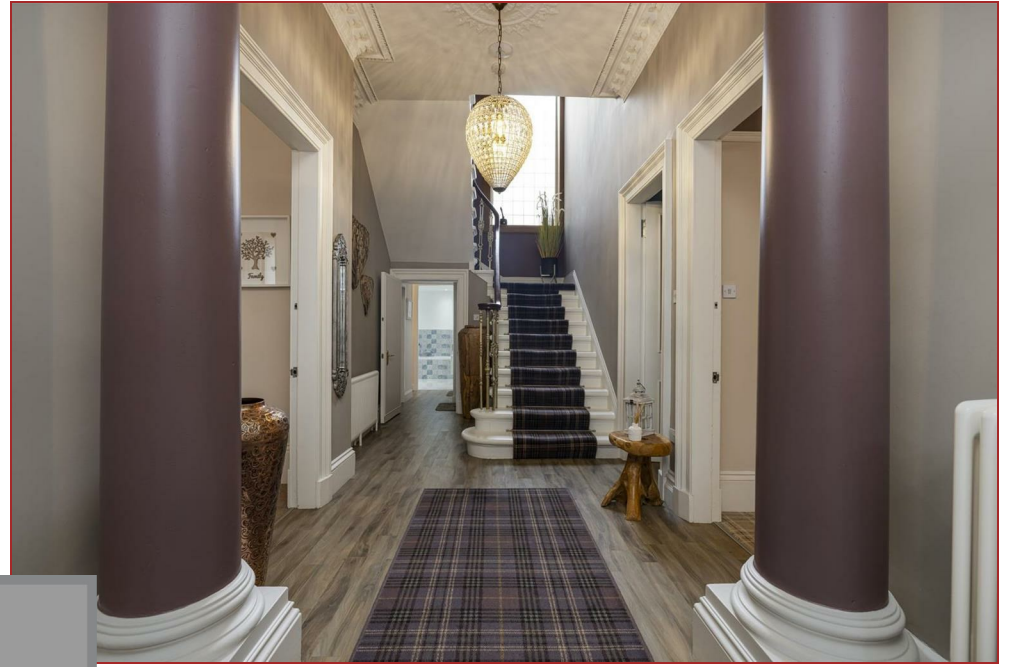
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Viewing by appointment with Residence Uddingston

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## 5 Bedrooms | 4 Public Rooms | 3 Bathrooms



Kenwyn is a large Victorian detached villa which dates back to circa 1900 and is set within large walled gardens amidst one of Bothwells most desirable crescents.

This impressive family villa has undergone a painstaking restoration which has seen this elegant villa restored to its former glory. The rooms are bright, airy and well proportioned and now offer a modern living space whilst retaining the character, charm and period features. A modern luxury kitchen has been installed which incorporates a range of quality appliances, whilst the bathrooms have been overhauled and replaced with stylish modern sanitary ware and tiling. Additional features include a modern gas central heating system, double glazing, a mix of quality carpeting, tiled and wooden flooring, hand crafted fireplaces have been built and a bar and entertainment area have been created within the basement level.

Formed over three levels, the ground floor accommodation comprises a large pillared entrance hallway, a living room, a dining room, a sitting room, a modern kitchen, a utility room, a bathroom and a bedroom. On the upper level, there are 4 further bedrooms, a drawing room and a shower room. The large basement level includes an entertainment area with a bar, an additional kitchen and a WC.

The garden has been landscaped and reconfigured with the addition of a garden room and sitting area. Accessed beyond electric gates into a large driveway there are lawns, patios, AstroTurf play areas and trees.

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, cafes 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 - H



3379.00 sq ft | EER = D



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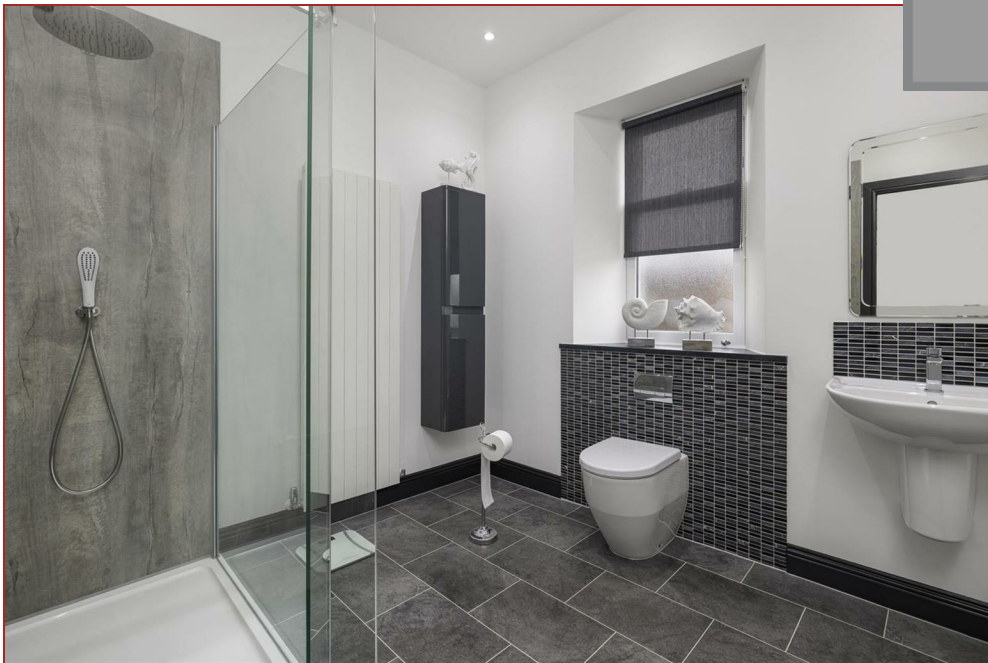


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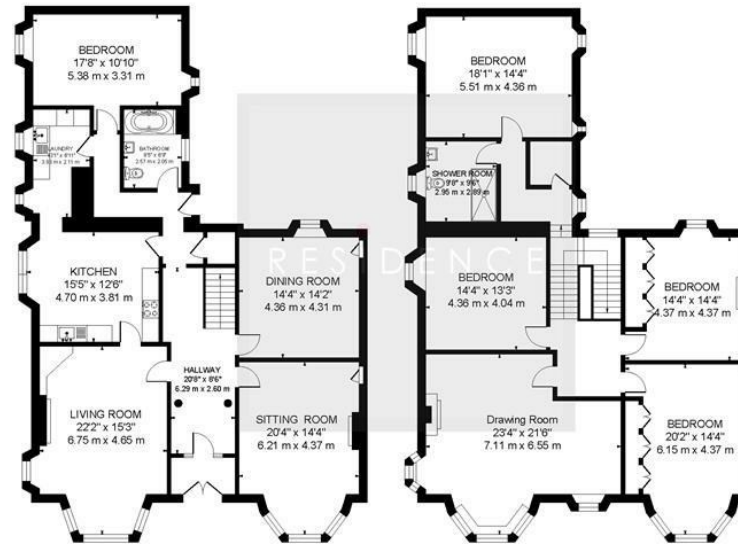
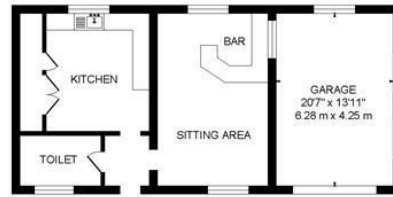






RESIDENCE





GROSS INTERNAL AREA  
FLOOR 1 : 1748 sq ft - 162 sq m  
FLOOR 2 : 1730 sq ft - 161 sq m  
GARAGE : 287 sq ft - 27 sq m  
TOTAL : 3765 sq ft - 350 sq m

SIZES AND DIMENSIONS APPROXIMATE, ACTUAL MAY VARY.



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.