



RESIDENCE

19 Croftbank Avenue, Bothwell, G71 8RT

www.residenceestateagents.co.uk



Viewing by appointment with Residence Uddingston

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4 Bedrooms | 3 Public Rooms | 4 Bathrooms



This individually designed modern detached villa offers excellent family living space and is set amidst generous private gardens close to the amenities of Bothwell.

The property was designed and built circa 2003 by the current owners and to their specifications. Great attention to detail has gone into the finishing of the home, including internal oak doors and skirtings, luxury sanitary ware and tiling has been fitted within the bathrooms and en-suites, whilst the luxury kitchen incorporates a range of appliances and has granite worktops. Additional features include gas central heating, double glazing, a security alarm system and CCTV. The rooms are bright, airy and tastefully decorated and finished with carpeting, tiling and oak flooring.

The accommodation comprises a large galleried entrance hall, a cloakroom wc, a formal lounge with an oriel bay window, a sitting room, a spacious dining room which is open plan to the modern kitchen with patio doors to the rear garden, a separate utility room, four bedrooms, two en-suites and a luxury family bathroom.

Set amidst a large garden, the front has parking for several cars with lawn to side and bedding areas. To the rear is a timber deck, large lawn and evergreen hedging.

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, bistros 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. The M74 motorway provides 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



2572.00 sq ft | EER = C



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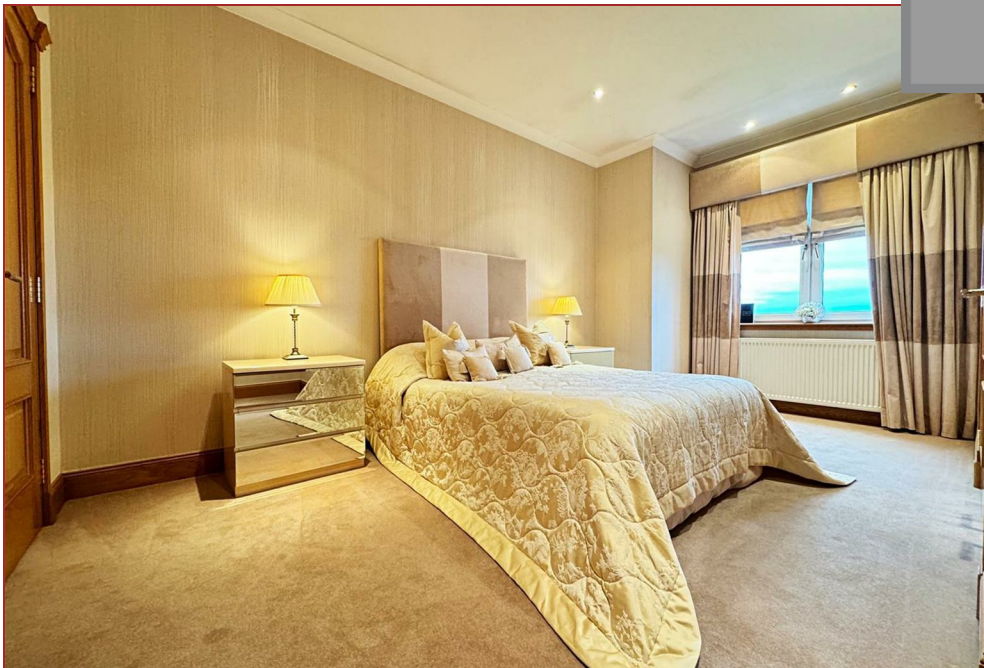


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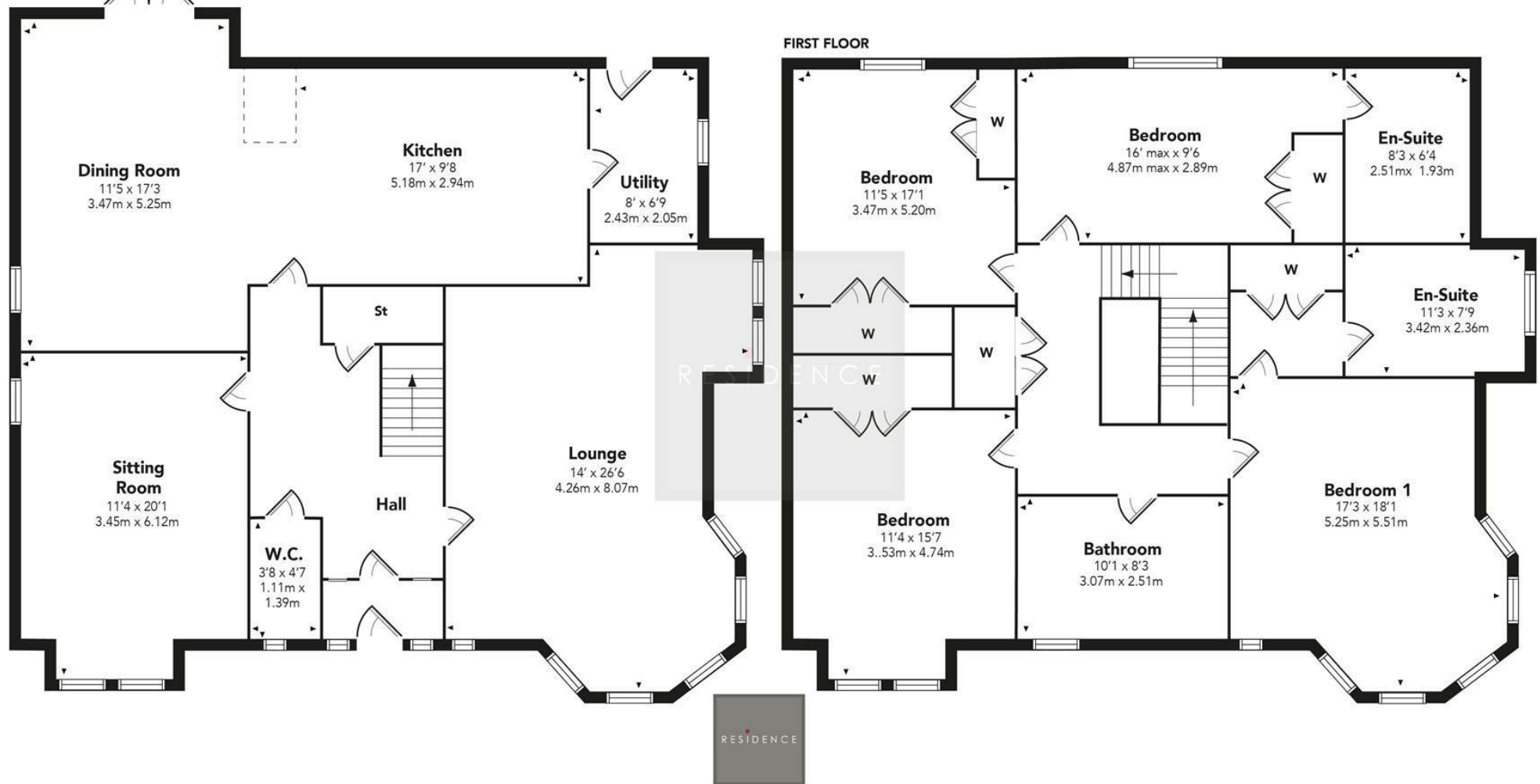


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GROUND FLOOR

Croftbank Avenue



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.