



RESIDENCE

39 Silvertrees Gardens, Bothwell, G71 8FJ

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Viewing by appointment with Residence Uddingston

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3 Bedrooms | 1 Public Rooms | 2 Bathrooms



An outstanding apartment within the prestigious "Silvertrees" development of Bothwell enjoying superb views of the surrounding grounds and the River Clyde.

This particular flat is on the second floor which has a private balcony from bedroom two and offers spacious, bright and airy rooms which are beautifully decorated and finished with quality floor coverings. In addition to the bedroom balcony, the other two bedrooms have outlooks over the gardens. The shower room and en-suite are exceptionally well finished and feature underfloor heating and tiling, whilst the modern and stylish kitchen from Palazzo incorporates a range of integrated appliances and a separate utility room. The flat has generous storage space, gas central heating, double glazing and a security door entry system.

The versatile layout and impressive living space comprises a communal entrance hall with lift access to each floor, a large private entrance hall, a spacious lounge/dining with fabulous southerly views of the River Clyde and beyond, a modern stylish kitchen, a separate utility room, three double bedrooms, a master en-suite and a shower room.

There are two allocated parking bays, one outside the building and another within the secure basement garage.

The factored gardens are well kept and laid to lawn with mature trees.

The Silvertrees Development is an exclusive modern development of flats which enjoys a superb setting within one of Bothwell's most desirable addresses whilst being very central to the conservation village. Bothwell is highly regarded for its excellent main street, where you can find the majority of everyday shopping needs, including a great choice of restaurants and pubs. The property is located within a popular school catchment. For those commuting by public transport, there are regular bus and train services from Bothwell and Uddingston to the surrounding towns and cities. The M74 and M8 motorways provide excellent access to the central belt.

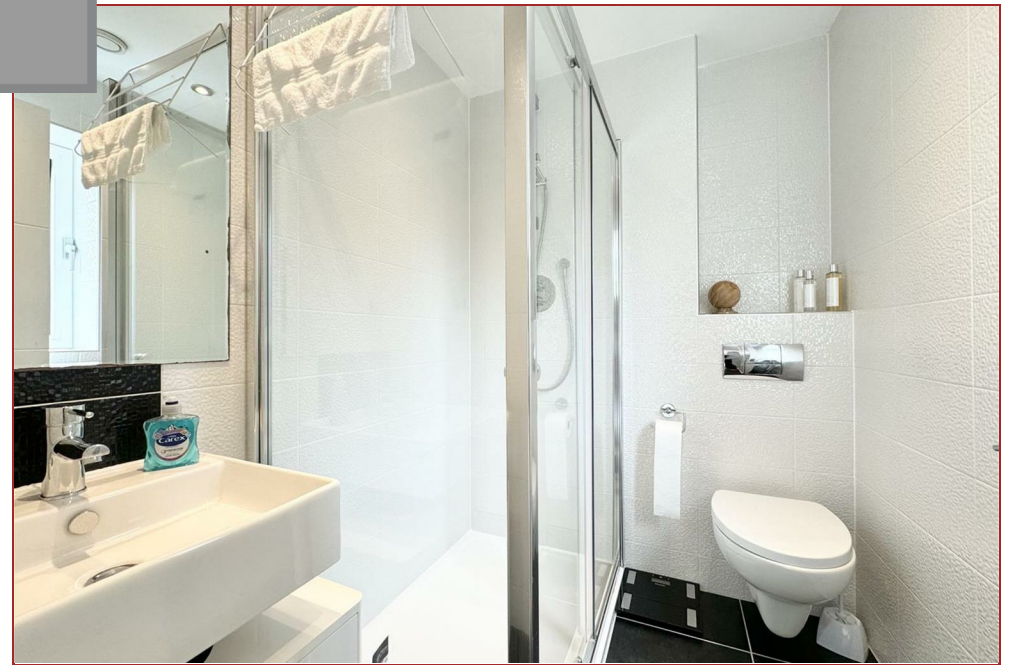
Council Tax Band - G



1087.00 sq ft | EER = B



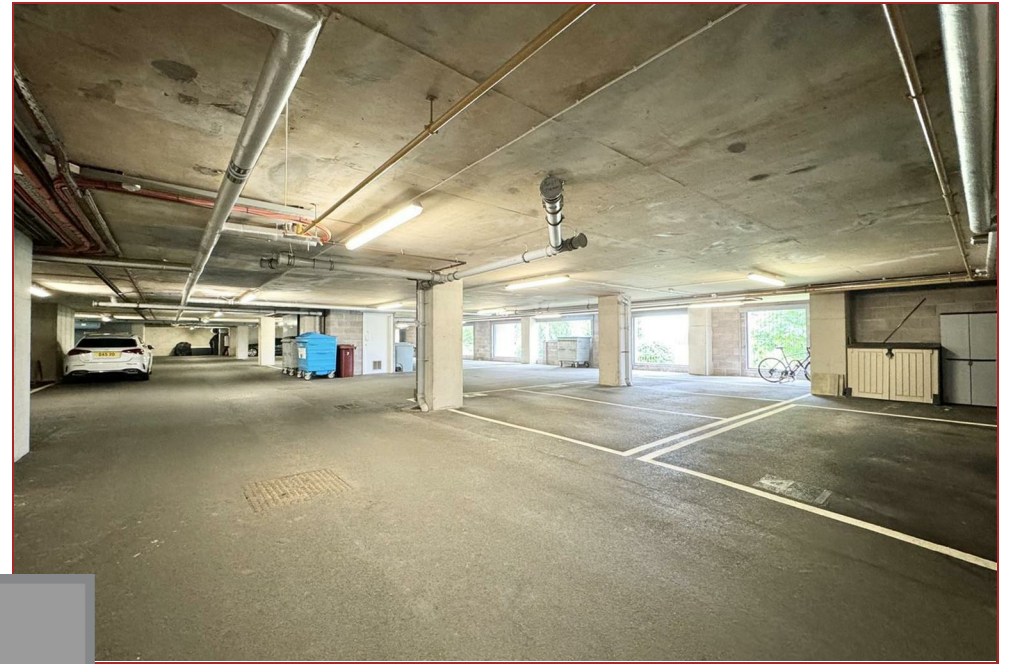
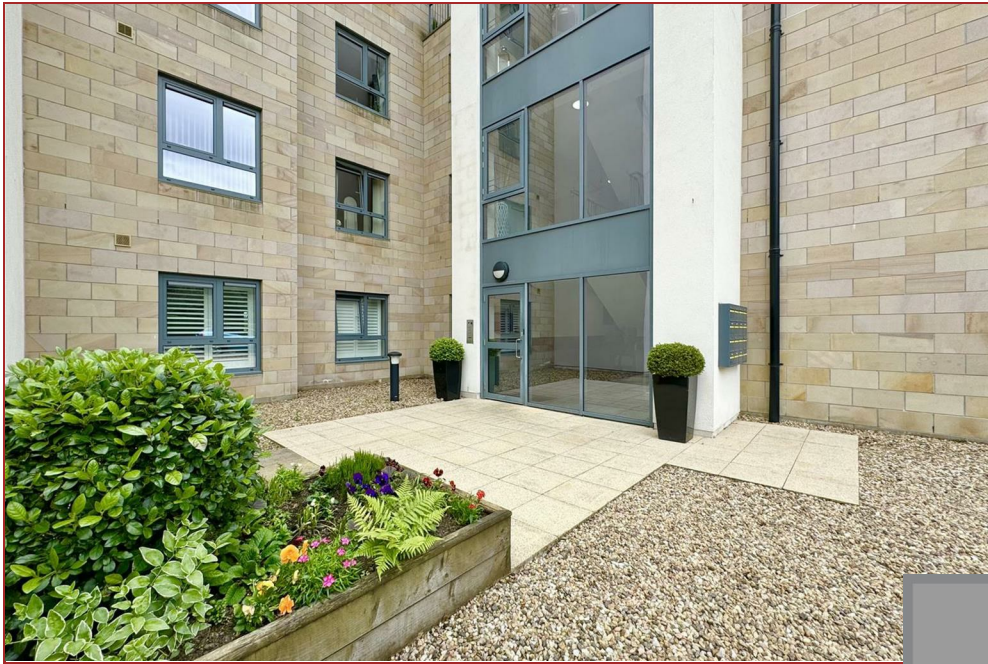
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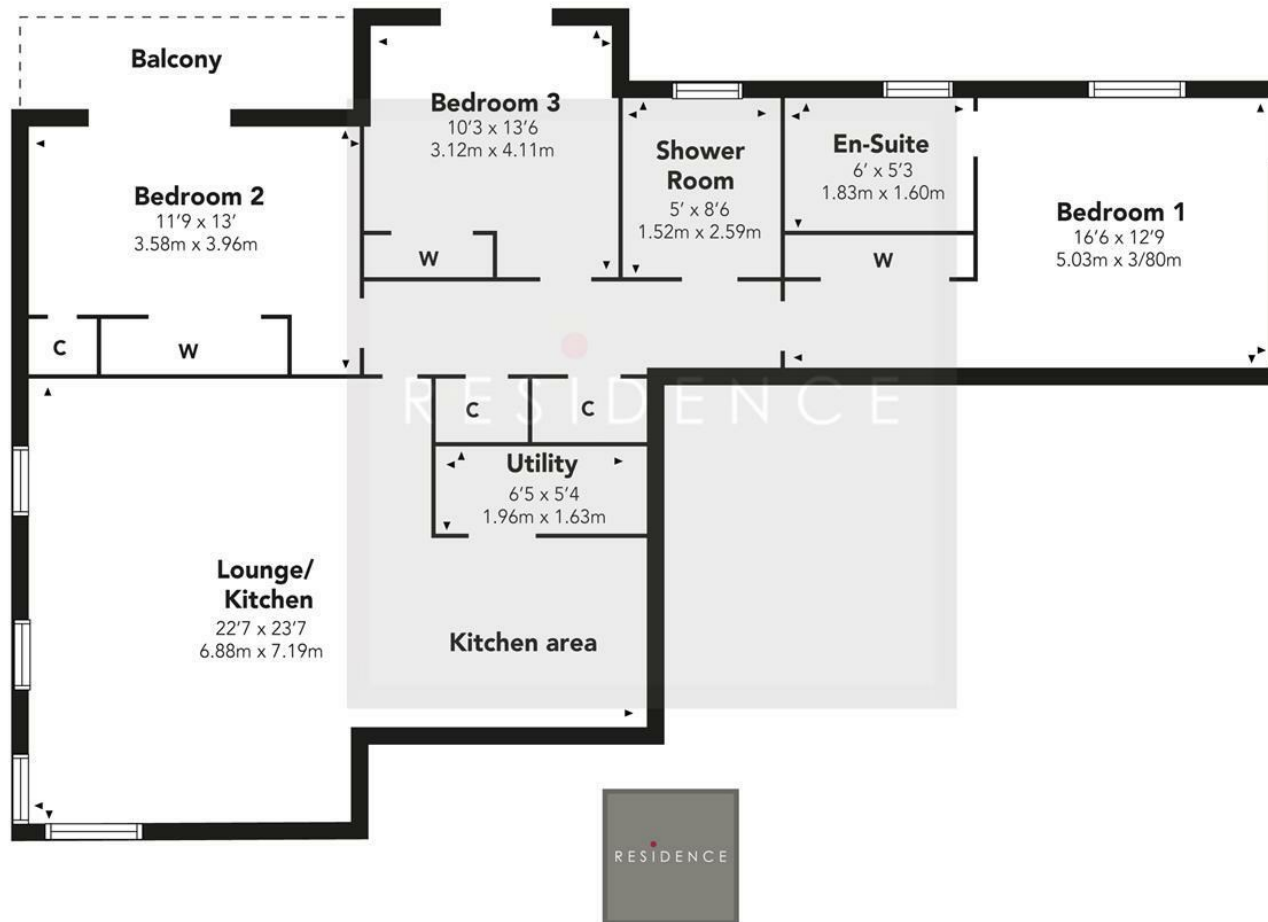


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Silvertrees Gardens



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.