



RESIDENCE

20 Station Road, Bothwell, G71 8EB

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Viewing by appointment with Residence Uddingston

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5 Bedrooms | 2 Public Rooms | 5 Bathrooms

This exceptionally well presented five-bedroom modern detached villa occupies a wonderful position within private landscaped gardens and enjoys attractive views overlooking Bothwell Bowling Green.

Built in 2004, this impressive family home has been significantly upgraded by the current owners to create a stylish, beautifully presented property in true turnkey condition. The bathrooms, en-suites and cloakrooms have all been refitted with luxury white sanitary ware and contemporary tiling, while the stunning dining kitchen features elegant curved units, stone worktops, integrated appliances, a Quooker boiling water tap and wine fridge.

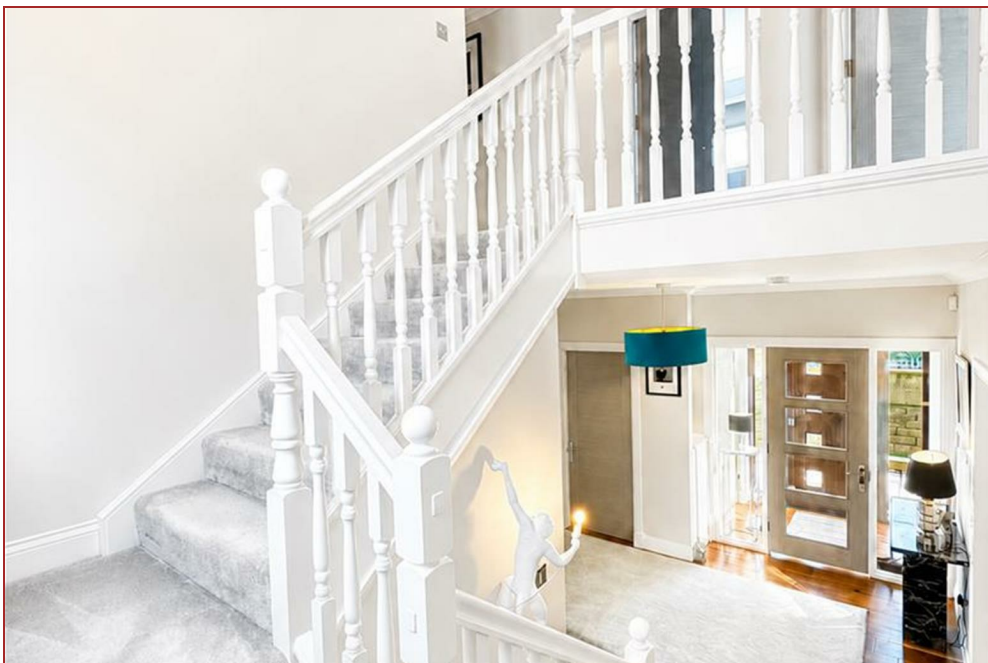
The home also incorporates an excellent range of modern comforts and smart features, including electric curtains, a remote-controlled gas fire, remote-controlled ceiling fans and partial voice-controlled/remote lighting. Contemporary grey internal doors, quality tiled, wooden and carpeted flooring, CCTV security, an alarm system, gas central heating and double glazing further enhance the specification.

The spacious accommodation comprises a welcoming reception hall, two cloakroom WC's, formal lounge, generous family lounge with dining area, luxury dining kitchen, separate utility room, four principal bedrooms, two en-suite shower rooms, a fifth bedroom/home office and beautifully appointed family bathroom.

Outside, the private gardens are enclosed by high walls and accessed via electric gates, creating an excellent sense of privacy and security. There is a monoblock driveway, double garage with electric door, well-kept lawns and attractive decked patio areas ideal for outdoor entertaining.

A fully powered and heated garden summer house with Wi-Fi provides a fantastic additional space for entertaining, relaxing or working from home.

Bothwell remains one of Lanarkshire's most sought-after villages, offering a superb range of restaurants, cafés, boutiques, schools and excellent transport links.



2723.30 sq ft | EER = C

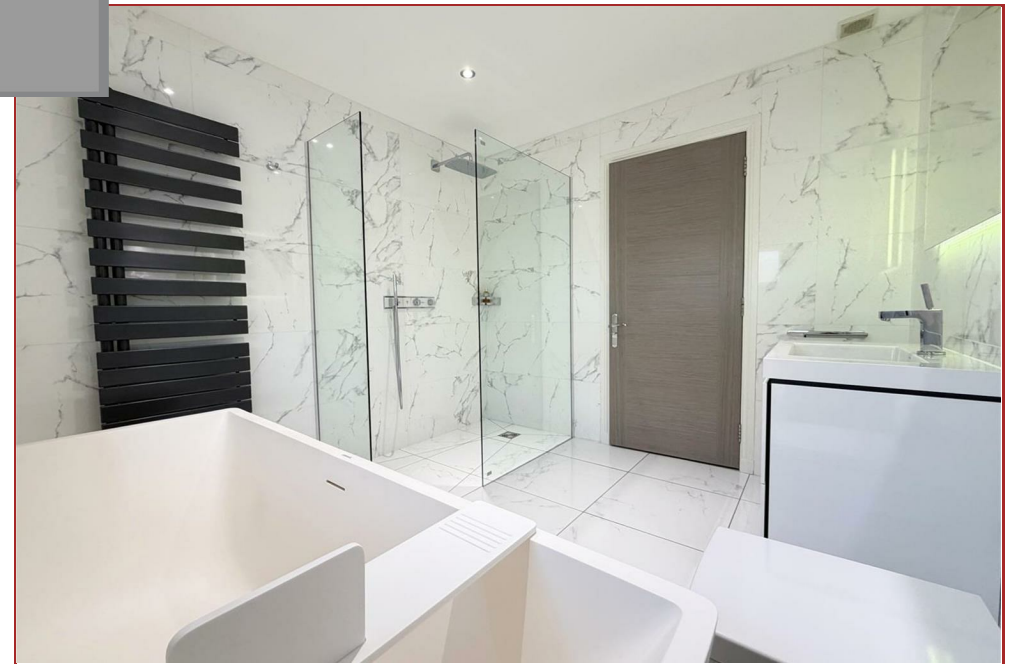


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Station Road



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.