



RESIDENCE

62 Royal Gardens, Bothwell, G71 8SY

www.residenceestateagents.co.uk



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RESIDENCE





4 Bedrooms | 4 Public Rooms | 4 Bathrooms

A stunning modern detached villa which sits on a large corner plot overlooking the communal gardens and ornamental pond within this much admired and popular development.

This great sized villa was built by Bryant Homes circa 2005 in the style of the Prestbury, which offers approximately 2585 sq ft of living space. The home has been significantly improved over the past few years with the installation of a modern, stylish 'Palazzo' kitchen which incorporates a range of integrated appliances, whilst the bathrooms and en-suites have been overhauled and replaced with luxury modern sanitary ware and tiling. The original layout had five bedrooms; however, the smaller bedrooms have been combined to make one larger room (easily reinstated as five if required). The rooms are bright, airy and freshly decorated, whilst additional features include gas central heating, double glazing, CCTV, a security alarm system, and there's generous storage space as well as loft space.

The accommodation comprises a large reception hall with a feature staircase, a lounge, a family room, a study, a dining area which is open plan to the modern fitted kitchen, a separate utility room, and a cloakroom wc. The upper level has a galleried landing, small terraced balcony, four good-sized bedrooms with fitted wardrobes, 2 x en-suites and a modern family bathroom.

To the rear of the house is a detached double garage.

Occupying a corner position, the gardens are beautifully kept with lawn and hedging to the front, a driveway to the side, whilst the enclosed rear garden has a patio, decking, lawn and bedding areas.

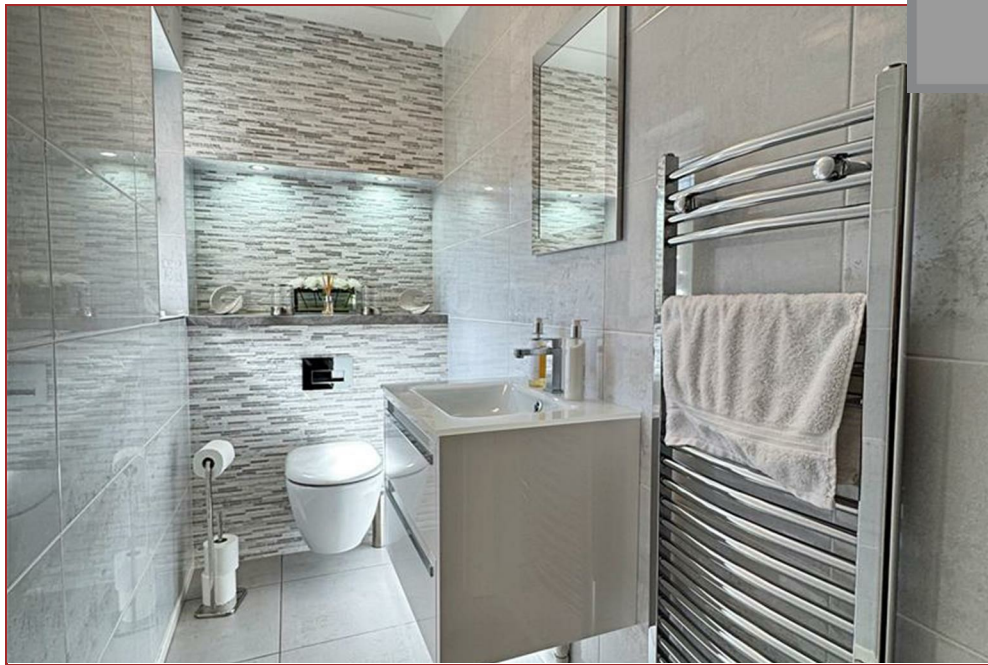
Royal Gardens is a lovely enclave with a selection of Cala and Bryant's top-end homes that enjoy a quiet and private setting whilst being central to the villages of Bothwell and Uddingston. Locally, there's excellent Main Streets where you can find the majority of everyday shopping needs and a great choice of restaurants and bistros.



2594.10 sq ft | EER = C



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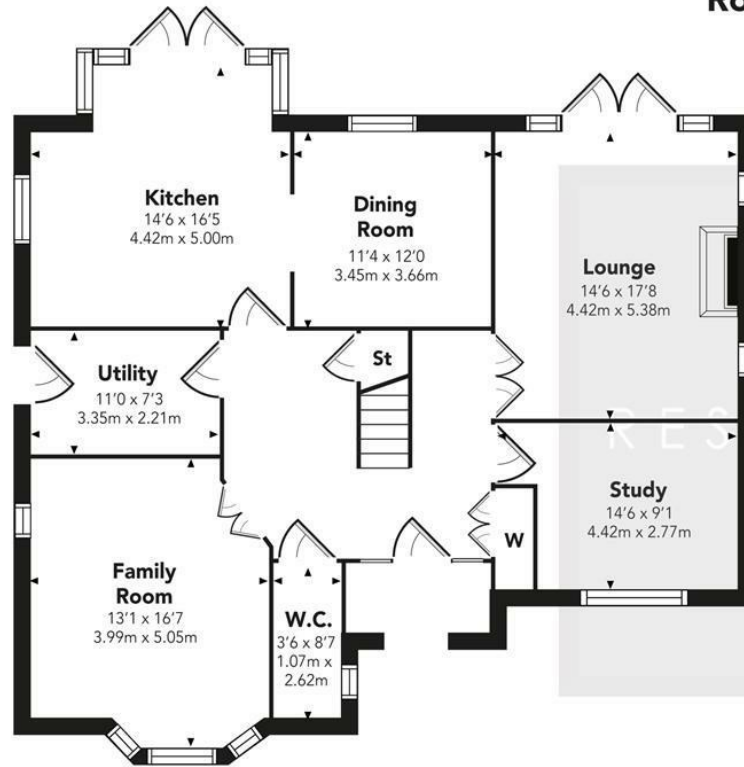


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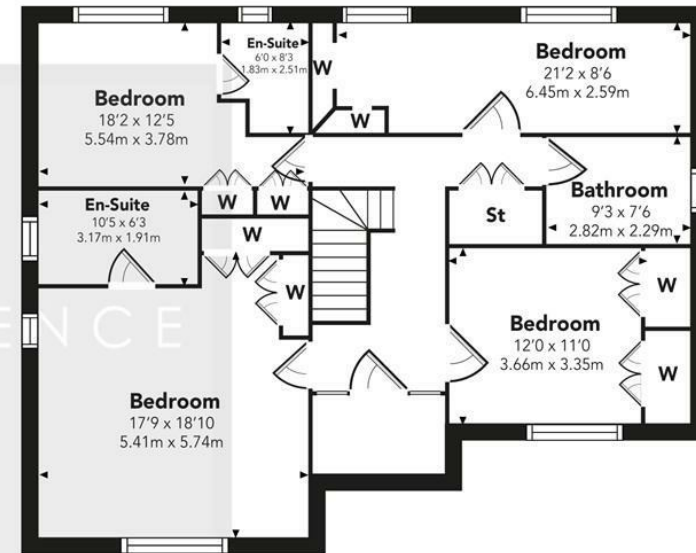




Royal Gardens



GROUND FLOOR



FIRST FLOOR



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.