



RESIDENCE

Plot 2 Merlewood Avenue, Bothwell, G71 8BD

[www.residenceestateagents.co.uk](http://www.residenceestateagents.co.uk)





Viewing by appointment with Residence Uddingston

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









null Bedrooms | null Public Rooms | null Bathrooms

A great opportunity to purchase this serviced plot, located in a small cul-de-sac of three private homes and conveniently placed for the amenities of Bothwell.

This level corner plot is one of three within the development, measuring approximately 795m<sup>2</sup> and with planning permission to build a substantial home, albeit future purchasers may wish to design and build an alternative house. The site has had the roads, kerbs and entrance pillars built and installed. Further details of the planning and proposed house design can be found on South Lanarkshire's website - <https://publicaccess.southlanarkshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SDN65TOPHPB00>

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.

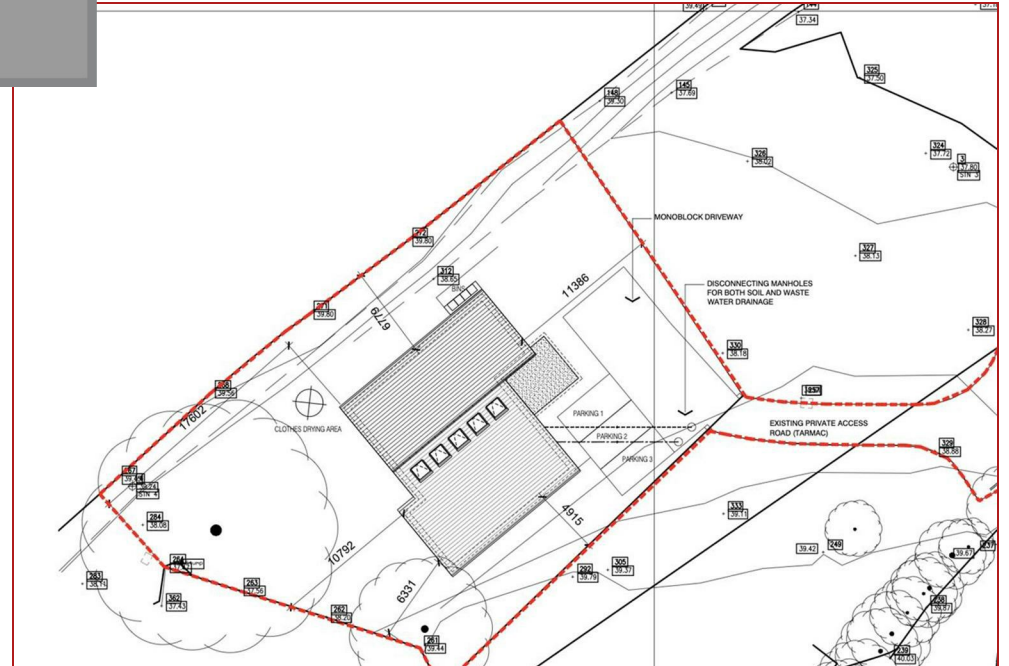
Merlewood Avenue is a small private Avenue which is set just off of Fallside Road within Bothwell village and is conveniently placed for the local amenities and road links. Within Bothwell, you can find the majority of everyday shopping needs, a great choice of restaurants, bistros and pubs, whilst for those commuting by public transport, there are regular bus and train services from Hamilton and Uddingston. 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.

sq ft | EER =

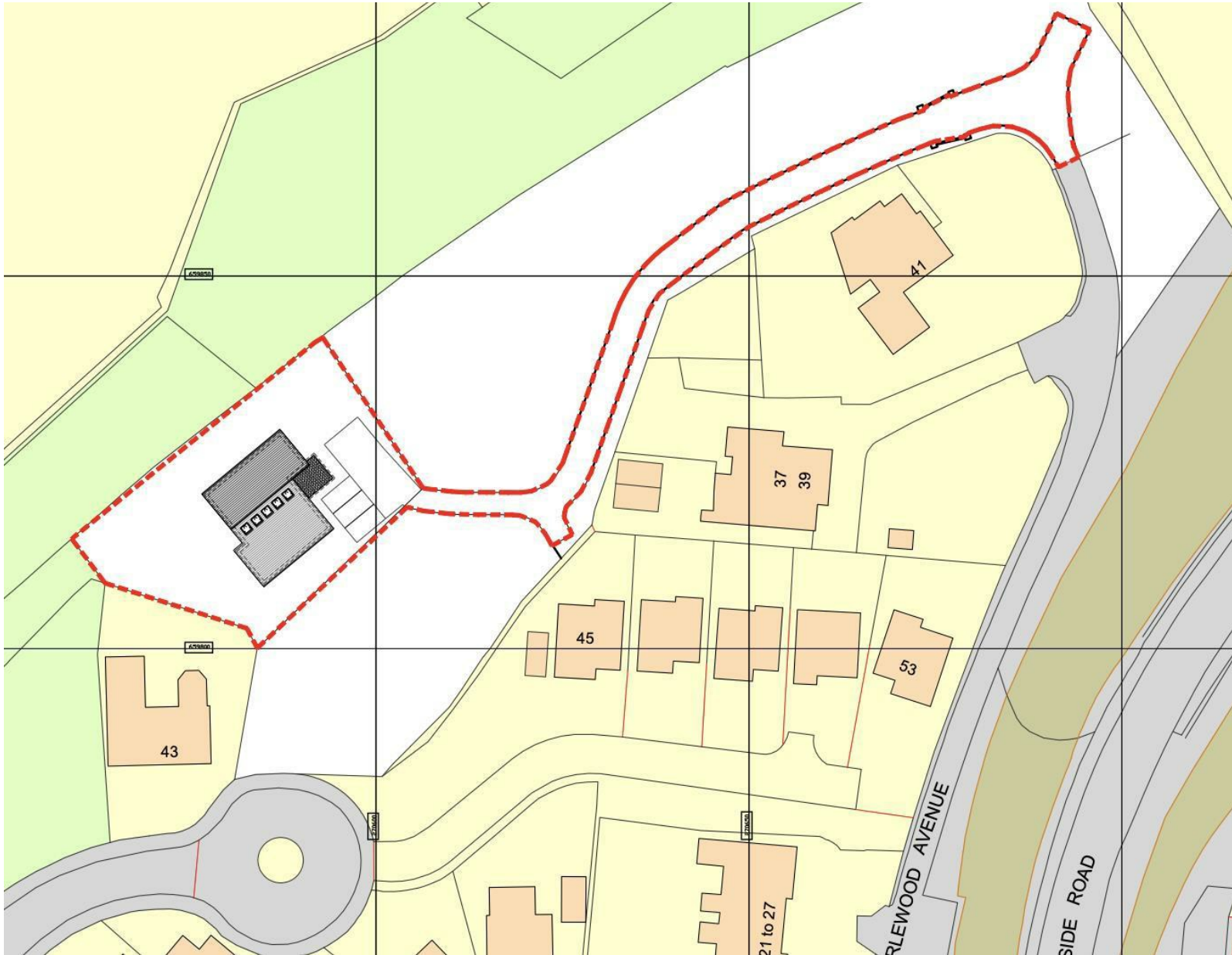




RESIDENCE







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.