



RESIDENCE

3A Mill Road, Bothwell, G71 8DQ

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## 4 Bedrooms | 1 Public Room | 2 Bathrooms

Nestled within the conservation village of Bothwell, this immaculate Victorian upper conversion offers a rare opportunity to enjoy period elegance seamlessly blended with contemporary living. Dating back to 1862, the property occupies the entire upper floor of an impressive detached villa and provides generous, versatile accommodation that reflects the grandeur of its era.

A private entrance leads to a series of welcoming reception halls, immediately setting the tone for the quality and character found throughout. The home has been carefully maintained to preserve its original features, most notably the striking stained-glass window in the upper hallway, which floods the space with a beautiful kaleidoscope of colour and natural light.

The accommodation is both flexible and well proportioned. A stunning formal lounge showcases ornate cornicing and a feature fireplace, while there are four generous bedrooms, with the fourth currently utilised as a home office or study. A contemporary family bathroom and additional stylish modern shower suite complete the sleeping accommodation. The modern dining kitchen is set within a bright bay-windowed space and is fitted with a range of integrated appliances, offering ample room for dining, everyday living, and entertaining.

Externally, the property is accessed via electric gates and enjoys a private, enclosed garden laid to lawn with mature trees and established bedding areas. A charming garden room, soundproofed and fitted with electricity and wifi provides an ideal home office, studio, or relaxing retreat. Ample off-street parking further enhances the appeal.

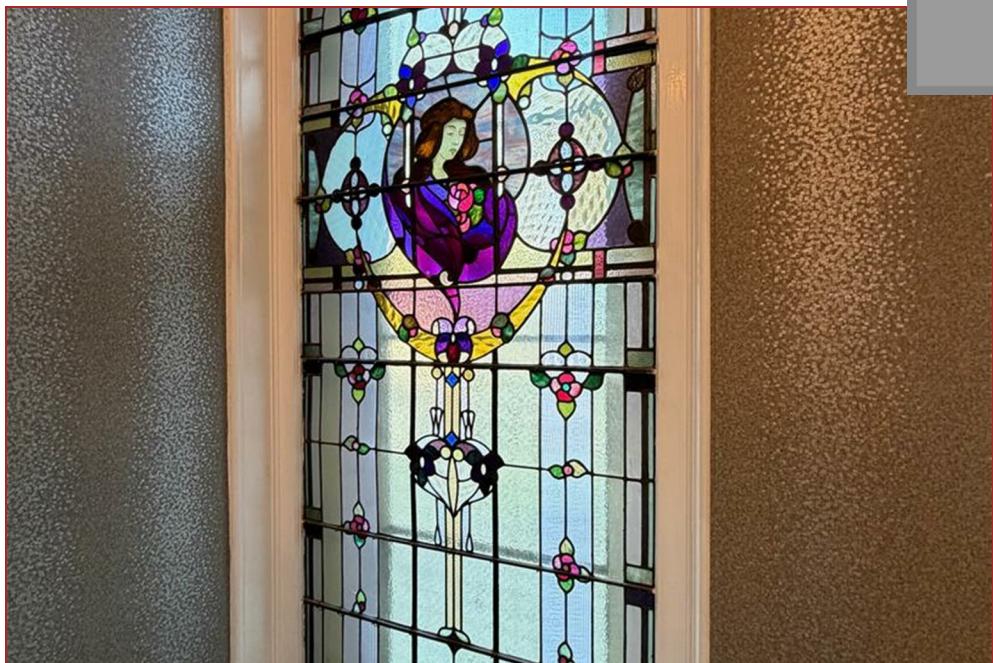
More than just a home, this exceptional property offers a refined blend of historic charm and modern comfort, ideally suited to those who value character, space, and a prime village setting close to local amenities, green spaces, and transport links.



1668.40 sq ft | EER = D



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## Mill Road



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.