



RESIDENCE

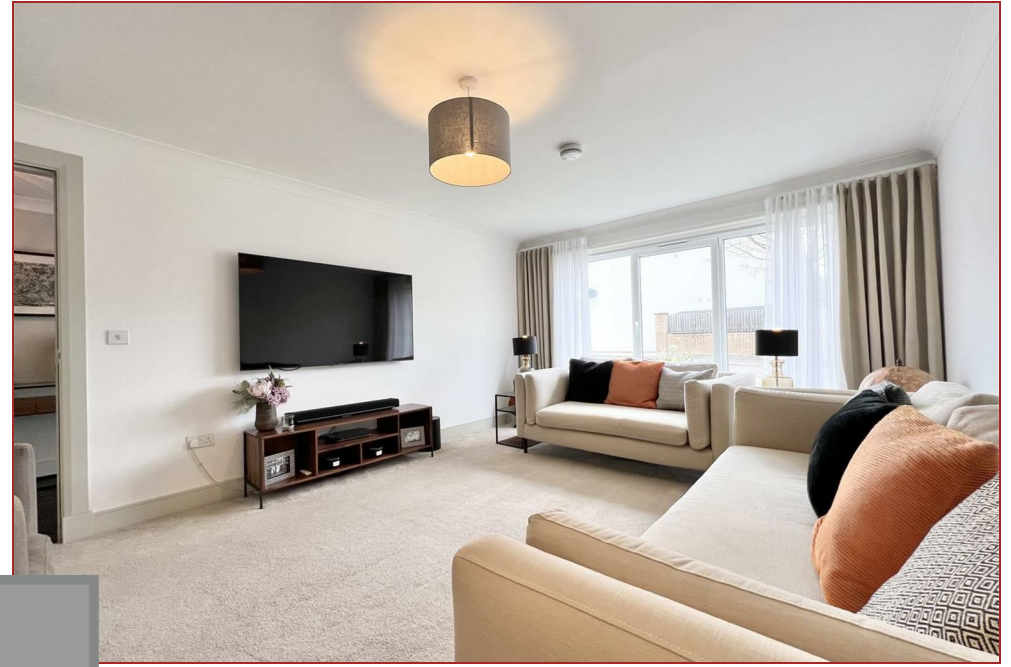
45 Mcguire Gate, Bothwell, G71 8FL

www.residenceestateagents.co.uk



Viewing by appointment with Residence Uddingston

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5 Bedrooms | 2 Public Rooms | 3 Bathrooms



An exceptionally well finished, modern detached villa which is peacefully tucked away in this wonderful and exclusive development.

Built circa 2017 by Robertson Homes in the style of the "Azure Grand", the well proportioned rooms are bright, airy and beautifully decorated whilst finished with luxury carpeting and tiled flooring. The bathrooms and en-suite are finished to a particularly high standard, whilst the luxury kitchen incorporates a gas hob, oven, microwave, extractor hood, fridge/freezer and is finished with modern worktops. Additional features include gas central heating, double glazing, a security alarm and generous storage.

The ground floor accommodation comprises a large reception hallway, a cloakroom wc, an attractive lounge, a family garden room, a large dining kitchen and a utility. The first floor has four bedrooms, a master en-suite and a four piece family bathroom, whilst the top floor has the fifth bedroom and a study/dressing area.

The rear of the property is laid with lawn and a patio area and is an ideal space for entertaining directly from the impressive garden room. Integral to the house is the garage with a driveway and there is a lawn to the front of the property.



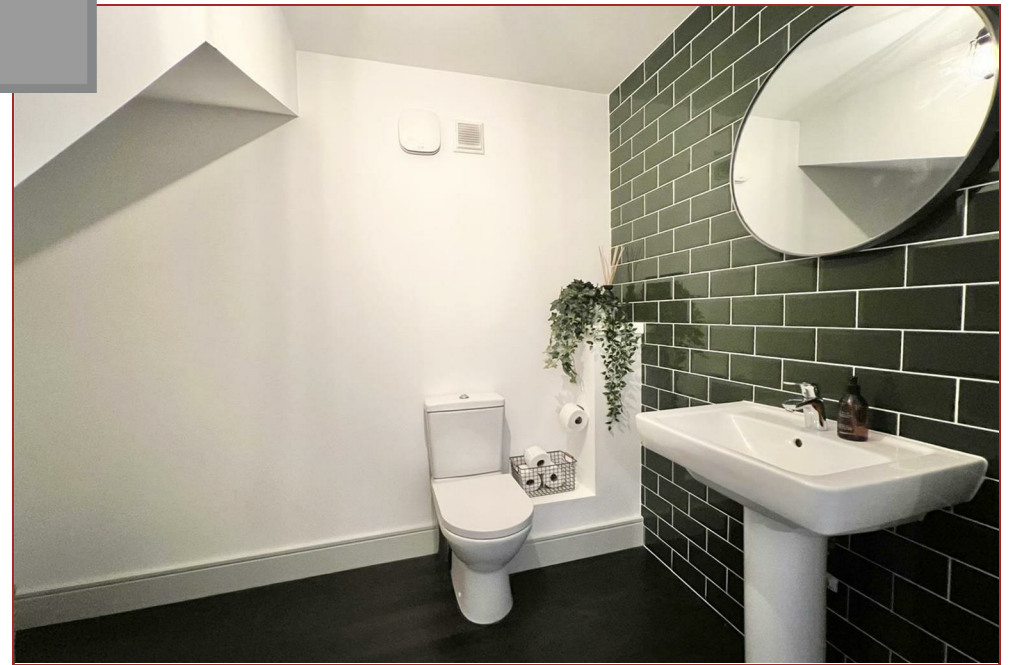
McGuire Gate is located just off Fallside Road and a short distance from Bothwell Main Street where you can find the majority of everyday shopping needs. There is a great choice of restaurants, cafes, pubs and many more found within nearby Uddingston and Hamilton town centre. The property is located within a popular school catchment and also within short proximity to Hamilton College. For those commuting by public transport, there are regular bus and train services from Bothwell and Uddingston to the surrounding towns and cities. The M74 and M8 motorways provide excellent access to the central belt linking the surrounding towns and cities.

Council Tax Band - G

2142.00 sq ft | EER = B



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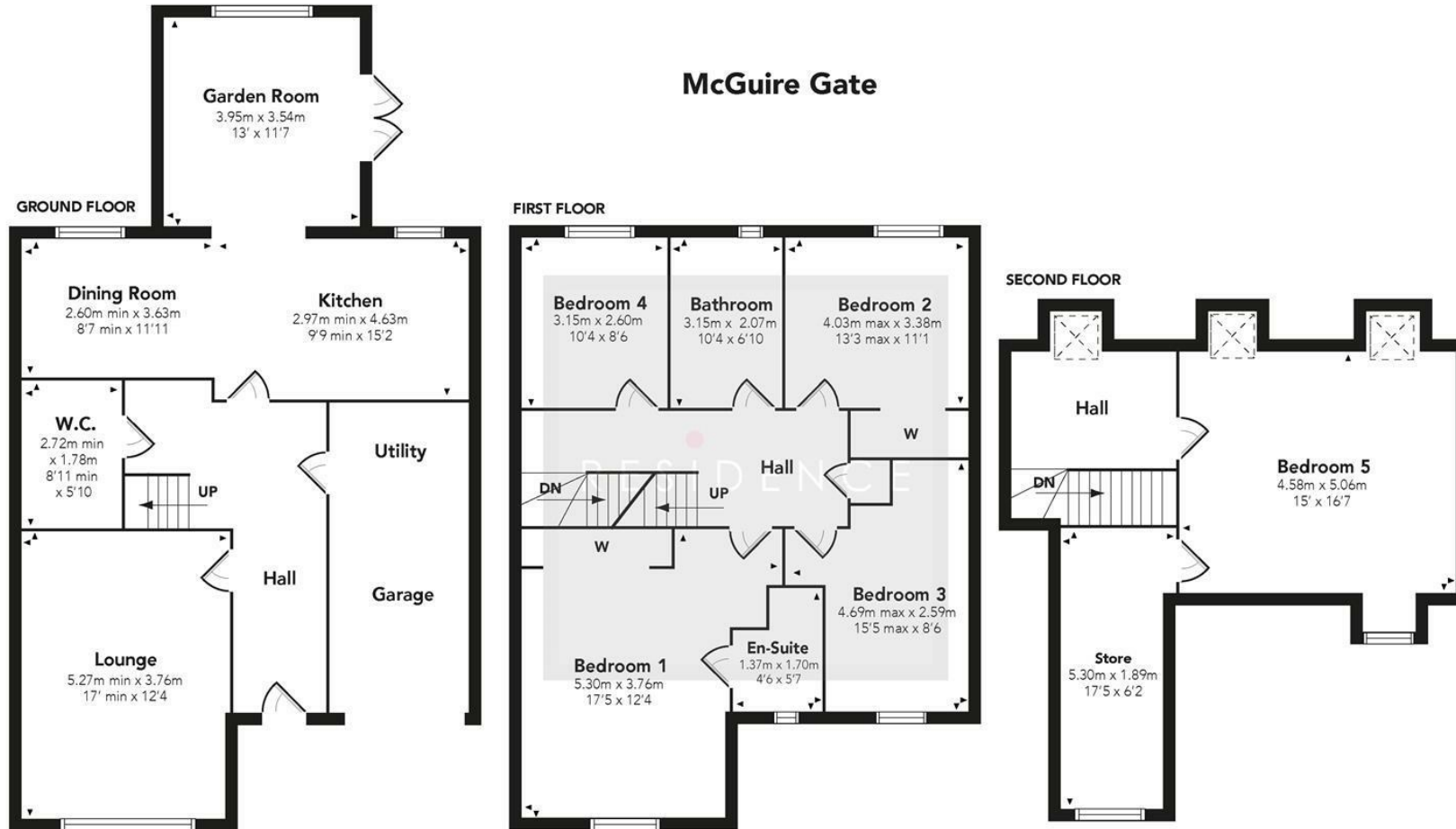




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McGuire Gate



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.