



RESIDENCE

3 McGuire Gate, Bothwell, G71 8FL

[www.residenceestateagents.co.uk](http://www.residenceestateagents.co.uk)



Viewing by appointment with Residence Uddingston

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RESIDENCE



## 5 Bedrooms | 4 Public Rooms | 4 Bathrooms



An exceptionally well finished, extended modern detached villa which is peacefully tucked away in this wonderful and exclusive development.

Built circa 2016 by Robertson Homes and split over three levels. The well proportioned rooms are bright, airy and beautifully decorated whilst finished with luxury flooring throughout. The bathrooms and en-suites are finished to a particularly high standard, whilst the luxury kitchen incorporates a gas hob, oven, microwave, extractor hood, fridge/freezer, wine chiller and is finished with modern worktops and glass roof. Additional features include gas central heating, double glazing, a security alarm and generous storage.

The ground floor accommodation comprises a large reception hallway, a cloakroom/WC, an attractive lounge, a family room, a large dining kitchen with Bi-folding doors. The first floor has four bedrooms, two en-suite shower rooms and a three-piece family bathroom, whilst the top floor has the fifth bedroom and a further shower room.

The rear of the property is laid with an artificial lawn and composite decking is an ideal space for entertaining directly from the impressive kitchen. Furthermore, there is a large outhouse, again, perfect for entertaining with a lounge area, bar and WC.

McGuire Gate is located just off Fallside Road and a short distance from Bothwell Main Street, where you can find the majority of everyday shopping needs. There is a great choice of restaurants, cafés, pubs and many more found within nearby Uddingston and Hamilton town centre. The property is located within a popular school catchment and also within short proximity to Hamilton College. For those commuting by public transport, there are regular bus and train services from Bothwell and Uddingston to the surrounding towns and cities. The M74 and M8 motorways provide excellent access to the central belt linking the surrounding towns and cities.

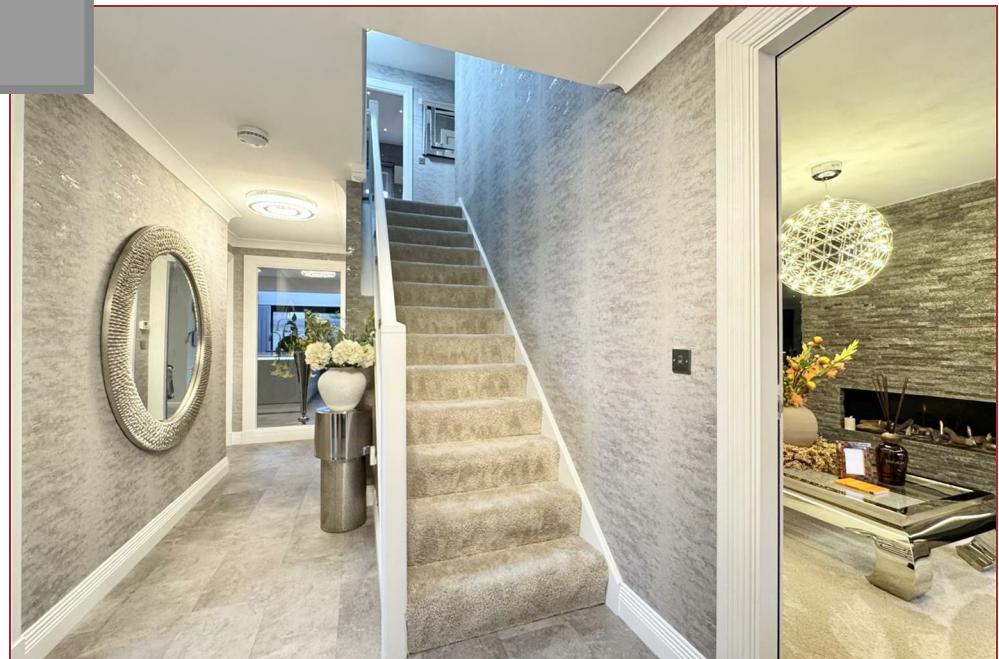
Council Tax - G

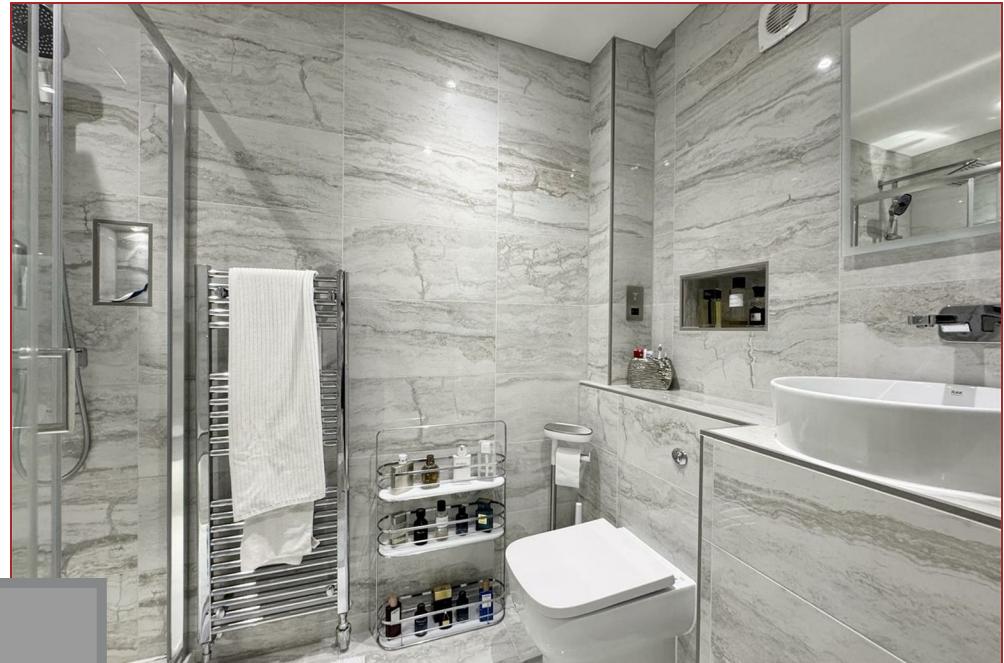


2508.00 sq ft | EER = B



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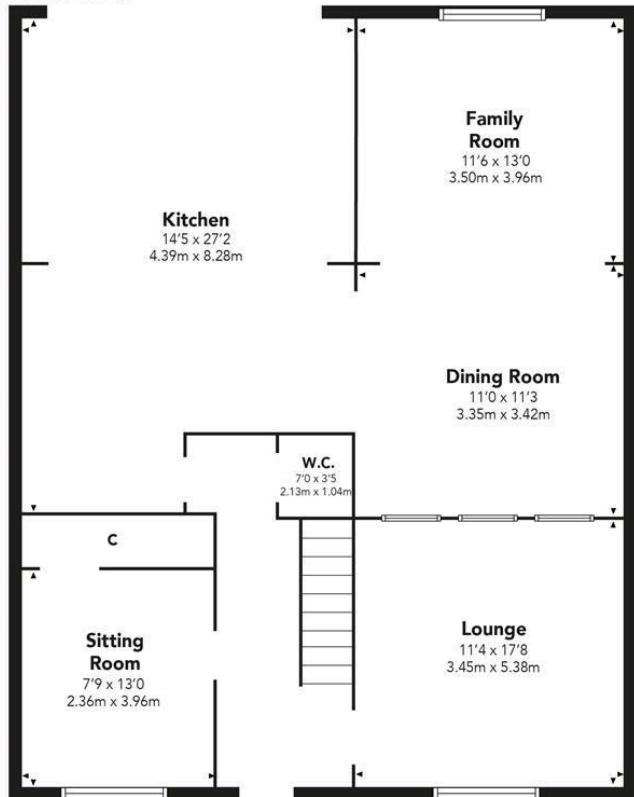




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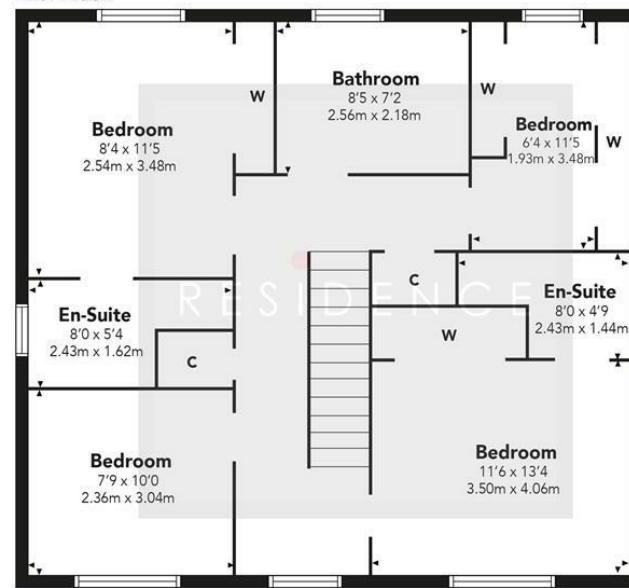


GROUND FLOOR



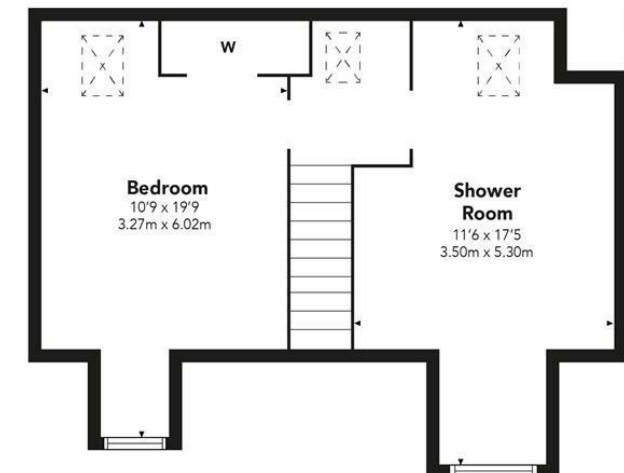
McGuire Gate

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.