



RESIDENCE

86 Royal Gardens, Bothwell, G71 8SY

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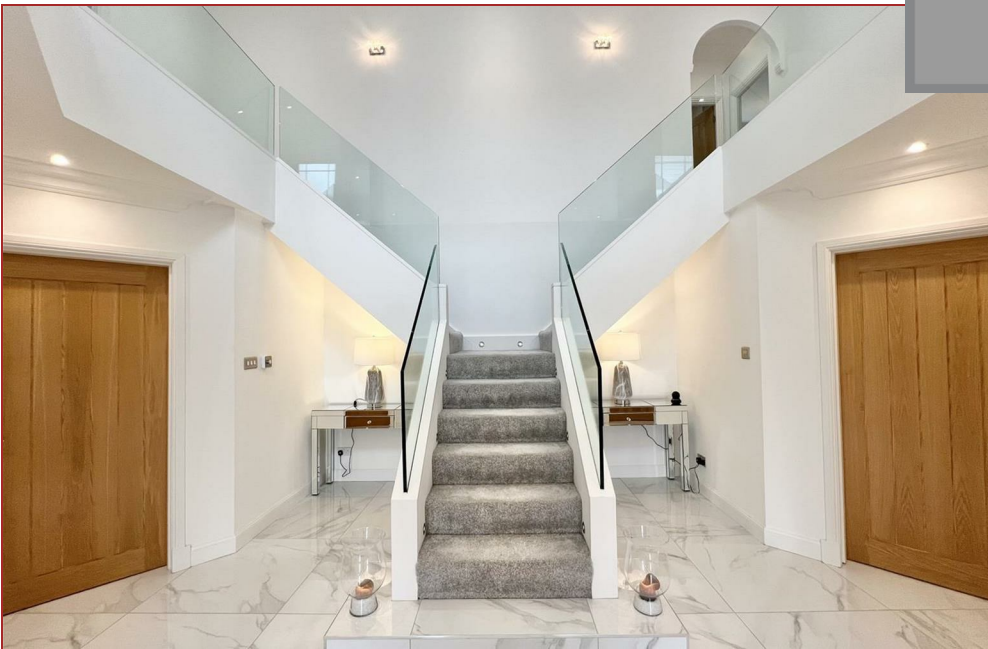


Viewing by appointment with Residence Uddingston

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5 Bedrooms | 4 Public Rooms | 3 Bathrooms



This large and beautifully finished modern detached villa sits within a lovely plot with private established gardens that back onto mature woodland in the ever popular Castle Policies.

The property was built circa 2001 by Bryant Homes in the style of "Hurstborne" which offers 2955 sq ft of family living accommodation. There has been significant improvements within the property since it was built including a contemporary glass galleried balustrade, replacement bathrooms, en-suites and the installation of a modern stylish Silverbirch kitchen & utility room with a range of integrated NEF appliances. Additional features include a new gas central heating system installed within the last 12 months, double glazing, generous storage space, new internal doors, quality floor coverings throughout and a security alarm system.

The accommodation comprises a large galleried reception hall, a cloakroom WC, a formal lounge with French doors to the rear gardens, a study, a dining room, a family room which is open plan to the modern fitted kitchen, utility room, five bedrooms, two en-suites and a family bathroom. To the side of the property is a detached double garage.

To the front is a lawn and four car mono block driveway, whilst the enclosed rear garden has decking, a patio, lawn and shrubs.

Royal Gardens is a lovely enclave with a selection of Cala and Bryant's top end homes that enjoy a quiet and private setting whilst being central to the conservation village of Bothwell. The village is highly regarded for its excellent Main Street where you can find the majority of everyday shopping needs and a great choice of restaurants, cafes and pubs. The property is located within a popular school catchment and also within short proximity to Hamilton College. For those commuting by public transport, there are regular bus and train services from Hamilton and Uddingston. The M74 motorway provides excellent access to the central belt linking the surrounding towns and cities.



3067.00 sq ft | EER = C



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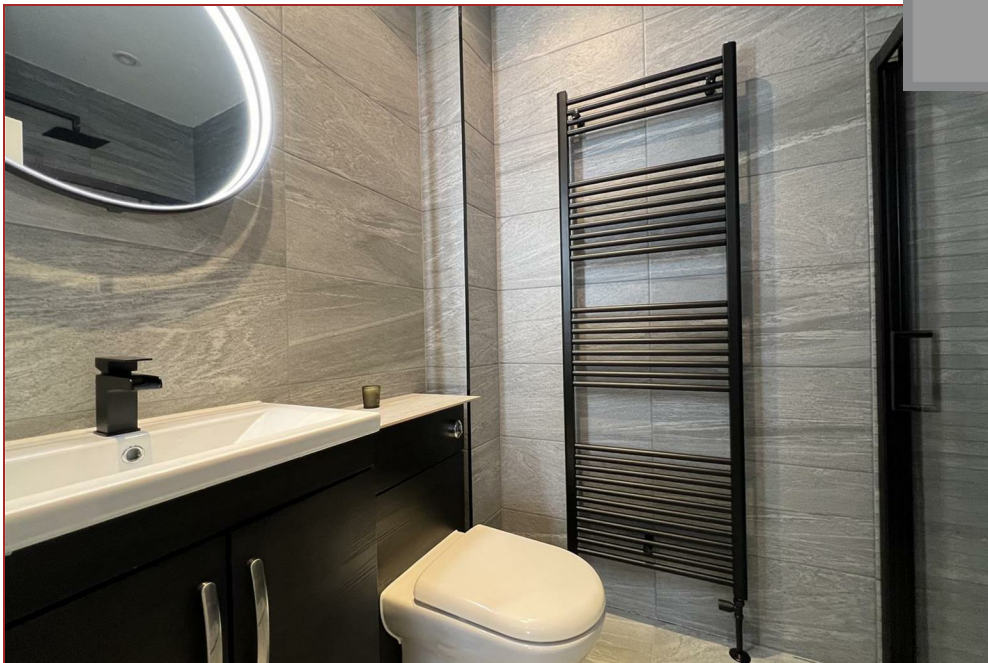


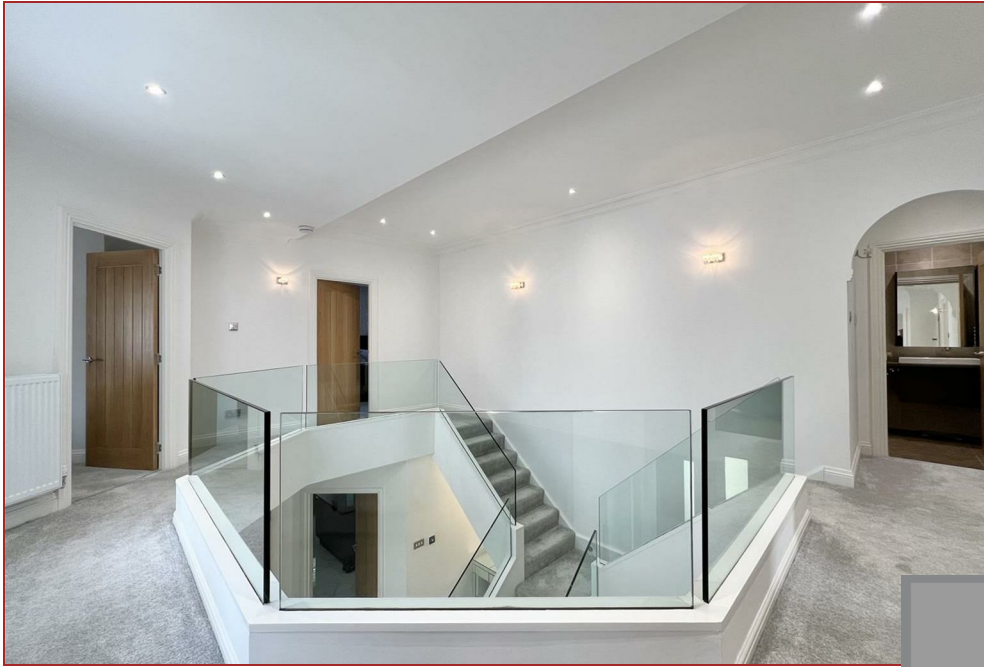
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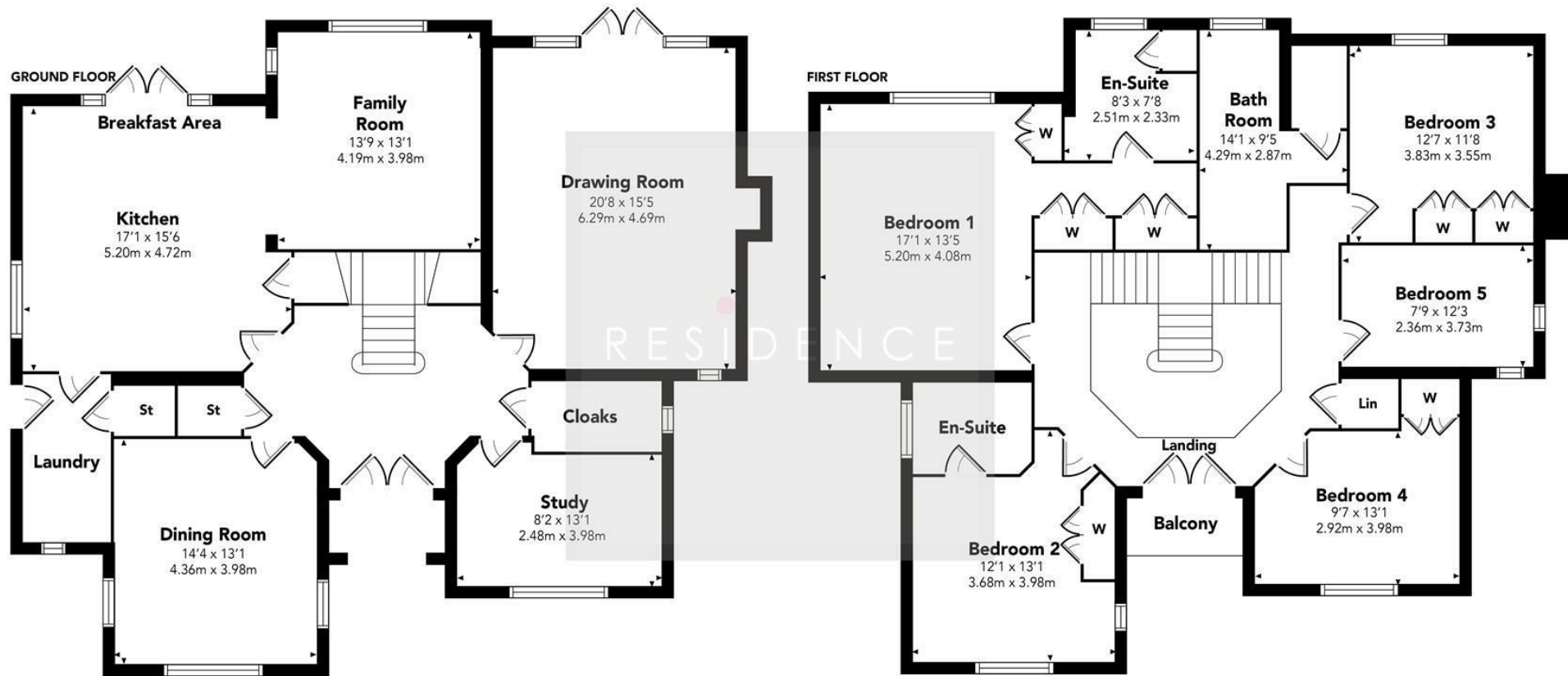


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Royal Gardens



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.