



RESIDENCE

36 Woodhead Drive, Bothwell, G71 8AF

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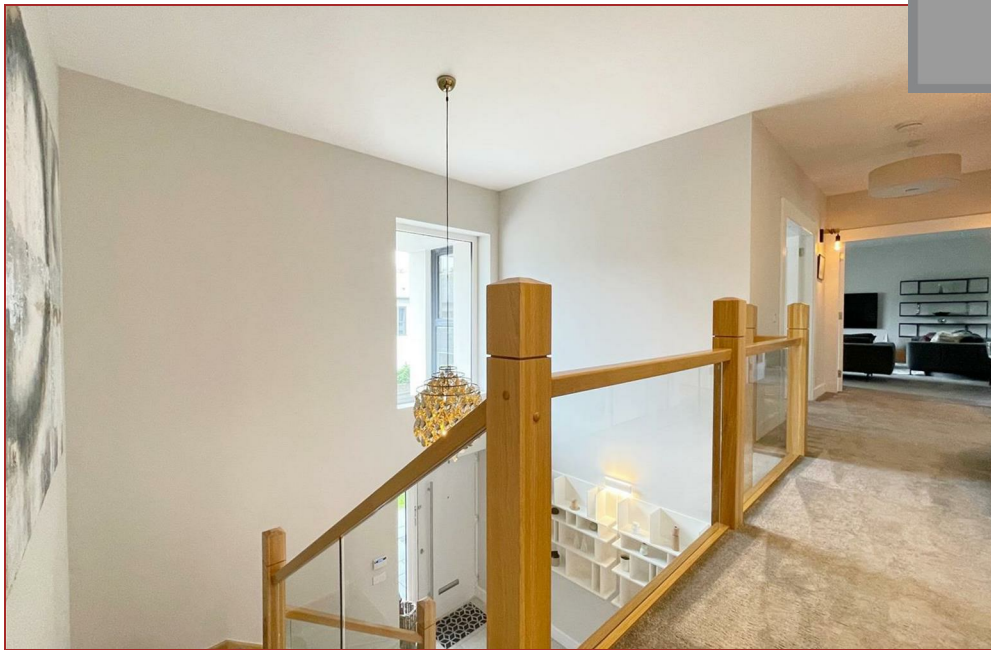
Viewing by appointment with Residence Uddingston

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## 5 Bedrooms | 2 Public Rooms | 4 Bathrooms

This beautifully presented and great sized modern family villa sits within the admired "Riverside" development which nestles on the banks of the River Clyde.

Built by Cala Homes circa 2019, "The Willow" is a substantial five bedroom home with over 3000 sq ft set within a small exclusive development of twelve homes. The home is beautifully decorated and finished with a mix of quality flooring, whilst additional features include gas central heating/air source heat pump, double glazing, two private balconies, a security alarm system and generous cupboard/wardrobe space.

The accommodation comprises a galleried entrance hall, a spacious formal lounge with balcony, a dining room, a study, a family living area which is open plan to the modern luxury kitchen, a separate utility room, a family bathroom, a master bedroom with dressing room, a large en-suite and balcony. There are four additional bedrooms (one with en-suite) and a further family bathroom. Integral to the house is a double garage.

To the front of the property is a four car monoblock driveway, manicured lawn and laurel hedging, whilst the enclosed and private rear garden has decking, a lawn, trees and a patio.

Woodhead Drive is located on the banks of the River Clyde and only a short distance from the Main Street of Bothwell. The village offers a great selection of everyday shopping needs and excellent restaurants, cafes and pubs. There are excellent schools nearby as well as Hamilton College and for those commuting by public transport there are regular bus and train services from Uddingston to the surrounding towns and cities, including Glasgow and Edinburgh. 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.

Council Tax Band - H



3067.00 sq ft | EER = B





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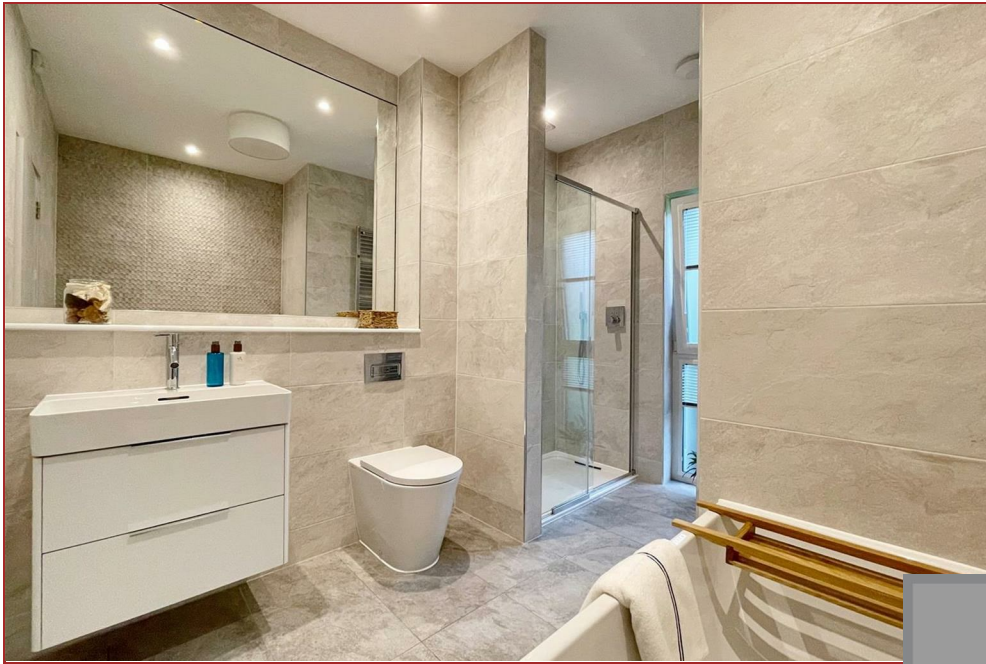




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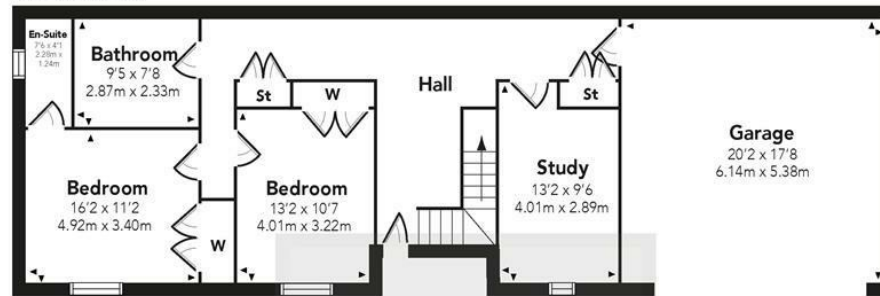
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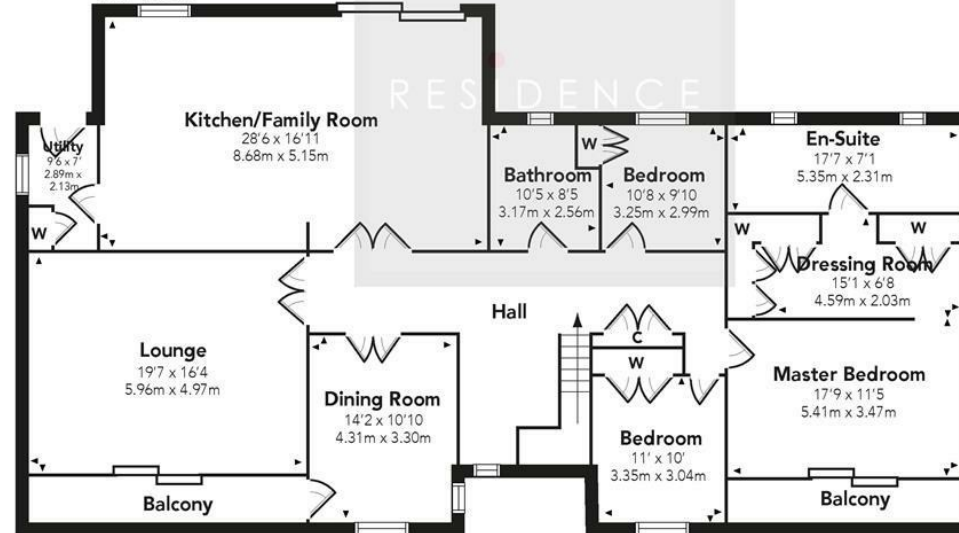


## Woodhead Drive

### 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.