

19 PAILIS CRESCENT, G71 8FP

OFFERS OVER £530,000





Nicola Kennedy Residential are delighted to introduce this rarely available and recently built 5 bedroom detached villa, tucked privately in this sought-after Miller development of Bothwell.

Upon entering, you are greeted by an impressive reception hallway leading to a spacious formal lounge with a large bay window, perfect for relaxing or entertaining guests. The stunning modern dining/entertaining kitchen boasts two sets of patio doors leading to the rear private garden, ideal for al fresco dining on warm summer evenings.

With five bedrooms, two of which come with breathtaking ensuite shower rooms, this property offers plenty of space for a growing family. The luxury four-piece family bathroom features LED mood lighting for the ultimate relaxation experience. The cloakroom WC and utility room with a side door to the garden area add convenience to daily living.

Outside, the private rear garden features a sizeable patio and real grass area, while the front garden is easy to maintain. The property also benefits from an extensive monobloc driveway and a double garage, providing ample parking space.

Additional features include gas central heating with NEST thermostat, double glazing, solar thermal panels, CCTV and a burglar alarm for added security and comfort.

Bothwell remains one of South Lanarkshire's most popular villages and it is regarded as an up-market and cosmopolitan location. Bothwell village is highly regarded for its excellent Main Street where you can

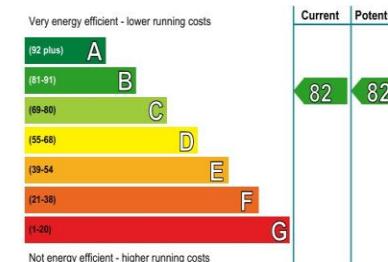
find a great choice of restaurants, bistros and pubs. The property is located within highly desirable school catchments and also within short proximity to Hamilton College.

For those commuting by public transport there are regular bus and train services from Hamilton and Uddingston to the surrounding towns and cities including Glasgow and Edinburgh. The village is adjacent to first class motorway links to the commercial centres of Glasgow, Stirling, Edinburgh and East Kilbride as well as the main trunk road to the south.

Excellent Sporting facilities are located nearby, including Bothwell Castle Golf Course, swimming pools, gyms and country parks. The town has attracted a wide number of celebrities and earned its reputation as one of Greater Glasgow's most prosperous satellite towns.

Don't miss the opportunity to view this exceptional property in person. Contact us now to arrange a viewing and make this stunning villa your new home.



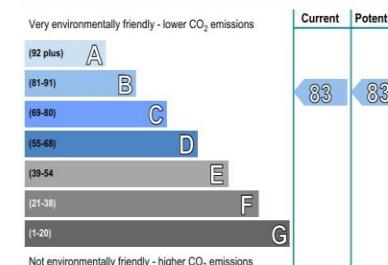


Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band B (82)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band B (83)**

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.