



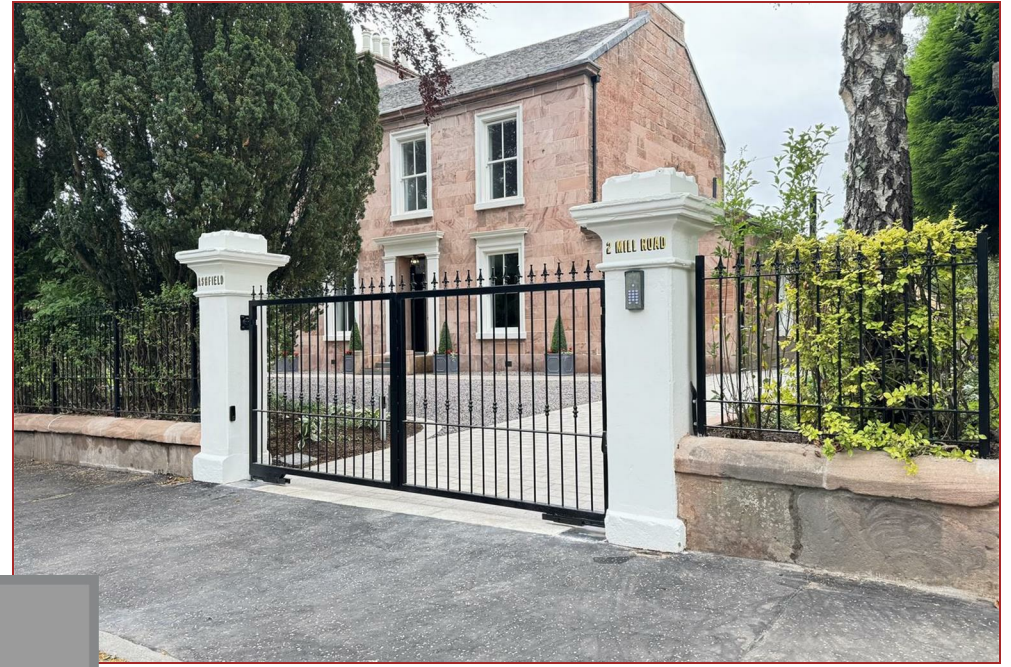
RESIDENCE

'Ashfield' 2 Mill Road, Bothwell, G71 8DQ

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



Viewing by appointment with Residence Uddingston  
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## 4 Bedrooms | 4 Public Rooms | 3 Bathrooms

An outstanding example of a traditionally restored detached villa, set within a prime address in the heart of Bothwell.

"Ashfield" was built circa 1855, and over the past year, a painstaking restoration and modernisation programme has created what is now an exceptional family home, restored to its former glory. Beyond the beautiful stonework lies a generously sized home with bright, sympathetically modernised rooms that retain ornate woodwork and coving features. This 'C'-listed villa enjoys high ceilings, a modern gas central heating system, double glazing, and neutral décor, complemented by quality modern carpeting, wood, and tiled flooring.

The roof has been overhauled, while the gardens have been thoughtfully landscaped, with new wrought iron fencing and gates installed, stone walls built, patios created, and new lawns and a formal garden added. The bathrooms and en-suite are all modern and finished with luxury sanitaryware; however, the newly fitted, spacious family bathroom is particularly impressive.

The kitchen is spacious and modern, incorporating a range of integrated appliances, with doors and windows overlooking and providing access to the rear gardens and patio.

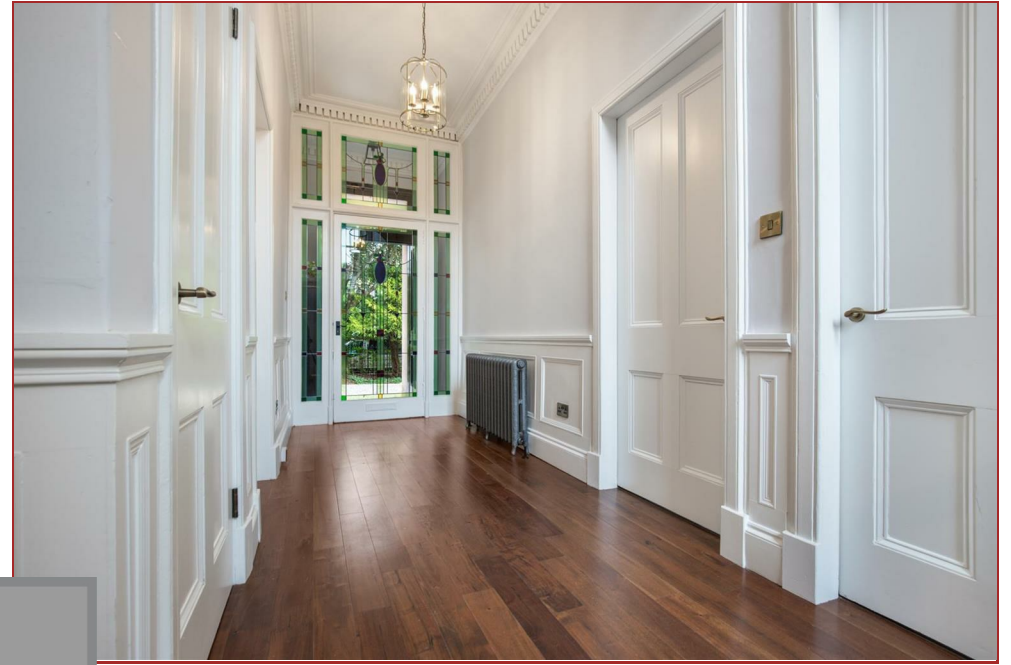
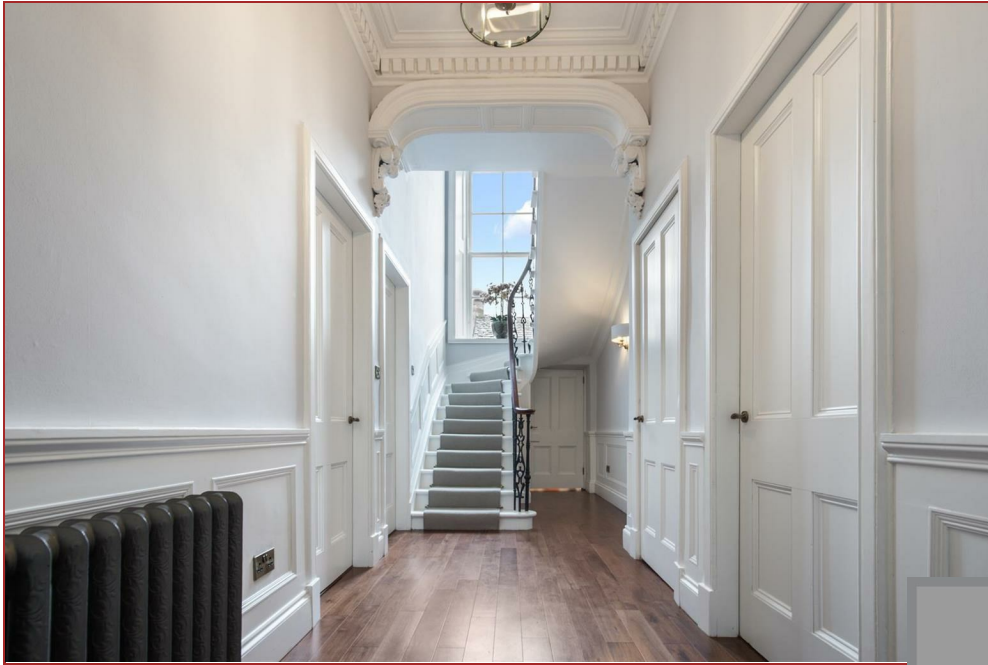
The accommodation comprises a reception porch and hall, lounge, dining room, sitting room, and a modern kitchen which is open plan to a further living area featuring a beautiful exposed stone wall. There is a ground-floor shower suite, while the upper floor has four bedrooms, a master en-suite, and a large family bathroom.

To appreciate the work that has gone into this restoration programme, we recommend viewing, and we expect any prospective purchasers will be impressed.

Mill Road is located within the traditional square mile of prime Bothwell. The village is home to excellent shopping facilities, highly regarded schools, and restaurants, and there are regular bus and train services from Uddingston to the surrounding towns and cities, including Glasgow and Edinburgh.



2644.00 sq ft | EER = D



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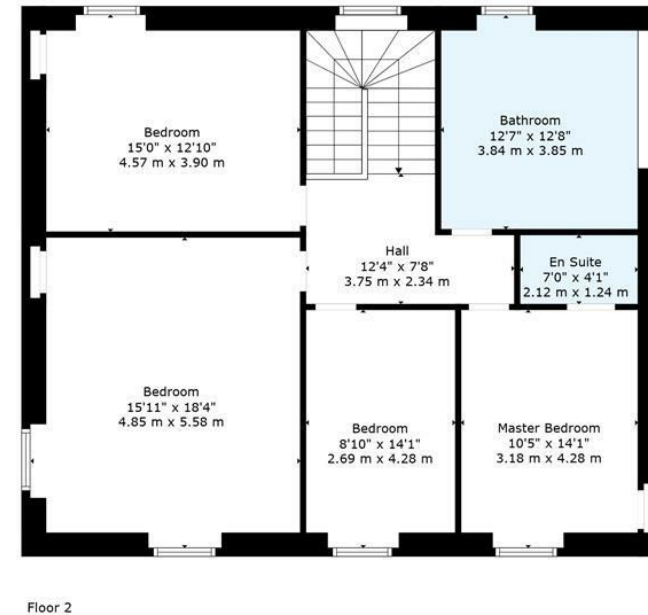
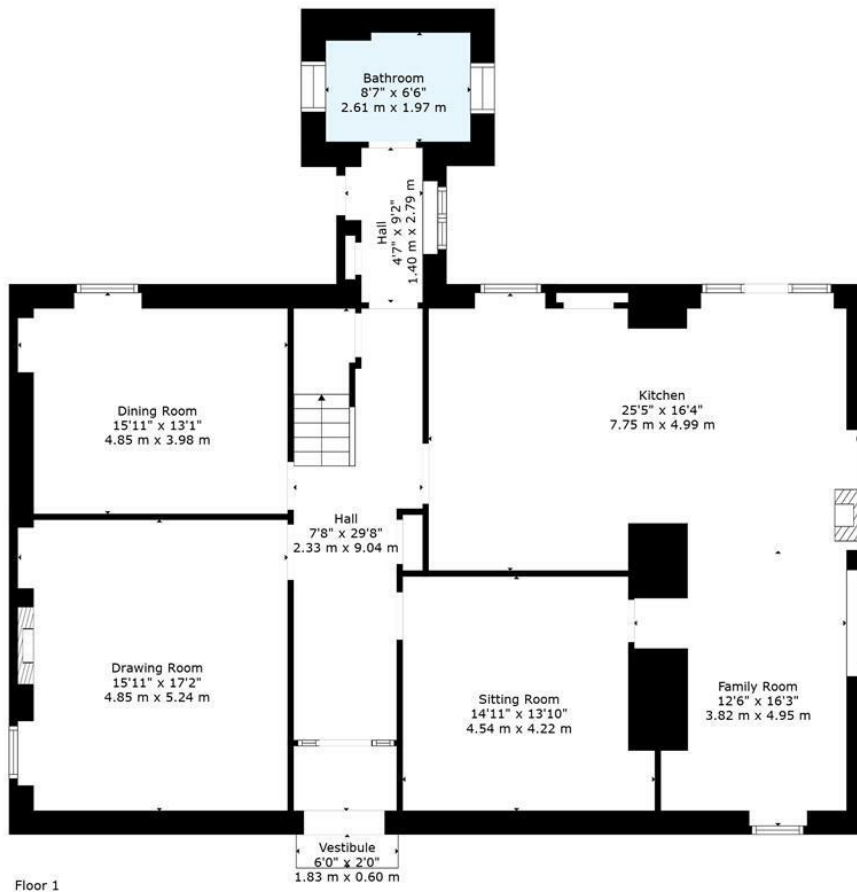
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**TOTAL: 2644 sq. ft, 245 m2**  
**FLOOR 1: 1574 sq. ft, 146 m2, FLOOR 2: 1070 sq. ft, 99 m2**  
**EXCLUDED AREAS: VESTIBULE: 12 sq. ft, 1 m2**  
**WALLS: 374 sq. ft, 35 m2**

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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.