

5 KNIGHTS GATE G71 8SS
OFFERS OVER £525,000





Nicola Kennedy Residential are delighted to present this rarely available 5 bedroom detached home tucked privately in the popular Castle Gate development located in this much sought after area of Castle Policies Bothwell.

Upon entering, you are greeted by an impressive reception hallway with a storage cupboard and cloakroom WC. The property boasts an entertaining living and dining area with patio doors leading to the private rear garden, perfect for hosting guests. The stylish and spacious breakfasting kitchen features integrated appliances and a warming drawer, ideal for culinary enthusiasts. For moments of relaxation, there is a quiet sitting/snug room with a wood-burning stove.

The master bedroom includes an impressive ensuite shower room and spacious fitted mirrored wardrobes. Four further well-proportioned bedrooms, three of which with built-in wardrobes offering plenty of space and one featuring a wet shower room. The magnificent four-piece suite family bathroom adds a touch of luxury to the property.

Additional features include gas central heating, double glazing, burglar alarm, floored loft, electric garage door, large monobloc driveway, long single garage with utility area and a peaceful private garden.



Located in the heart of Bothwell, residents can enjoy the charm of this historic town with its lovely shops, cafes and restaurants. Bothwell remains one of South Lanarkshire's most popular villages and it is regarded as an up-market and cosmopolitan location. The property is located within highly desirable school catchments and also within short proximity to Hamilton

College making it ideal for families looking for a new place to call home.

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.

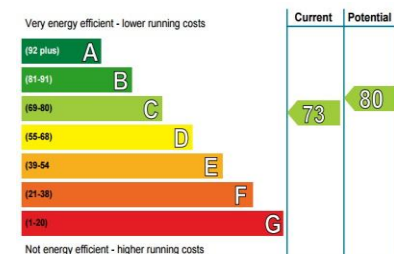
Excellent sporting facilities are located nearby, including Bothwell Castle Golf Course, swimming pools, gyms and country parks. The town has attracted a wide number of celebrities and earned its reputation as one of Greater Glasgow's most prosperous satellite towns.

Don't miss out on the opportunity to view this stunning property at 5 Knights Gate. Contact us today to arrange a viewing.





Floorplans are indicative only - not to scale
Produced by Plushplans

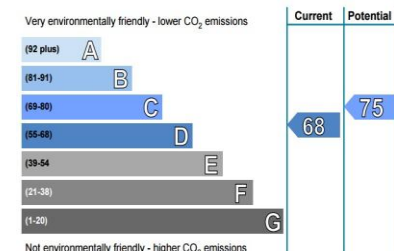


Energy Efficiency Rating

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 (73)**. 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 D (68)**. 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.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.