



RESIDENCE

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3 Bedrooms | 3 Public Rooms | 5 Bathrooms

Occupying a magnificent, private landscaped plot with breathtaking views over the River Clyde and the picturesque valley beyond, this exceptional individually designed detached villa offers an outstanding combination of luxury, privacy and versatile family living.

Constructed by the current owners in 2011, this thoughtfully designed home is deliberately understated from the street, concealing an impressive split-level interior extending to approximately 3412 sq ft. Designed to maximise its spectacular setting, the rear of the property opens beautifully towards the gardens and river, with generously proportioned, light-filled apartments throughout. The home is finished to an excellent standard, featuring solid oak internal doors and skirtings, quality fixtures and fittings, and gas central heating.

A striking central staircase forms the focal point of the welcoming reception hall and sets the tone for the quality found throughout. The accommodation comprises a magnificent formal lounge with a vaulted ceiling, a comfortable family lounge, a formal dining room, and a beautifully appointed contemporary kitchen fitted with a comprehensive range of integrated appliances, complemented by a separate utility room. There are three substantial double bedrooms, each benefiting from its own luxurious en-suite bathroom, whilst the impressive principal suite also features a superb dressing room. Two cloakrooms/WC's and an integral double garage complete the accommodation. The flexible layout also offers excellent potential to create additional bedrooms, should they be required.

Planning permission has already been granted for the construction of a further detached double garage with an additional room above, presenting an excellent opportunity for further accommodation, a home office, gym or studio.

The large landscaped gardens are a true highlight of this remarkable home and are best appreciated in person.



3412.20 sq ft | EER = B



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Clydebrae Drive



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.