



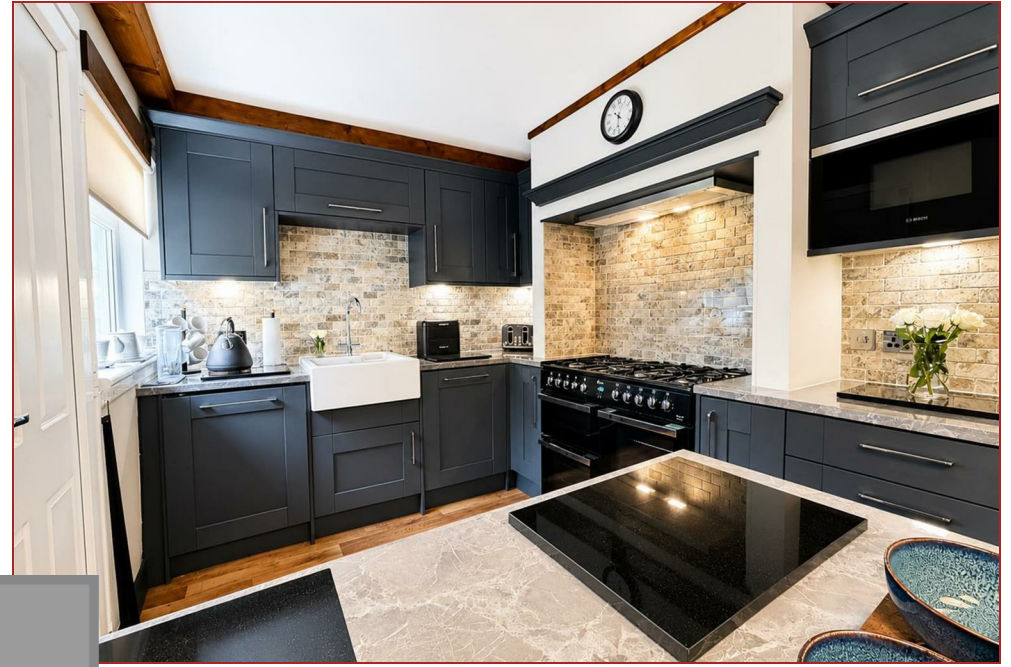
RESIDENCE

4 Grange Gardens, Bothwell, G71 8SD

www.residenceestateagents.co.uk



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 lovely position within a quiet and established cul-de-sac, this beautifully presented three-bedroom detached bungalow offers bright, spacious and versatile accommodation, all conveniently arranged on one level.

Significantly improved and modernised over recent years, the property is presented in true walk-in condition with a stylish fitted kitchen, contemporary family bathroom and en-suite, complemented by fresh décor and excellent living space.

At the heart of the home is the impressive open-plan kitchen and sitting area. The kitchen incorporates a range of integrated appliances and breakfast bar, creating an excellent space for everyday living and entertaining. A large sun room has been added to the side, providing a wonderfully bright and generous additional reception room, while the separate lounge with feature fireplace offers a more formal living space.

The accommodation comprises a reception hall, lounge, open-plan sitting room and modern fitted kitchen, large sun room, three bedrooms, en-suite shower room and modern family bathroom. A useful store to the side has previously been utilised as a home gym.

The property also offers potential for further extension or adaptation, subject to obtaining any necessary planning permission and consents.

Externally, the well-maintained gardens offer excellent privacy. The front has a driveway and attractive low-maintenance garden, while the enclosed rear garden features lawn and decorative stone areas. A large outhouse, covered seating area, additional shed and bar create an excellent setting for outdoor entertaining.

Grange Gardens enjoys a desirable setting within Bothwell, renowned for its excellent restaurants, cafés, bars and independent shops, with convenient motorway links providing easy access throughout the central belt.



1205.60 sq ft | EER = D



RESIDENCE

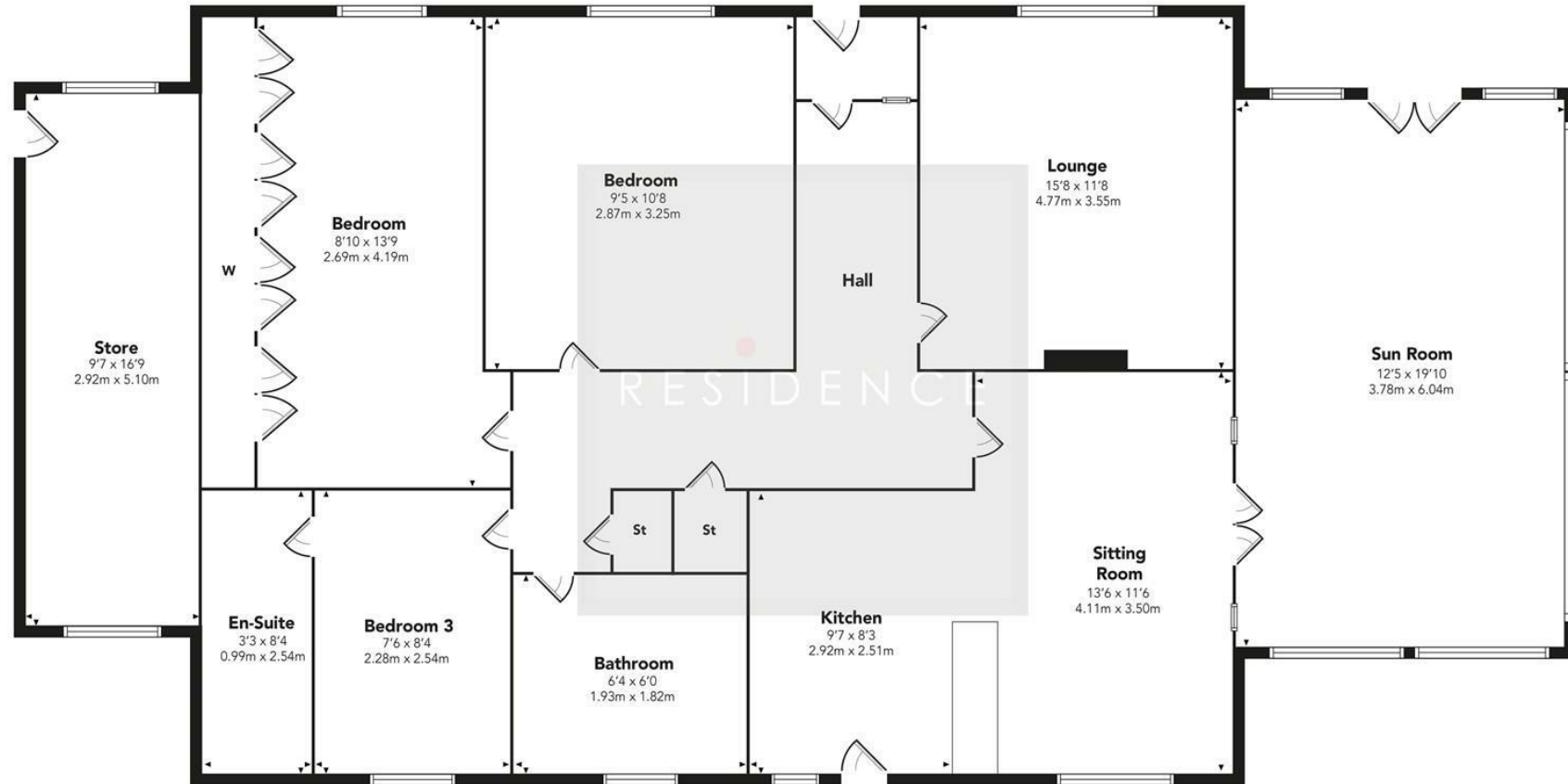




RESIDENCE



Grange Gardens



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.