



RESIDENCE

10 Pailis Crescent, Bothwell, G71 8FP

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5 Bedrooms | 3 Public Rooms | 3 Bathrooms

A stunning modern detached villa by Miller Homes, set within an exclusive development in the highly sought-after village of Bothwell. Presented in beautiful condition throughout, this exceptional family home occupies a generous plot surrounded by professionally landscaped private gardens with a raised deck from the dining area with retractable canopy.

The property has been thoughtfully enhanced by the current owners, including the impressive conversion of the original double garage to create a spacious and stylish media room. Finished to an exacting standard, the home combines contemporary design with generous, flexible living accommodation and is presented in true walk-in condition.

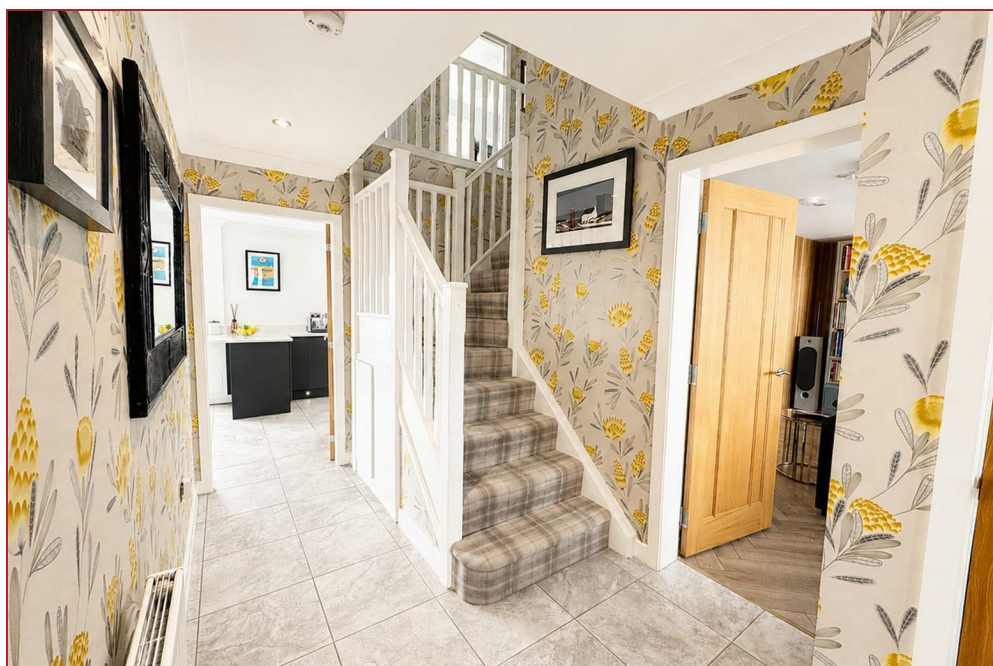
The ground floor is entered via a large and welcoming reception hallway, leading to an elegant front-facing lounge with an attractive box bay window. The impressive media room provides an additional versatile living and entertaining space, complemented by excellent built-in storage.

At the heart of the home is a superb open-plan dining and kitchen area, designed perfectly for modern family living and entertaining. The generous dining area features bi-folding doors opening onto the gardens, while the high-specification fitted kitchen incorporates a range of quality integrated appliances and stylish contemporary finishes. A separate utility room and convenient downstairs WC complete the ground-floor accommodation.

Upstairs, the property offers five well-proportioned bedrooms, including two with private en-suite facilities, together with a beautifully appointed family bathroom.

The rear garden has a bespoke garden outhouse with power and lighting currently used as a workshop.

With its contemporary interiors, substantial accommodation and landscaped private gardens, this outstanding Miller Homes villa represents an exceptional opportunity to acquire a beautifully finished family home within one of Bothwell's most desirable modern developments.



1819.10 sq ft | EER = B



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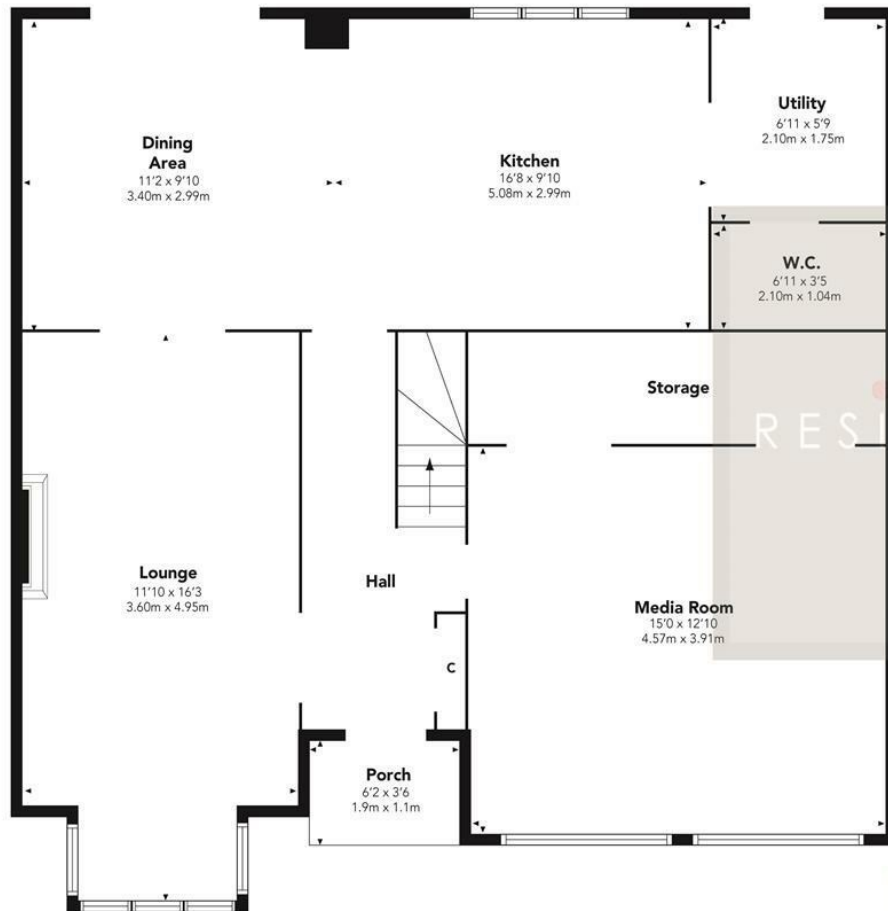


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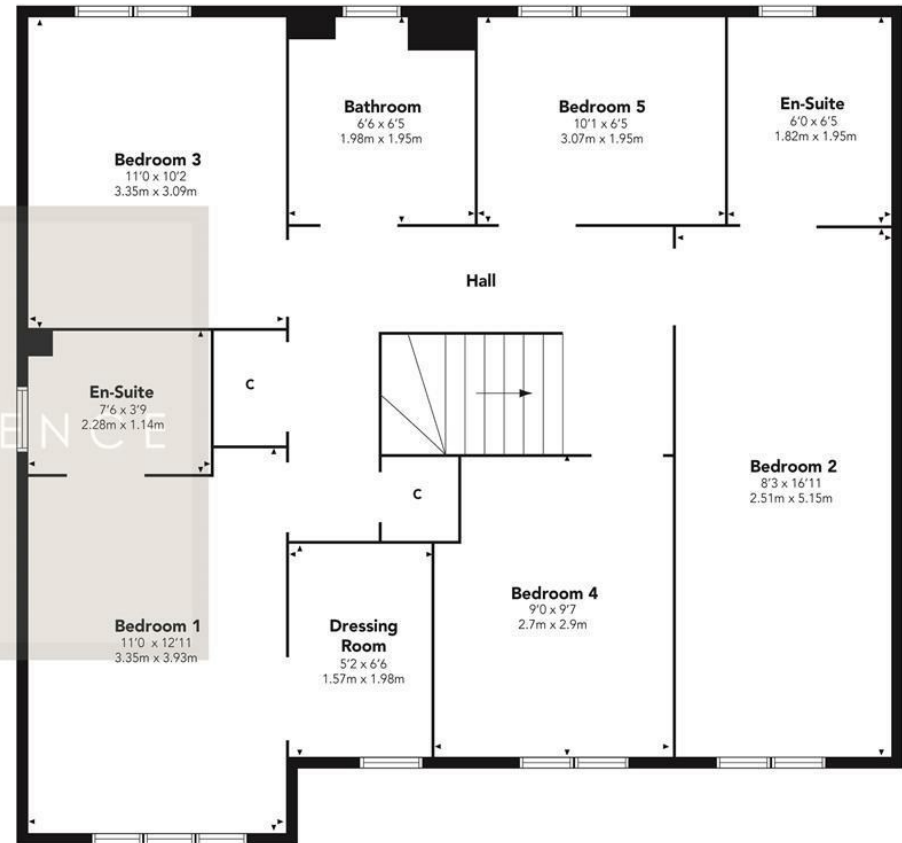


Pailis Crescent

GROUND FLOOR



FIRST FLOOR



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.