



RESIDENCE

2 Imperial Way, Bothwell, G71 8NZ

ESTATE AGENTS

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## 6 Bedrooms | 3 Public Rooms | 6 Bathrooms

Commanding stunning views of Bothwell Golf Course, Imperial Way is a substantial six-bedroom family home within this exclusive development and sits behind electric gates with a large private enclosed garden.

Imperial Way has previously been described as having one of the most spectacular golf views in the West of Scotland and this particular property enjoys one of the larger plots within the development. The rooms are bright, airy and beautifully presented whilst finished with tasteful decor and a mixture of quality carpeting, tiled and hardwood floor coverings. The kitchen is well equipped with a full range of luxury integrated appliances and granite worktops whilst the bathrooms and en-suites are fitted with luxury Porcelanosa sanitary ware and quality wall tiling. Further features include a gas central heating system, double glazing, a security alarm system and a security video gated entry.

The accommodation is formed over three floors and starting on the ground floor level comprises reception porch and large hall, cloakroom wc, formal lounge, dining room, family room, a modern fitted kitchen and a separate utility room. The first floor contains four double bedrooms all with en-suites whilst the master bedroom also has a large dressing room. The upper floor contains two further bedrooms and a shower suite. The master bedroom and the adjacent bedroom both have access to the balcony with stunning views over the golf course. Integral to the house is a large double garage.

Access to the property is via security electric gates which leads into a walled monoblocked courtyard with a large lawn, mature trees and shrubs. The rear garden is bound by fencing and enjoys superb views onto Bothwell Castle Golf Course. Directly from the rear of the house is a substantial patio which leads onto the lawn.



4273.00 sq ft | EER = C





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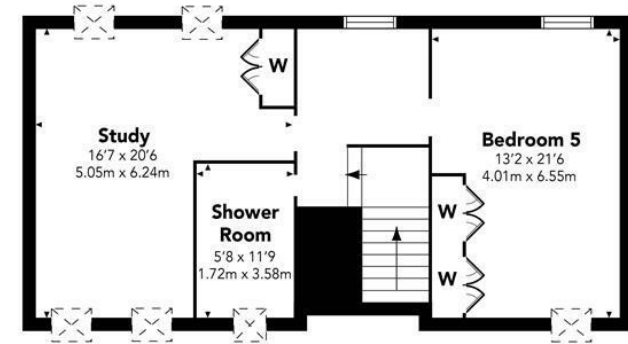
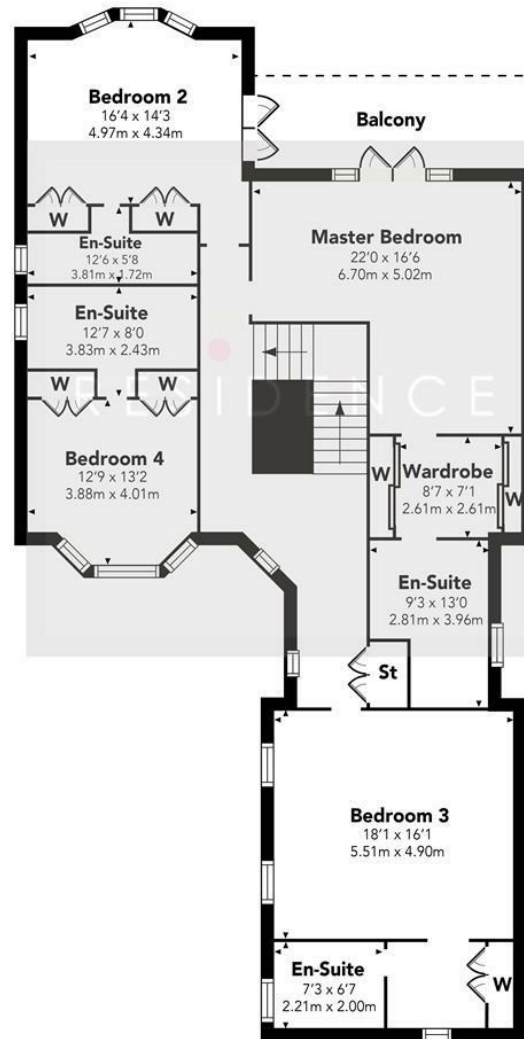
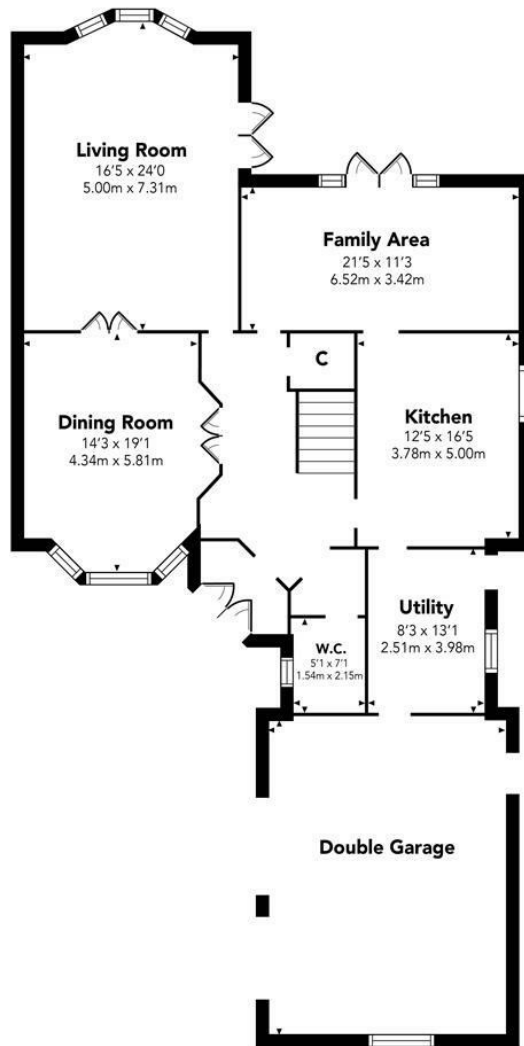








## Imperial Way



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.