



RESIDENCE

9A Earls Gate, Bothwell, G71 8BP

ESTATE AGENTS

www.residenceestateagents.co.uk



Viewing by appointment with Residence Uddingston

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



RESIDENCE





7 Bedrooms | 4 Public Rooms | 8 Bathrooms

This outstanding modern detached villa offers circa 6900 sq ft of beautifully finished living space and is set within a prominent corner site.

Built circa 2019 this impressive family home is located within a cul-de-sac of twenty two bespoke homes and was named in the top 10 of Scotlands most expensive addresses. Great attention to detail has gone into the design, build and finishing of this home which offers versatile, spacious and bright rooms over three floors. The bathrooms and en-suites are finished with high end sanitary ware and luxury tiling, whilst the impressive kitchen hosts a range of integrated appliances, Silestone worktops and two tone units. A bespoke sweeping staircase has been crafted and showcases the feature glass floor above to the third floor level. As you would expect, the home is highly efficient with double glazing and gas central heating (under floor heating to ground floor).

The accommodation comprises a grand hallway, a formal lounge, a family lounge, a dining room, a study, a large dining kitchen, a cloakroom WC, 7 bedrooms all with en-suites, 5 x dressing rooms, a family shower room and a large integral double garage.

To the front of the property, there is generous parking, and the gardens continue along the side of the property to Castle Avenue. The rear is enclosed, private and has a lawn.

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.



6953.00 sq ft | EER = B



RESIDENCE





RESIDENCE





RESIDENCE



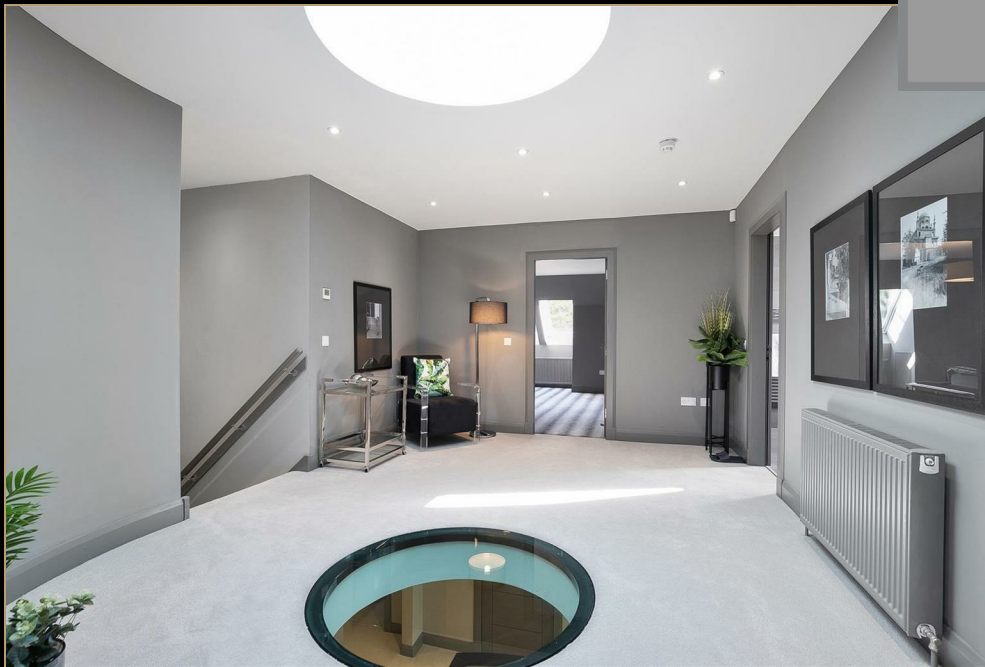


RESIDENCE



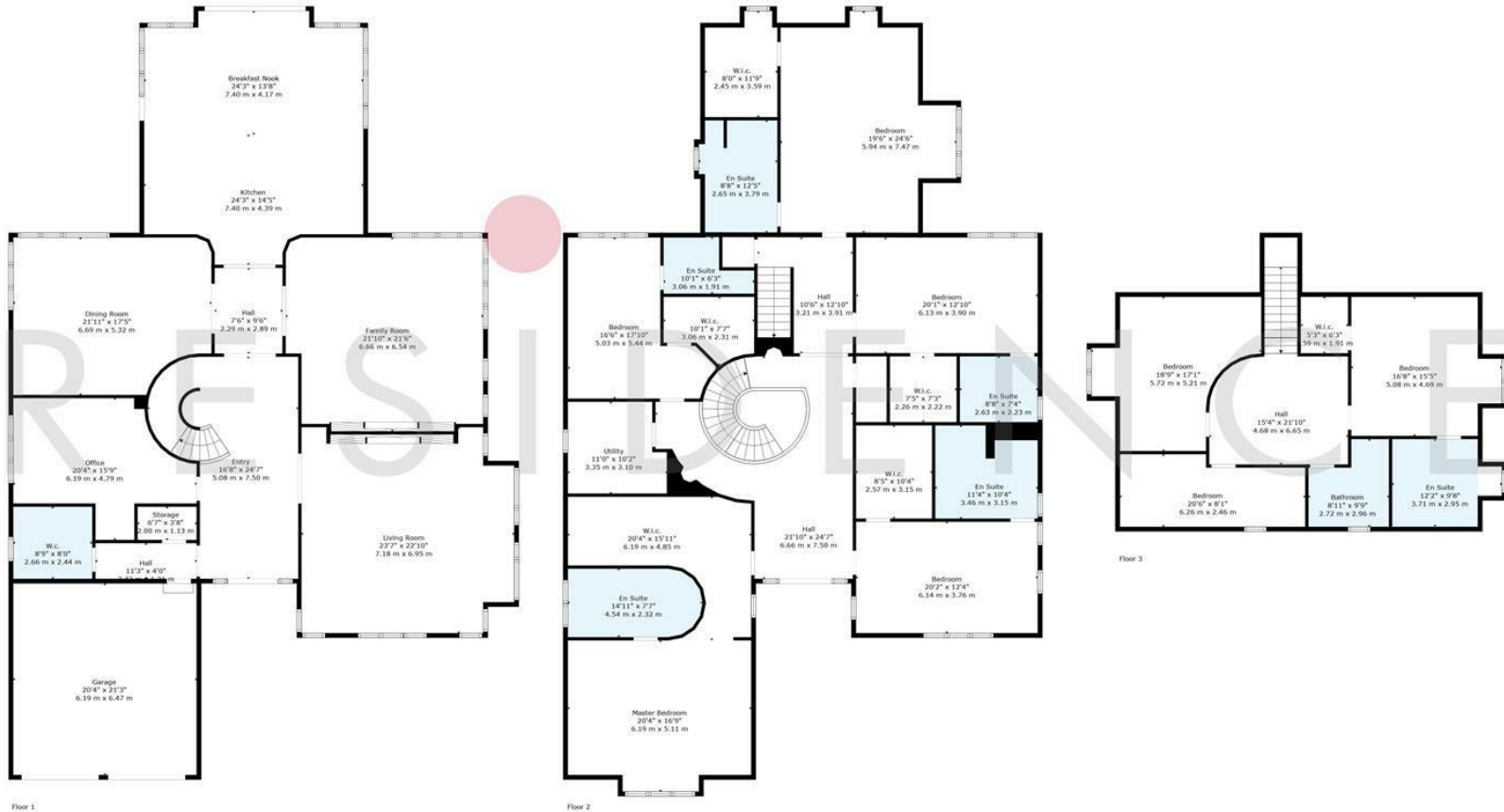


RESIDENCE









TOTAL: 6879 sq. ft, 639 m2
FLOOR 1: 2702 sq. ft, 251 m2, FLOOR 2: 3143 sq. ft, 292 m2, FLOOR 3: 1034 sq. ft, 96 m2
EXCLUDED AREAS: GARAGE: 431 sq. ft, 40 m2, STORAGE: 24 sq. ft, 2 m2, LOW CEILING: 39 sq. ft, 4 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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.