



RESIDENCE

Plot 3 Merlewood Avenue, Bothwell, G71 8BD

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Viewing by appointment with Residence Uddingston

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null Bedrooms | null Public Rooms | null Bathrooms

A good-sized serviced plot of land, which is one of three within a small, private and exclusive cul-de-sac and has planning permission to build a large five-bedroom family home with a triple car garage.

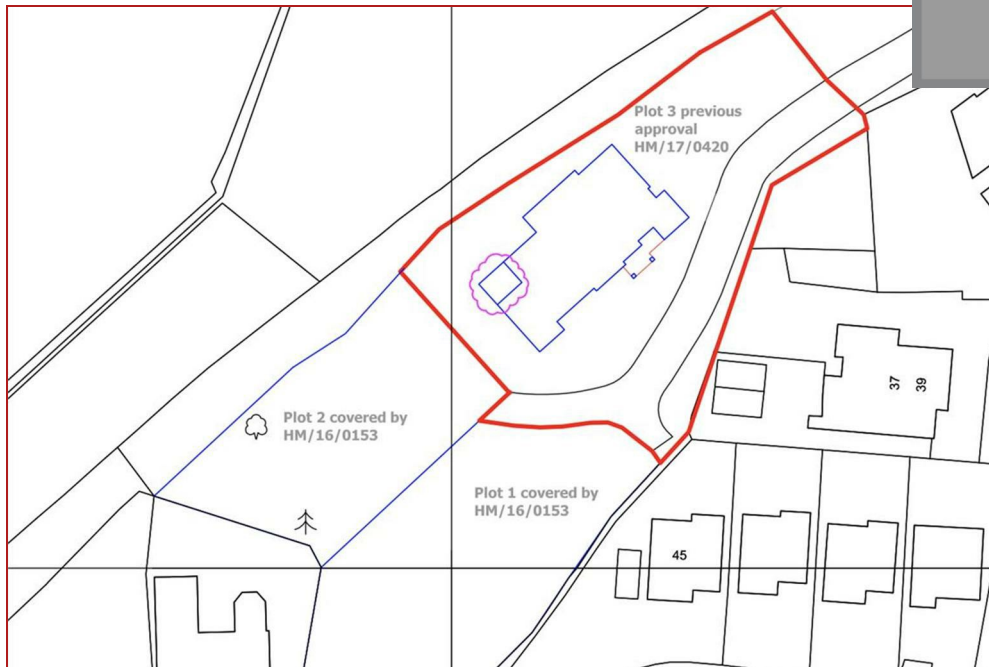
Development sites are few and far between in the area, and this site will offer future buyers both privacy and convenience to the amenities of the village. The cul-de-sac will have three individually designed homes beyond a pillared entrance at the end of a private road. Plot 3 has a thoughtfully designed luxury home planned with five bedrooms, a large open plan living space, dining room, kitchen, utility room, four en-suites and a triple car garage. Whilst the plans have been passed for this design and layout, future purchasers may wish to design their own preferred home on the site.

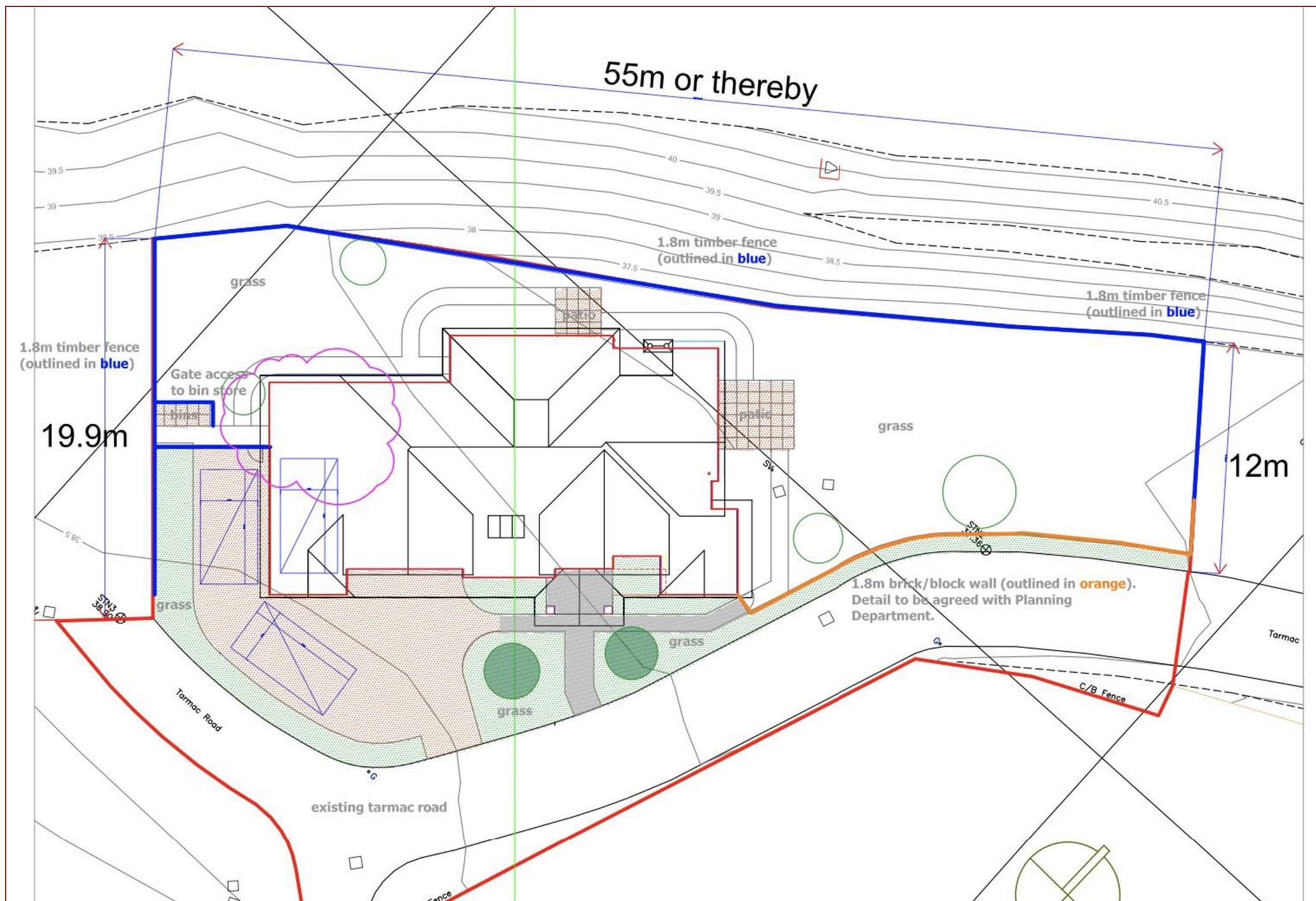
The site is nicely tucked away, with a mature wooded backdrop to one side and accessed via a private lane with a pillared entrance, the development will be particularly tranquil and will afford an excellent degree of privacy whilst being just a short distance from the bustling main street with its many restaurants, bars and boutique shops.

Bothwell is highly regarded for its excellent Main Street, where you can find the majority of everyday shopping needs and a great choice of restaurants, bistros and pubs. The property is located within a popular school catchment, whilst 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.



4004.00 sq ft | EER =





Plot 3 Merlewood



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.