



RESIDENCE

20 Station Road, Bothwell, G71 8EB

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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, the property has been significantly upgraded in recent years by the current owners, who have undertaken an extensive improvements to create a truly impressive home in turnkey condition. All bathrooms, en-suites and cloakrooms have been beautifully refitted with luxury white sanitary ware and stylish tiling, while the stunning dining kitchen features elegant curved units, stone worktops and a range of integrated appliances. Contemporary grey internal doors have been installed throughout, and the home benefits from a mix of quality tiled, wooden and carpeted floor coverings. Further features include CCTV security, a security alarm system, gas central heating and double glazing.

The property offers spacious and well-designed family accommodation comprising a welcoming reception hall, two cloakroom WC's, a formal lounge, a generous family lounge with dining area, a luxury fitted dining kitchen with integrated appliances and a separate utility room. There are four principal bedrooms, two en-suite shower rooms, a fifth bedroom which could also be utilised as a home office, and a beautifully appointed family bathroom.

A fantastic garden pod has also been installed, providing a versatile space ideal for socialising, entertaining or working from home. The pod benefits from power and lighting.

The beautifully maintained private gardens are enclosed by high walls and accessed via electric gates, providing both privacy and security. The grounds include a monoblock driveway, a double garage, well-kept lawns and attractive decked patio areas, ideal for outdoor entertaining.

Bothwell is widely regarded as one of Lanarkshire's most sought-after residential villages, offering an excellent range of local amenities, including boutique shops and cafes.



2723.30 sq ft | EER = C

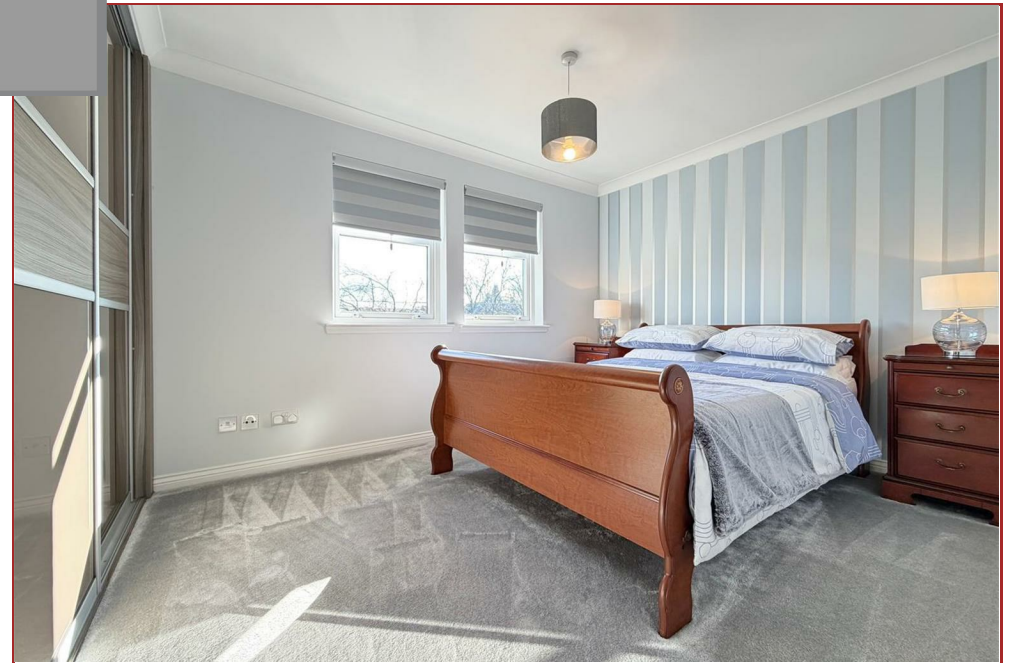


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Station Road



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 Flush 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.