



RESIDENCE

'Mayfield' Blantyre Mill Road, Bothwell, G71 8DF

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Viewing by appointment with Residence Uddingston

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5 Bedrooms | 3 Public Rooms | 4 Bathrooms

Positioned within one of Bothwell's most sought-after addresses, 'Mayfield' is an outstanding sandstone villa and a superb example of traditional character meeting considered modern design. Beautifully restored and substantially extended, the property offers an exceptional level of accommodation, impressive proportions, elegant period character and a wonderfully versatile layout designed for contemporary family life.

A particularly striking addition to the home is the exceptional rear extension, which has transformed the property and created a magnificent open-plan kitchen, dining and family room. Accessed naturally from the side entrance and hallway, this impressive space forms the heart of the home. Exposed oak beams bring warmth and architectural character, while the generous proportions provide beautifully defined areas for cooking, dining and relaxed family living. An abundance of glazing, together with multiple sets of French doors, floods the room with natural light and creates a lovely connection with the garden. The doors open to both the side and rear of the property, where extensive wrap-around decking provides a superb setting for outdoor dining, entertaining and summer gatherings.

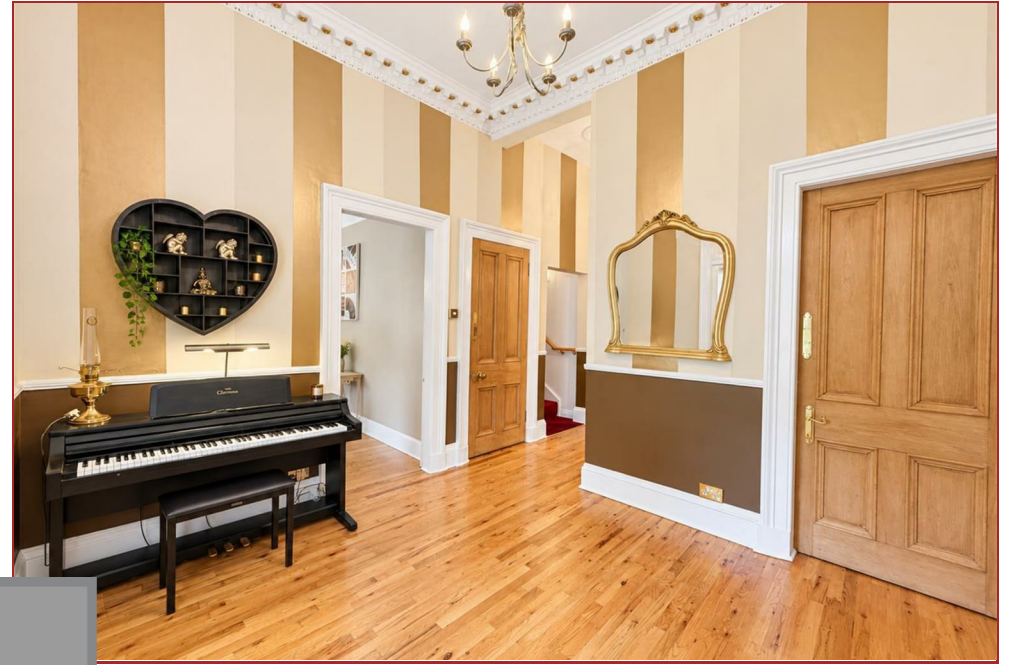


The ground floor continues to impress, with a welcoming reception hall leading to a beautifully proportioned formal sitting room and substantial games room. A generous utility room, bathroom, excellent storage and a ground-floor bedroom further enhance the flexibility of the accommodation.

Upstairs, the impressive principal bedroom enjoys its own stunning en-suite, complemented by a further en-suite bedroom, two additional well-proportioned bedrooms and a family bathroom, together with excellent storage.

Externally, substantial private gated driveway provides access to the front & side of the property, as well as the detached garage. The surrounding gardens provide a private and attractive setting, complementing the character and impressive scale of this exceptional home.

3466.00 sq ft | EER = D



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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.