



RESIDENCE

5 Croftbank Avenue, Bothwell, G71 8RT

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Viewing by appointment with Residence Uddingston

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4 Bedrooms | 2 Public Rooms | 2 Bathrooms



This rarely available and particularly spacious detached property sits within a quiet and popular locale on a large elevated plot.

The property has been very well cared for and features an upgraded shower room, large kitchen and formal dining room. The comfortably sized and spacious property features gas central heating, double glazing, a detached garage and large well manicured gardens.

The floor plan shall provide you with a detailed layout, which comprises a reception hallway, a comfortable sized lounge, a large kitchen, a formal dining room, a family bathroom, four well proportioned bedrooms (two on the upper level) with principal en-suite shower room. Detached from the house is the garage with a long driveway and a summer house to the rear.

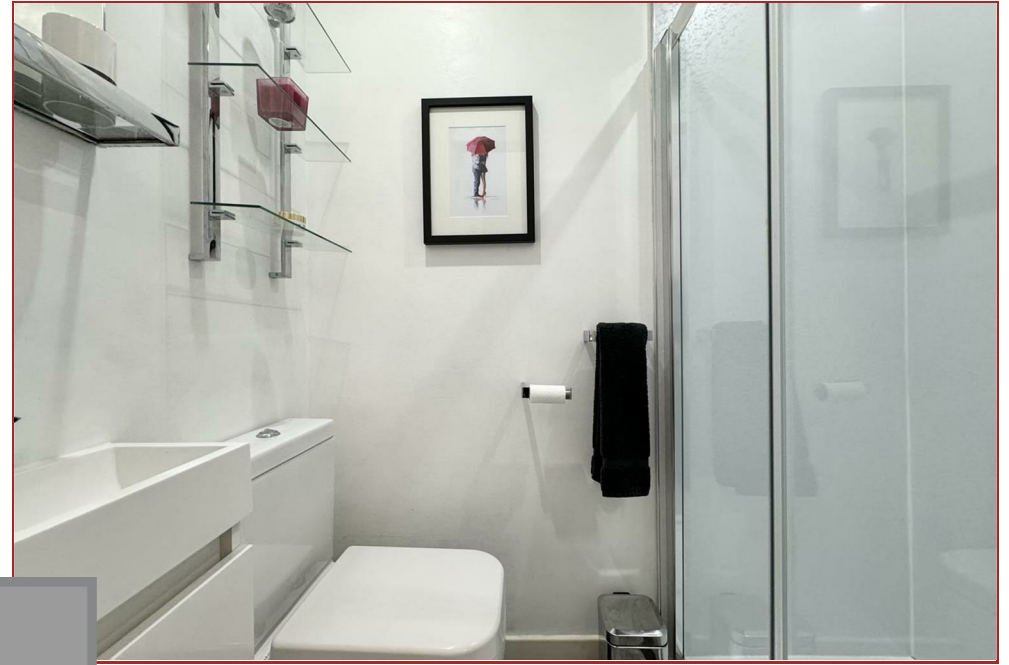
To the front of the property, the garden is laid to lawn with a selection of shrubs and flowers, whilst the private rear garden is perfect for those quiet summer days with feature patio areas and a large lawn.

Croftbank Avenue is a much admired street located near the village Main Street and its amenities. Bothwell offers a great choice of restaurants, cafes, pubs and everyday shopping facilities, with more found within nearby Uddingston and Hamilton Town Centre. 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 Bothwell and Uddingston to the surrounding towns and cities, including Glasgow and Edinburgh. The M74 and M8 motorways provide excellent access to the central belt linking the surrounding towns and cities.

Council Tax Band - F



1420.00 sq ft | EER = C



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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.