



RESIDENCE

34 Silvertrees Wynd, Bothwell, G71 8FH

www.residenceestateagents.co.uk



Viewing by appointment with Residence Uddingston
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3 Bedrooms | 1 Public Rooms | 2 Bathrooms

A wonderful penthouse apartment within the prestigious "Silvertrees" development of Bothwell, enjoying superb views over the surrounding grounds and the River Clyde.

This particular flat is one of the larger "The Clyde" type, which has three separate private balconies and offers spacious, bright and airy rooms which are beautifully decorated and finished with quality floor coverings. The bathroom and en-suite are exceptionally well finished by Porcelanosa and feature luxury tiling, whilst the modern and stylish kitchen incorporates a range of integrated appliances and fabulous lighting with a feature island. The flat has generous storage space, gas central heating, double glazing and a security door entry system.

The versatile layout and impressive living space comprises a communal entrance hall with optional stair or lift access to each floor, a large private entrance hall, a spacious lounge with rear facing balcony, a dining area, a modern stylish kitchen, a separate utility room, three double bedrooms, principal four piece en-suite and a three piece family bathroom.

There are two allocated parking bays within the secure basement garage.

The factored gardens are well kept and laid to lawn with mature trees.

The Silvertrees Development is an exclusive modern development of flats which enjoys a superb setting within one of Bothwell's most desirable addresses whilst being very central to the conservation village. Bothwell is highly regarded for its excellent main street, where you can find the majority of everyday shopping needs, including 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 and Uddingston to the surrounding towns and cities, including Glasgow and Edinburgh. The M74 and M8 motorways provide excellent access to the central belt and beyond.



1722.00 sq ft | EER = B



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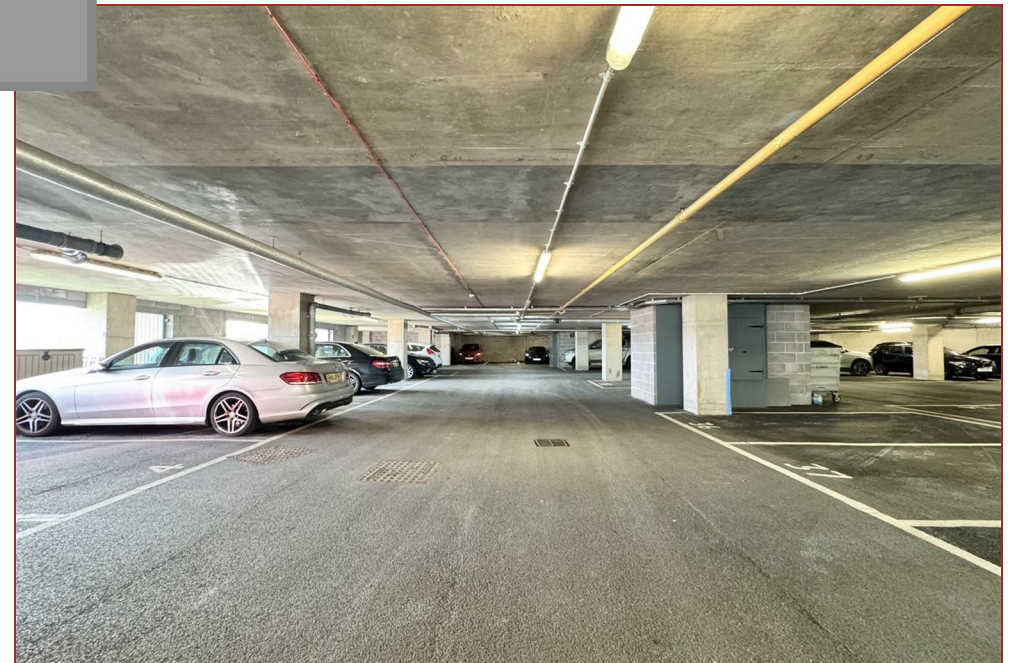


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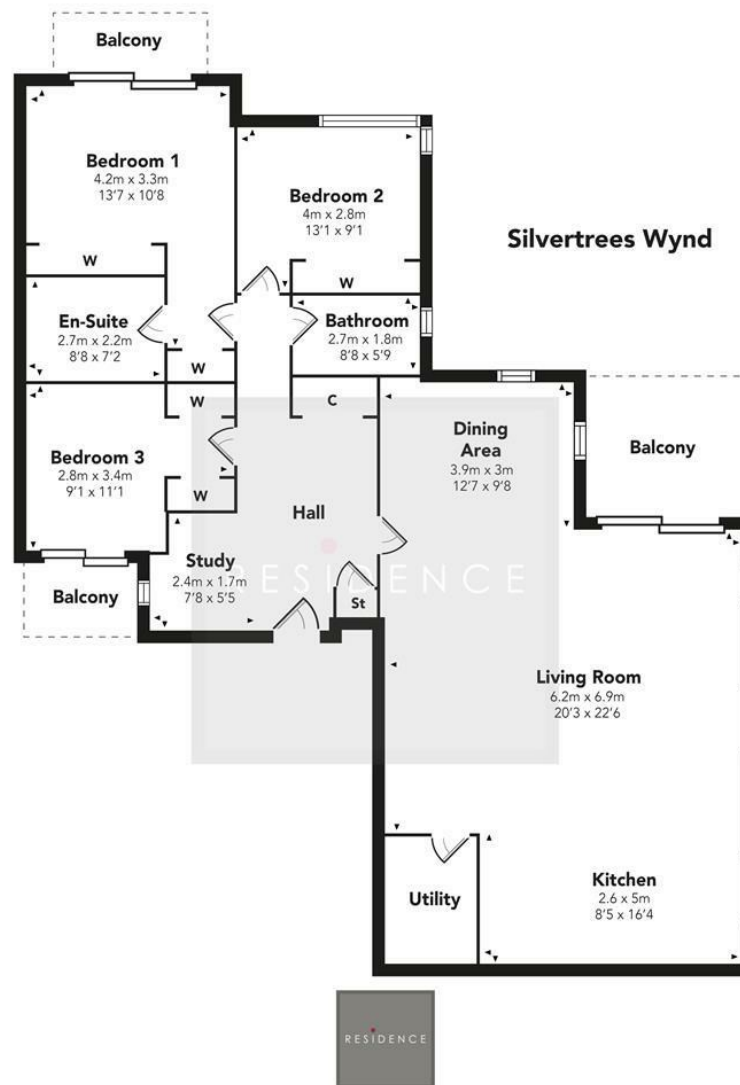




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Floor Plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation
as to the accuracy and completeness of the floor plan. You or your advisors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