



RESIDENCE

14 Clydeview, Bothwell, G71 8NW

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Viewing by appointment with Residence Uddingston

T: 01698 444222 | E: uddingston@residencestateagents.co.uk | A: 61-63 Main Street, Uddingston, G71 7EP



RESIDENCE



3 Bedrooms | 3 Public Rooms | 2 Bathrooms



Occupying a substantial corner plot within a highly desirable Bothwell address, this traditionally built detached villa offers exceptional versatility, generous garden grounds and outstanding potential for extension (subject to the necessary consents).

Built in 1965 by Varney Homes, this much-loved property has been in the ownership of the Glen family for sixty-one years. Over that time, it has been carefully maintained and thoughtfully extended to include a bright and airy additional sitting room. The home retains many of its original features and character, while presenting an exciting opportunity for a new owner to modernise and create a long-term family home tailored to their own style and requirements.

The property benefits from gas central heating, double glazing and a recently installed composite front door.

The accommodation comprises a welcoming reception hall, a generous lounge, a bright sitting room, a formal dining room (which could serve as a fourth bedroom), a study/bedroom three, a family bathroom and a kitchen. On the upper level, there are two particularly spacious bedrooms and a shower room.



Externally, the home sits within impressive corner garden grounds. The front garden is laid mainly to lawn, with a driveway to the side providing off-street parking for several vehicles and leading to a substantial double garage located within the rear garden. The enclosed rear garden offers a combination of paved patio areas and additional lawn to the side, providing excellent outdoor space for families and entertaining.

The property enjoys a superb setting within the heart of Bothwell. The village's vibrant Main Street offers a wide selection of everyday shopping, cafés, restaurants and bars. Excellent transport links are available via regular bus and train services from nearby Hamilton and Uddingston, connecting to Glasgow, Edinburgh and surrounding towns, while the M74 motorway provides swift access across the central belt.

1270.10 sq ft | EER = D



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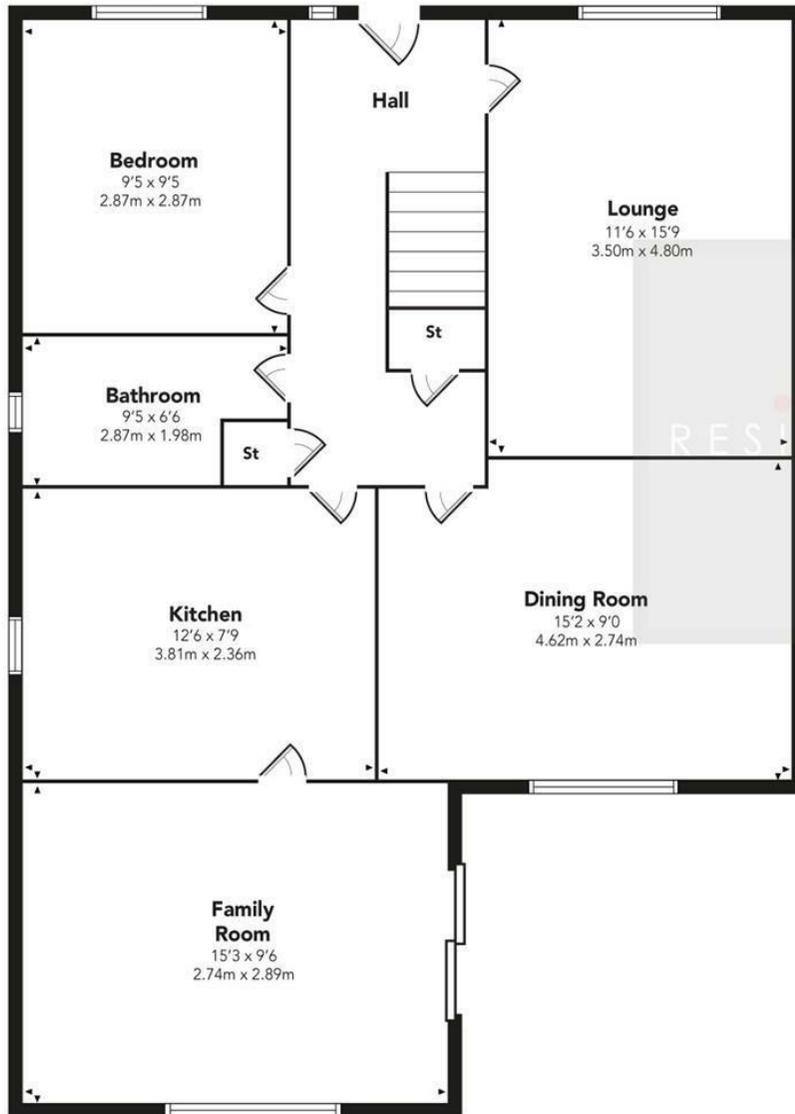


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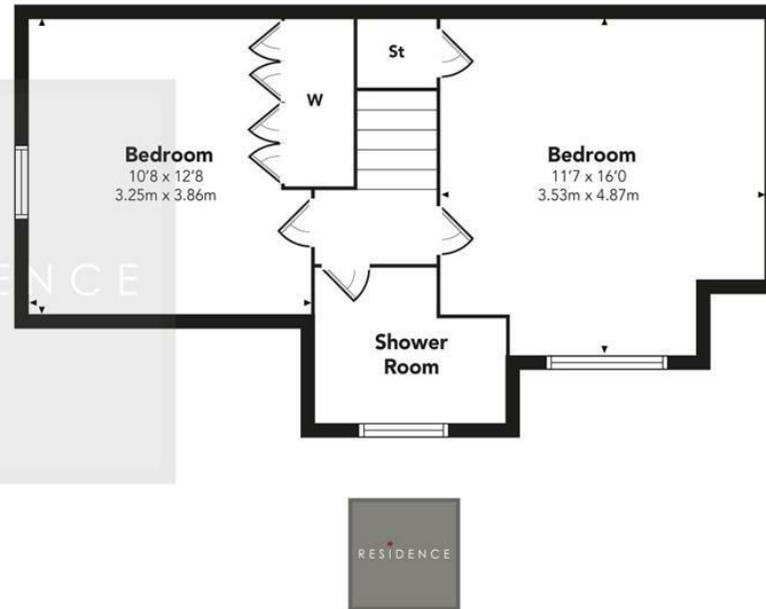


GROUND FLOOR



Clydeview

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.