

14A HAMILTON ROAD G71 8ND
OFFER OVER £575,000





PROPERTY DETAILS

Nicola Kennedy Residential are delighted to present a rarely available and unique detached villa occupying a magnificent plot within the heart of the conservation village of Bothwell.

Commissioned and built by Fleming Builders circa 1993, this architect designed house was purchased by the current owners in 2006 who refurbished and upgraded the property to the highest of standards, finished with stylish and tasteful décor offering excellent versatile living accommodation.

On entering this stunning five bedroom versatile home, you are met with a vestibule leading to an impressive high ceiling open hallway with excellent storage, stunning lounge with focal point fireplace and built in surround sound system, modern fitted kitchen with five ring gas hob, extractor hood, double electric oven and American style fridge freezer, utility room with rear door to a private large garden with spacious patio area, a dining room with access from either the kitchen or the hallway, a TV room with patio door to the rear garden, a downstairs WC completes the ground level.



The upper floor is accessed via a wooden and impressive staircase leading to a good-sized landing and benefiting from generous natural light via full length and stained windows. The master bedroom with built in wardrobes and a stylish ensuite shower room with multi-function shower cubicle, three further generous sized double bedrooms, fifth bedroom that could be used as a home office and a beautifully presented fully tiled family bathroom with mains powered thermostatic shower and Jacuzzi bath concludes this accommodation.

Further features include gas central heating, double glazing with privacy tint, stained glass feature windows throughout, large driveway, electric gates, security lighting, CCTV system, integrated garage with electric door, plenty of storage, private extensive garden to rear. Council Tax Band G.

Bothwell remains one of South Lanarkshire's most popular villages and it is regarded as an up-market and cosmopolitan location. Bothwell village is highly regarded for its excellent Main Street where you can find a great choice of restaurants, bistros and pubs. The property is located within highly desirable school catchments and also within short proximity to Hamilton College.

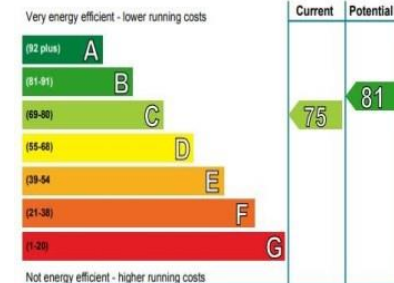
For those commuting by public transport there are regular bus and train services from Hamilton and Uddingston to the surrounding towns and cities including Glasgow and Edinburgh. The village is adjacent to first class motorway links to the commercial centres of Glasgow, Stirling, Edinburgh and East Kilbride as well as the main trunk road to the south.

Excellent Sporting facilities are located nearby, including Bothwell Castle Golf Course, swimming pools, gyms and country parks. The town has attracted a wide number of celebrities and earned its reputation as one of Greater Glasgow's most prosperous satellite towns.





Floorplans are indicative only - not to scale
Produced by Plushplans

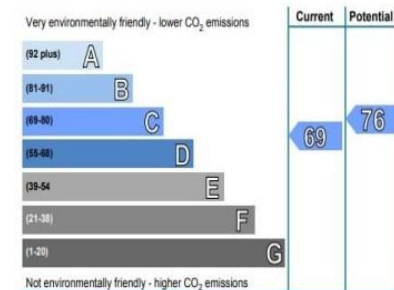


Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band C (75)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band C (69)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.