



RESIDENCE

19 Silvertrees Gardens, Bothwell, G71 8FJ

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Viewing by appointment with Residence Uddingston

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## 2 Bedrooms | 1 Public Rooms | 2 Bathrooms



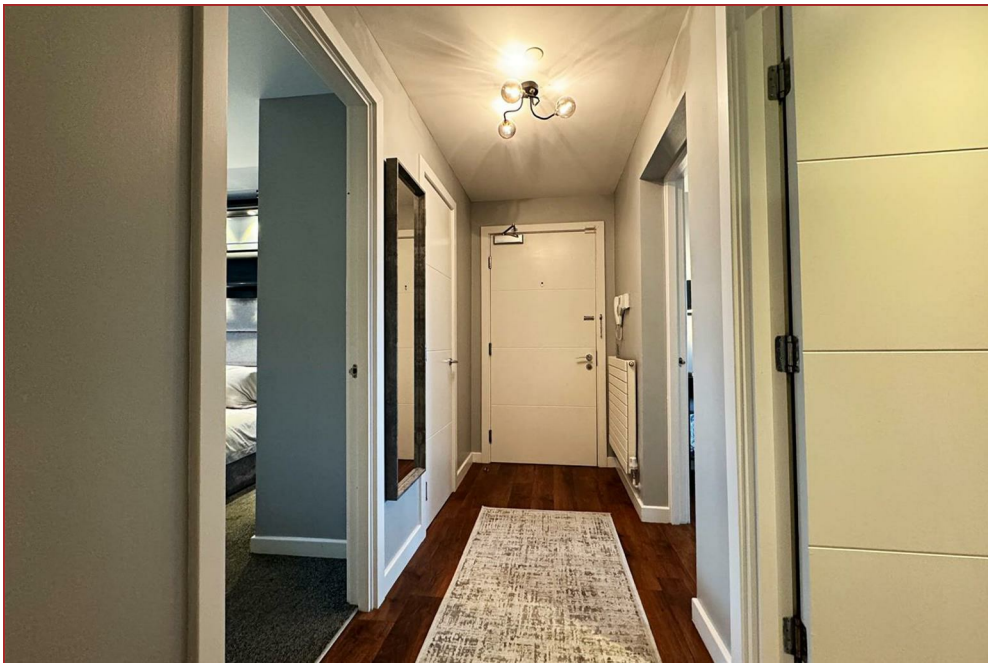
An immaculate two bedroom modern flat set within a lovely development with underground parking and great views to the rear of the River Clyde.

The development was built circa 2014 and over the last four years, has been modernised and upgraded with luxury flooring whilst additional fitted wardrobes have been added within the bedrooms. Located on an elevated ground floor position, the flat is beautifully finished throughout with modern decor and has gas central heating, double glazing, a security door entry system and a private balcony with views of the rear gardens. The modern kitchen has a range of integrated appliances, whilst the bathroom and en-suite are finished with luxury tiling and sanitary ware.

The accommodation comprises a reception hallway, a spacious lounge which is open plan to the stylish kitchen, a separate utility room, two bedrooms with fitted wardrobes, a master en-suite and a family bathroom. There's private and secure allocated under ground parking.

Set within well kept factored grounds, there are residents and guests parking, mature trees and generous lawns.

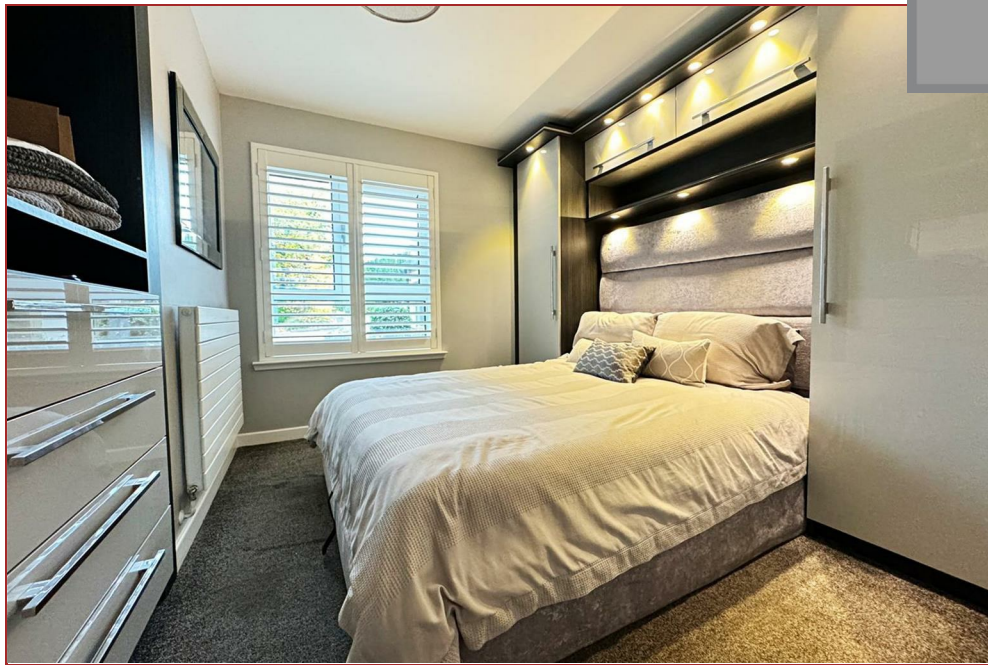
The village of Bothwell is highly regarded for its excellent Main Street, where you can find the majority of everyday shopping needs and an excellent selection of restaurants, cafes and pubs. There are excellent schools nearby as well as Hamilton College and for those commuting by public transport there are regular bus and train services from Uddingston to the surrounding towns and cities, including Glasgow and Edinburgh.



882.64 sq ft | EER = C

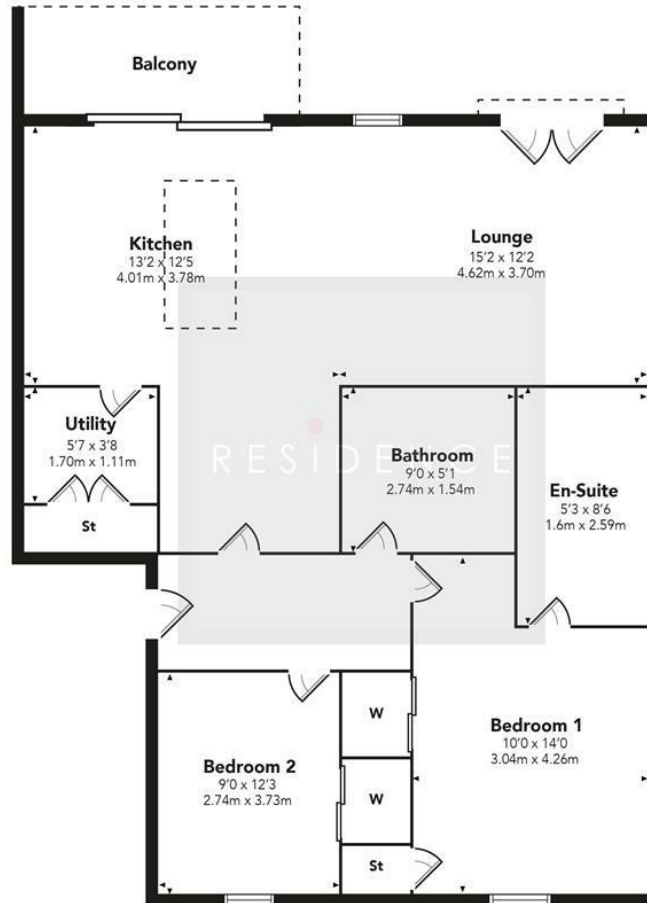


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# Silvertrees Gardens



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.