

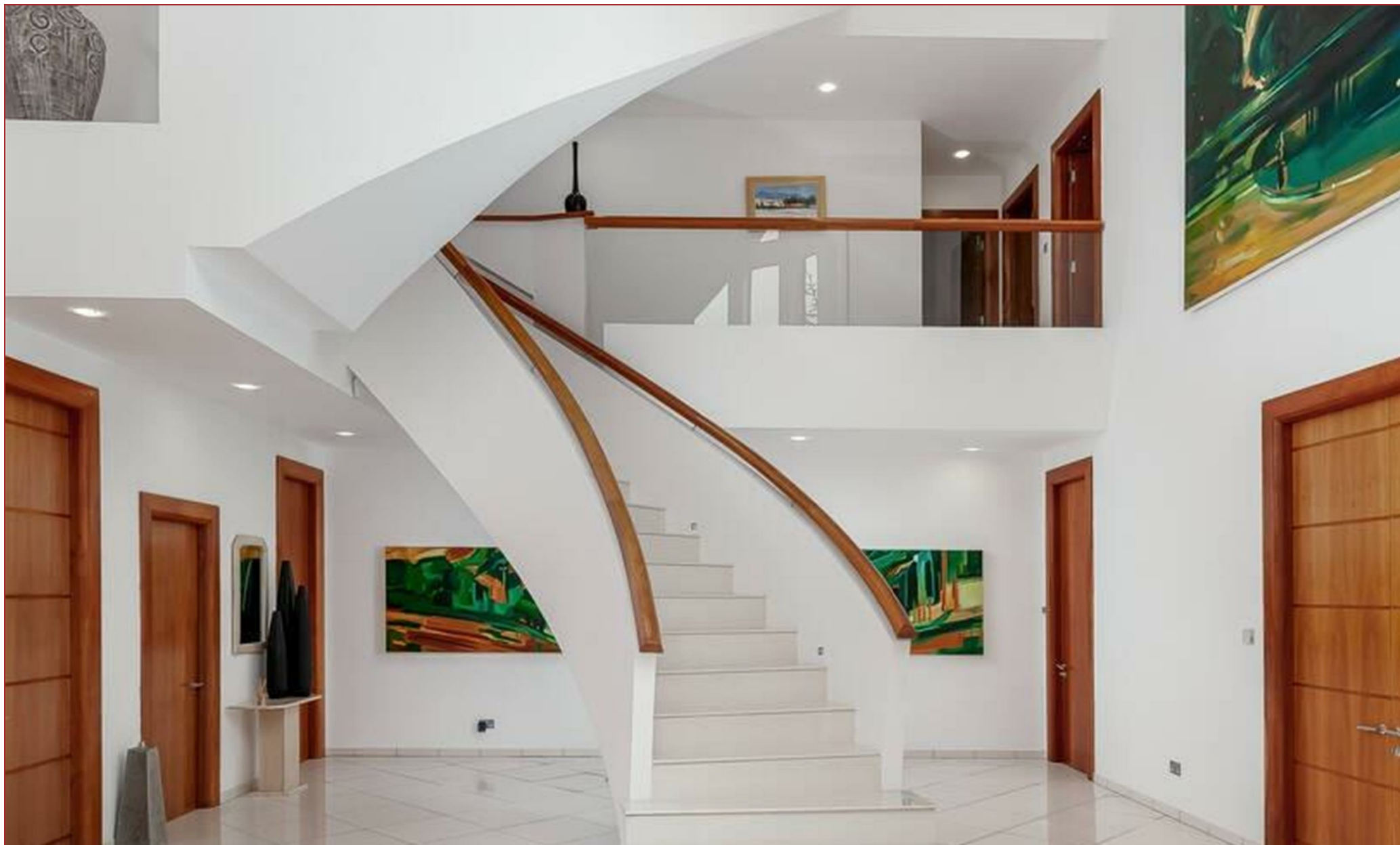


RESIDENCE

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51 Blantyre Road, Bothwell, G71 8PJ

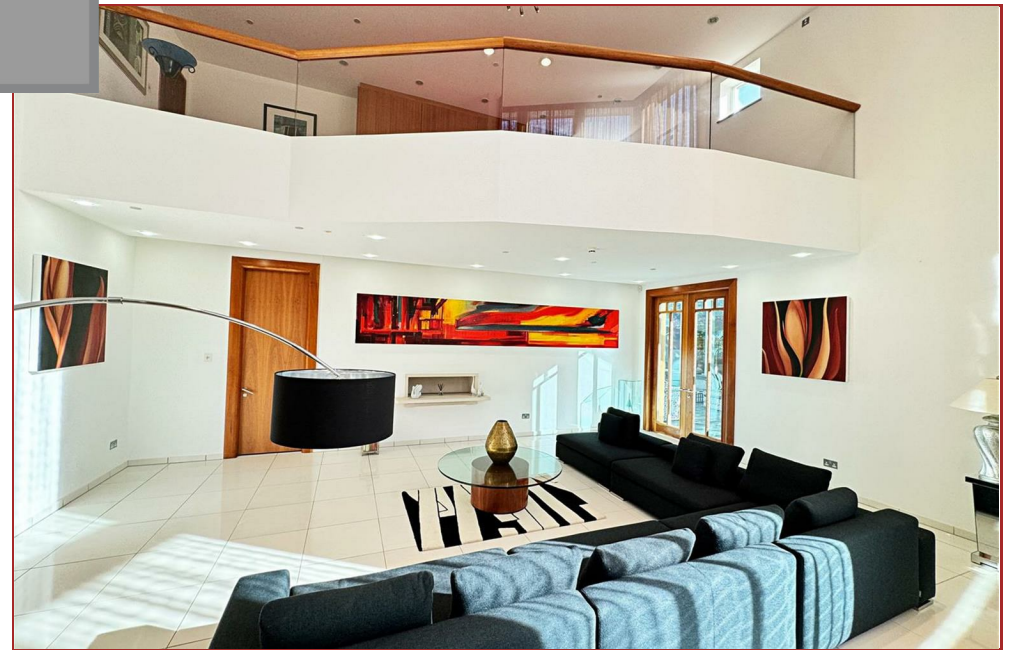
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T: 01698 444222 | E: uddingston@residenceestateagents.co.uk | A: 61-63 Main Street, Uddingston, G71 7EP



RESIDENCE





6 Bedrooms | 5 Public Rooms | 6 Bathrooms

An exceptionally well-finished, individually designed family villa set behind electric gates and within walled gardens in the heart of Bothwell, offers over 9800 sq ft of palatial living accommodation which is set over three floors and has the ultimate leisure suite.

The property was designed, commissioned and built by the current owners circa 2004. The traditional room proportions, versatile layout and attention to detail of the materials used both externally and internally makes this one of the finest homes available on the market.

There are so many features that can be mentioned, but some stand-outs are the immediately impressive entrance hall with sweeping three-flight staircases, the outstanding leisure suite with heated indoor pool, jacuzzi, sauna and steam room and the gym area. A luxury Smallbone kitchen has been installed which incorporates a range of branded appliances, whilst the bathrooms and en-suites are finished with white luxury suites and tiling. The master bedroom suite has a living area, a large dressing room and spacious en-suite facilities, whilst the further five bedrooms all have en-suites. Additional features include double glazing, gas central heating, CCTV security and an alarm system.

The accommodation features a sitting room, family room with bespoke bar area, dining room, conservatory, large dining kitchen, utility room, office suite, gym, indoor leisure suite with pool, spa, sauna and steam room, plant room, changing and shower area, games room, six bedrooms (all en-suite), 3 x wc's and a four-car garage.

Set behind high stone walls and electric gates, the private enclosed gardens are beautifully landscaped with lawns, mature trees, patios and a large drive for several cars.

The village of Bothwell is highly regarded for its excellent Main Street, where you can find most everyday shopping needs, a superb selection of restaurants and excellent schools nearby as well as Hamilton College.



9800.00 sq ft | EER = B



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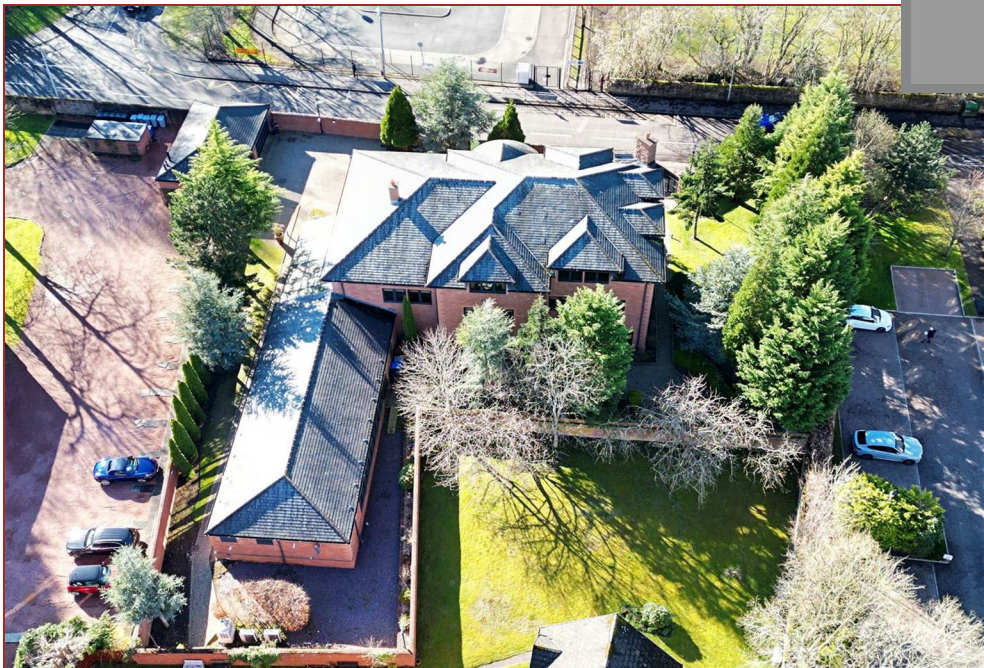


RESIDENCE





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GROUND FLOOR

- Garage: 35'3 x 20'10 (10.74m x 6.35m)
- Kitchen/Breakfast Room: 23'1 x 16'10 (7.04m x 5.13m)
- Dining Room: 26'1 x 14'7 (7.95m x 4.44m)
- Family Room: 28'3 x 19'10 (8.61m x 6.05m)
- Bar
- Gym: 23'3 x 18'9 (7.09m x 5.71m)
- Sitting Room: 26'1 x 22'1 (7.95m x 6.73m)
- Entrance Hall
- Conservatory: 20'0 x 13'4 (6.04m x 4.06m)
- Corn Room: 19'1 x 8'3 (5.82m x 1.30m)
- W.C.
- Shower Room
- Pool Room: 47'2 x 27'8 (14.38m x 8.43m)
- Hot Tub
- Swimming Pool
- Boiler Room/Pump Room: 13'5 x 10'0 (4.09m x 3.05m)
- Steam Room: 10'0 x 8'0 (3.05m x 2.44m)
- Sauna: 9'10 x 6'4 (2.80m x 1.96m)

FIRST FLOOR

- Double Bedroom: 26'0 x 14'3 (7.92m x 4.34m)
- En-Suite Bathroom
- Walk in Wardrobe
- Double Bedroom: 25'11 x 17'5 (7.90m x 5.31m)
- En-Suite Bathroom
- Office: 26'0 x 16'5 (7.92m x 5.0m)
- Void
- Double Bedroom: 19'0 x 16'0 (5.79m x 4.88m)
- En-Suite Bathroom
- Double Bedroom: 16'7 x 16'0 (5.05m x 4.88m)
- En-Suite Bathroom
- Void

SECOND FLOOR

- Principal Bedroom: 26'0 x 17'8 (7.92m x 5.39m)
- En-Suite Bathroom
- Void
- Double Bedroom: 19'9 x 17'4 (6.02m x 5.28m)
- En-Suite Bathroom
- Store: 17'5 x 15'6 (5.31m x 4.72m)
- Eaves Storage

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.