



RESIDENCE

1B Silverwood Gate, Bothwell, G71 8FS

www.residencestateagents.co.uk



Viewing by appointment with Residence Uddingston

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RESIDENCE



6 Bedrooms | 4 Public Rooms | 6 Bathrooms



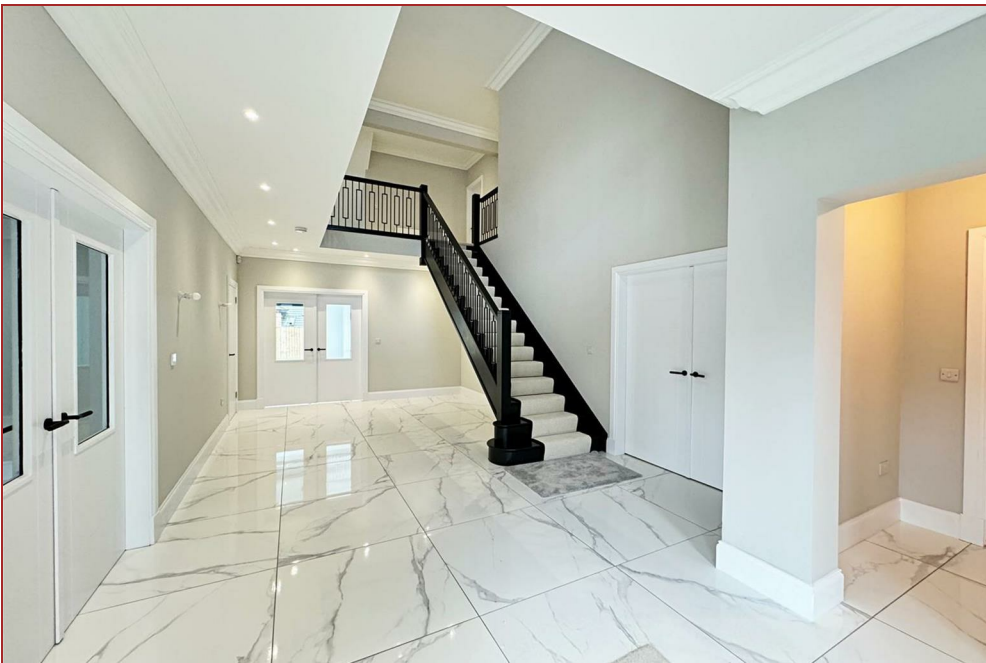
This exceptionally well finished six bedroom modern detached villa sits within the heart of Bothwell beyond electric gates and within private enclosed gardens.

Offering circa 5000 sq ft of bright, airy and beautifully finished, versatile living accommodation over three floors, the property has been thoughtfully designed and built with great attention to detail. A stunning kitchen has been installed which incorporates a range of integrated appliances, whilst the bathrooms and en-suites are all finished with luxury tiling and quality sanitary ware. The property offers superb entertainment/living space with a particularly sociable open plan kitchen with a living area and a lounge which incorporates a large glass ceiling lantern. As you would expect from a house of this caliber, there is double glazing, modern heating, CCTV, a security alarm system and electric gates.

The accommodation comprises a galleried reception hallway, a cloakroom WC, a lounge, a dining room, a luxury fitted kitchen with a family lounge, a sitting area and a utility room. The upper floor has an impressive landing, four double bedrooms all with en-suites (3 x dressing rooms) whilst the top floor has two further double bedrooms with dressing rooms and en-suites. Integral to the house is a double garage.

The gardens are private, enclosed with monoblock parking to the front and AstroTurf grass to the side and rear.

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.



6124.00 sq ft | EER = C



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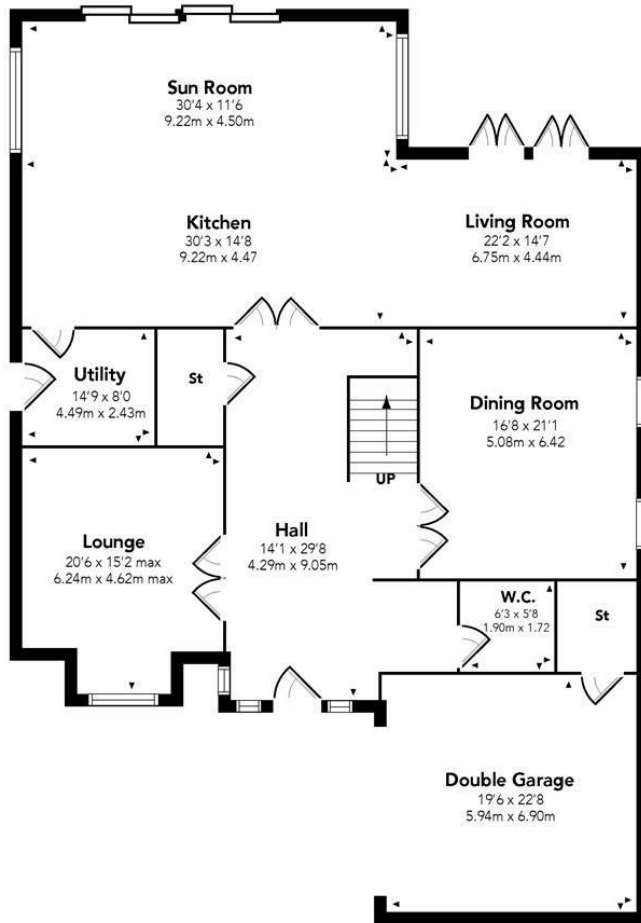


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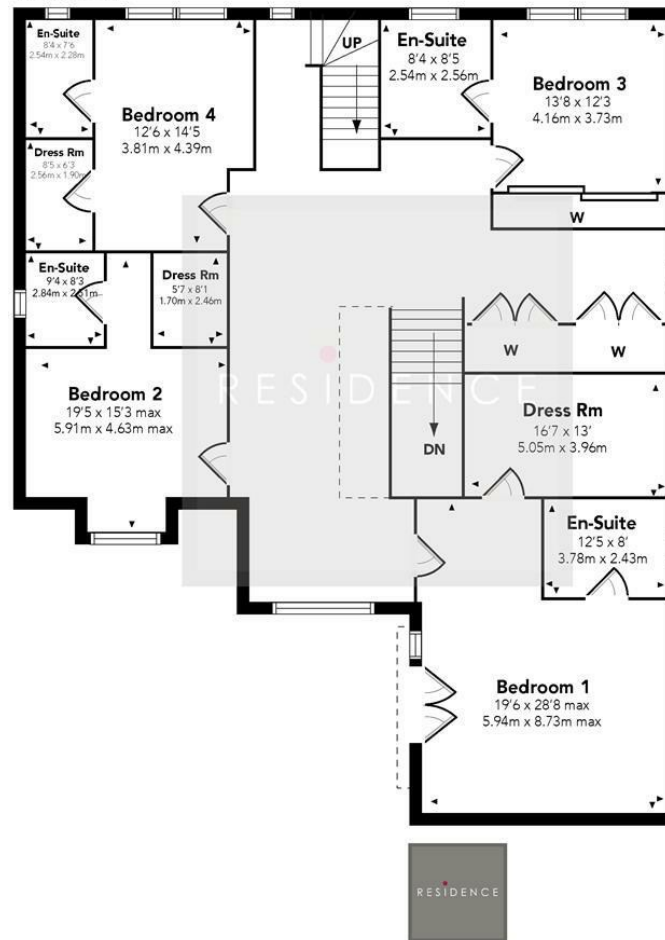




GROUND FLOOR

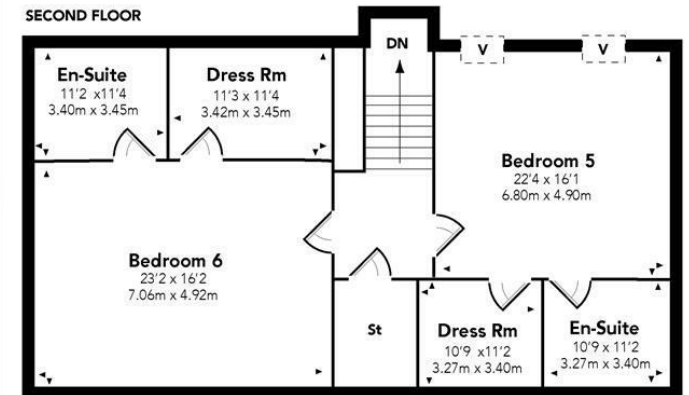


FIRST FLOOR



1B Silverwood Gate

SECOND FLOOR



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.