



RESIDENCE

4 Imperial Way, Bothwell, G71 8NZ

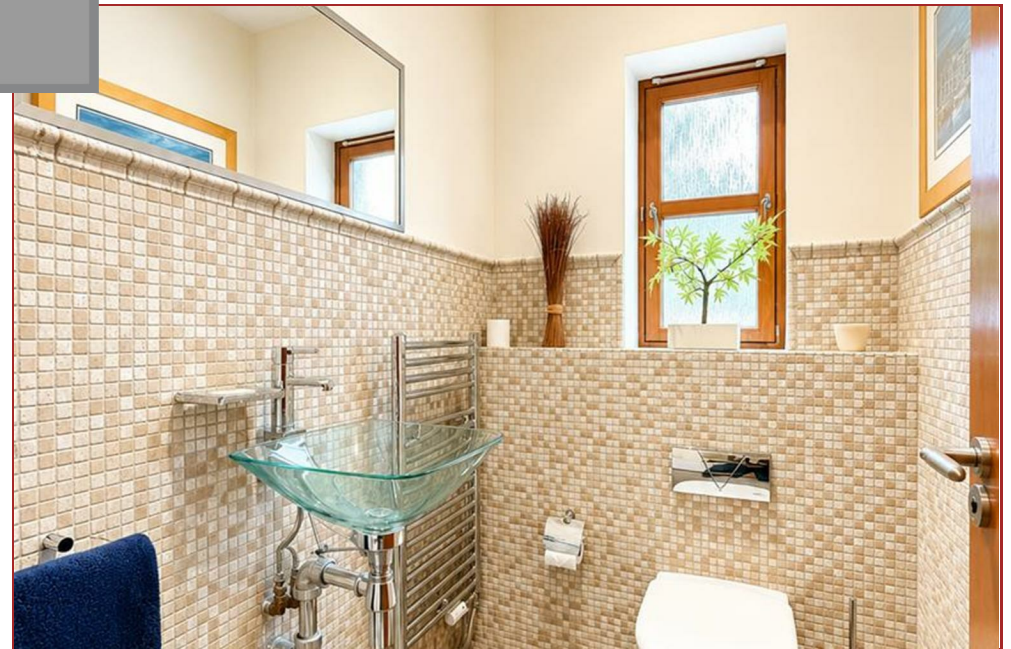
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6 Bedrooms | 4 Public Room | 4 Bathrooms

Set within an exclusive gated development in the heart of Bothwell, this exceptional six-bedroom detached villa enjoys an enviable position overlooking Bothwell Castle Golf Course, offering outstanding privacy, generous family accommodation and beautifully landscaped gardens.

Built circa 2005 in the style of The Eaton, this impressive family home extends to approximately 4,510 sq ft and offers an excellent balance of formal entertaining space and modern family living. Beautifully presented throughout, the property benefits from gas central heating, double glazing, CCTV, a security alarm system, excellent built-in storage, and a superb dining kitchen with premium integrated appliances.

The accommodation comprises an impressive reception porch leading to a magnificent galleried entrance hall, cloakroom WC, formal lounge, dining room, family room, luxurious open-plan dining kitchen, utility room and integral double garage.

The first floor offers four generous double bedrooms. The principal suite and bedroom two both feature dressing rooms, en-suite shower rooms and access to a private balcony overlooking Bothwell Castle Golf Course. Bedroom three also benefits from an en-suite, while a stylish family bathroom completes this level. The second floor provides two further double bedrooms and a modern shower room, ideal for guests, older children or home working.

The property is accessed via electric gates and enjoys excellent privacy. The front garden features a monoblock driveway, manicured lawns and mature planting, while the secluded rear garden has been designed for relaxation and entertaining with an expansive decked terrace.

Bothwell is one of Scotland's most sought-after villages, offering an excellent selection of boutiques, cafés, restaurants and wine bars. The area benefits from highly regarded schooling, excellent transport links via the M74 and M8, nearby rail stations and easy access to Bothwell Castle, scenic woodland walks and Bothwell Castle Golf Club.



4273.30 sq ft | EER = C



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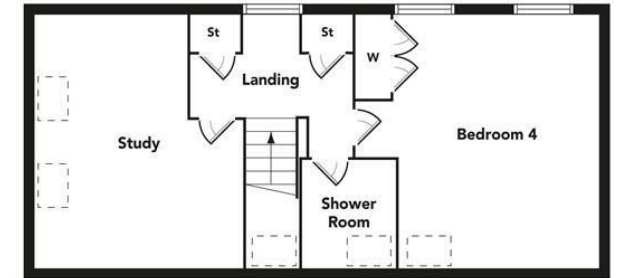
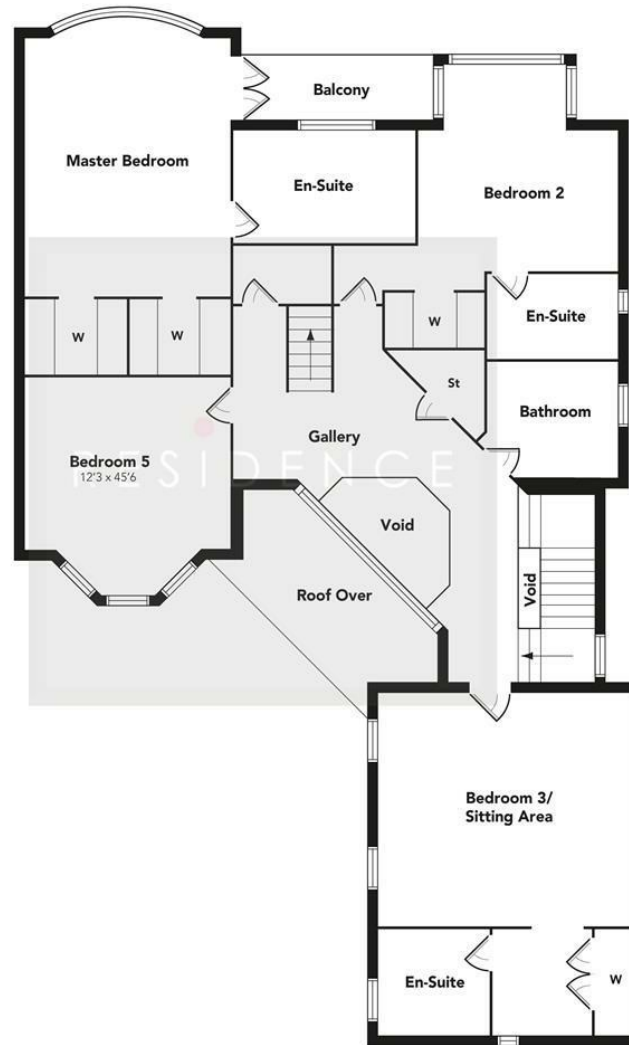
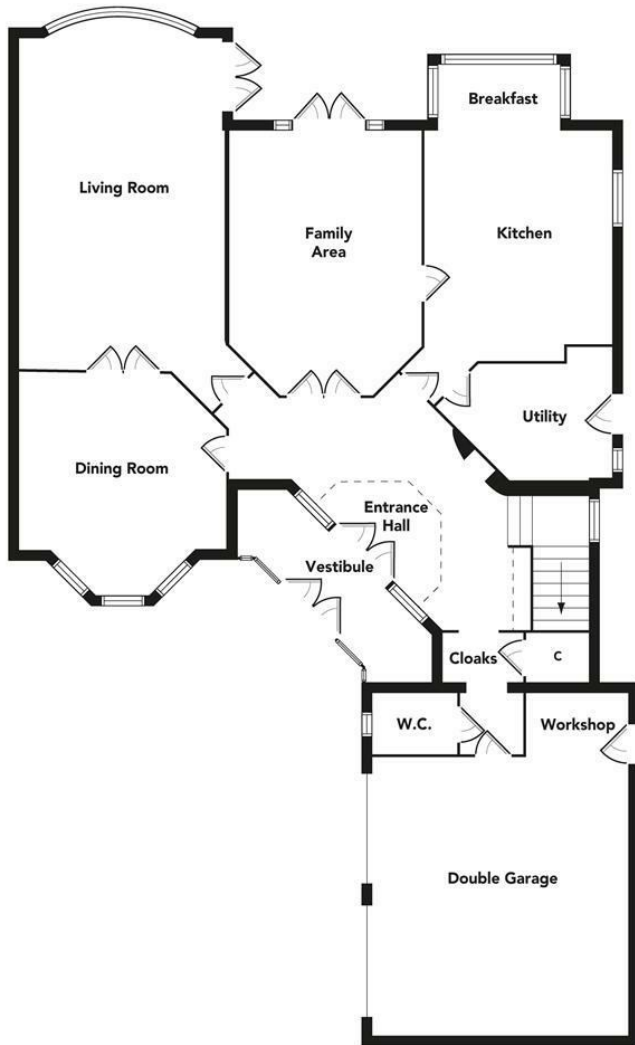




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Imperial Way



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.