



RESIDENCE

39 Grieve Croft, Bothwell, G71 8LU

www.residenceestateagents.co.uk



Viewing by appointment with Residence Uddingston

T: 01698 444222 | E: uddingston@residencestateagents.co.uk | A: 61-63 Main Street, Uddingston, G71 7EP



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3 Bedrooms | 2 Public Rooms | 2 Bathrooms

This rarely available detached bungalow sits within lovely private gardens at the end of a long driveway and offers comfortable living accommodation throughout.

The property was built in the mid 1990's and offers a large dining kitchen along with a range of integrated appliances and also offers a separate utility room. The rooms are bright, airy, freshly decorated and finished with a mixture of carpeted and hard flooring. Additional features include gas central heating, double glazing, generous storage space and fabulous gardens for entertaining.

The accommodation comprises a reception hallway, a bay windowed lounge, a dining room, a spacious dining kitchen, a separate utility room and three bedrooms. The principal bedroom has an en-suite shower room and a dressing area. Furthermore, there is a four piece family bathroom. Integral to the house is a double garage.

Built by Egerton Homes, "Silverwood" is a much admired and popular residential pocket located within prime Bothwell and is central to the conservation village and its amenities. 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 Bothwell, Hamilton 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. Sports facilities are in abundance and include golf courses, swimming pools, gyms and country parks with picturesque walks.

Council Tax Band - G

2012.00 sq ft | EER = C





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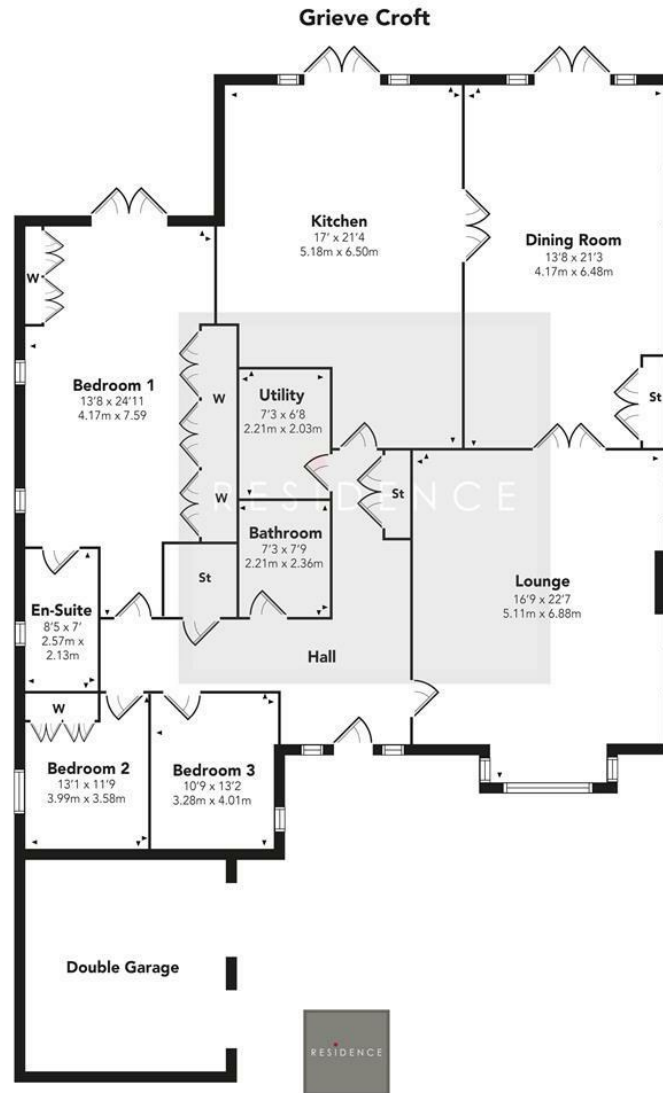




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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors 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.