

**16 FAIRYKNOWE GARDENS, G71 8RW**  
**OFFERS OVER £549,995**





Nestled in the heart of the highly sought-after Bothwell Village, this impressive and immaculately presented four-bedroom detached villa at Fairyknowe Gardens offers a luxurious lifestyle in an enviable location.

Displaying considerable kerb appeal with its manicured front garden, double resin driveway and a large garage with a convenient electric door, the property welcomes you via a bright, spacious entrance vestibule to hallway. Here, luxury tiled flooring, generous storage and underfloor heating ensure a warm and stylish first impression. The versatile layout extends across two elegant floors, exuding quality and space throughout its approximately 2,163 sq ft of accommodation.

The ground floor features two spectacular sitting rooms, both ideal for entertaining and relaxation-one boasting a striking coal fireplace for cosy evenings in. The heart of the home is the breakfasting kitchen, complete with integrated appliances, underfloor heating and a glazed door seamlessly opening onto the serene rear garden and decking area-perfect for enjoying the outdoors in peace and tranquillity offering plenty of outdoor space to unwind.



A sumptuous four-piece family bathroom, enhanced with an integrated TV and underfloor heating, complements the ground floor, along with a fourth bedroom currently utilised as an elegant dining room, featuring wooden flooring, a decorative ceiling rose and attractive coving.

Upstairs, the outstanding master suite is a true sanctuary. It impresses with a dressing area, expansive walk-in wardrobes and a lavish four-piece en-suite shower room. Two further well-proportioned

bedrooms feature mirrored fitted wardrobes, while the bright, airy landing leads to a sophisticated family shower room, complete with his and her basins and a bidet.

Outside, quiet private gardens wrap around the villa, offering superb privacy. An inviting decked area to the rear provides a tranquil spot for summer gatherings, complemented by beautifully maintained front gardens.

Set within the picturesque village of Bothwell, this property benefits from a prime location renowned for its boutique shops, stylish eateries, and welcoming cafés. Families are well-served by excellent local primary and secondary schools, while commuters will appreciate swift access to major road links including the M74 and M8, as well as nearby rail stations providing direct connections to Glasgow and beyond. The area is also within easy reach of scenic parks, championship golf courses and leisure facilities, ensuring something for everyone.

This exceptional home presents a rare opportunity to secure village living with all the conveniences of modern family life. Early viewing is highly recommended to appreciate everything this remarkable property has to offer.

Contact us today to arrange a viewing and experience the luxury lifestyle that awaits you.

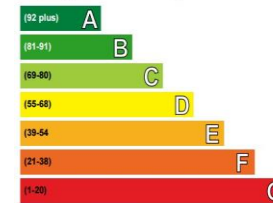




Floorplans are indicative only - not to scale  
Produced by Plushplans



Very energy efficient - lower running costs



Not energy efficient - higher running costs

| Current | Potential |
|---------|-----------|
| 69      | 74        |

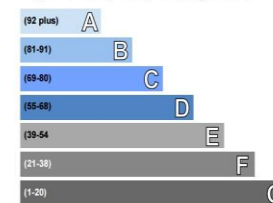
### Energy Efficiency Rating

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 (69)**. 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.

Very environmentally friendly - lower CO<sub>2</sub> emissions



Not environmentally friendly - higher CO<sub>2</sub> emissions

| Current | Potential |
|---------|-----------|
| 63      | 66        |

### Environmental Impact (CO<sub>2</sub>) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band D (63)**.

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