



RESIDENCE

54 Royal Gardens, Bothwell, G71 8SY

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Viewing by appointment with Residence Uddingston

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4 Bedrooms | 5 Public Rooms | 3 Bathrooms

A large modern detached villa situated within a highly sought after development. This rarely available four-bedroom detached villa by Bryant homes built 2004 offers an exceptional combination of style, space and privacy. This beautifully maintained family home enjoys an enviable location close to Bothwell's vibrant village amenities, highly regarded schooling and excellent commuter links via the M74 and M8 motorways.

The welcoming entrance hallway, enhanced by attractive hardwood flooring, provides access to a home office and dedicated fitness room, offering excellent flexibility for modern family living. A stylish WC completes the ground-floor accommodation.

At the heart of the home is the impressive breakfasting kitchen, beautifully appointed for both everyday dining and entertaining. This flows into a private garden room overlooking the secluded, fully enclosed rear garden, which features a generous patio area ideal for outdoor dining and entertaining. The open-plan family room is complemented by a wood-burning stove, creating a warm and inviting atmosphere.

The elegant formal lounge features a beautiful bay window, allowing an abundance of natural light, together with an open-flame gas fire.

Upstairs, there are 4 bedrooms in total, two generous bedrooms benefit from luxurious en-suite shower rooms, with one further enhanced by a freestanding bath. Two additional well-proportioned bedrooms share a contemporary Jack & Jill shower room, providing excellent accommodation for family and guests.

Further benefits include double glazing, gas central heating, a modern security alarm system and excellent storage throughout. Externally, a substantial mono bloc driveway and double garage provide ample off-street parking and additional storage.



2497.20 sq ft | EER = C

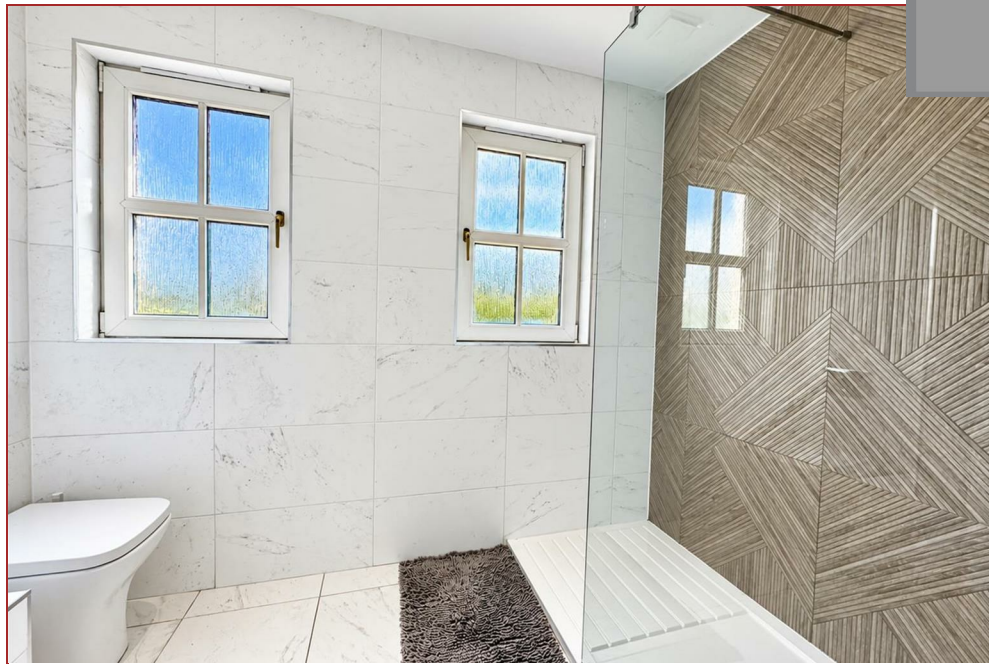


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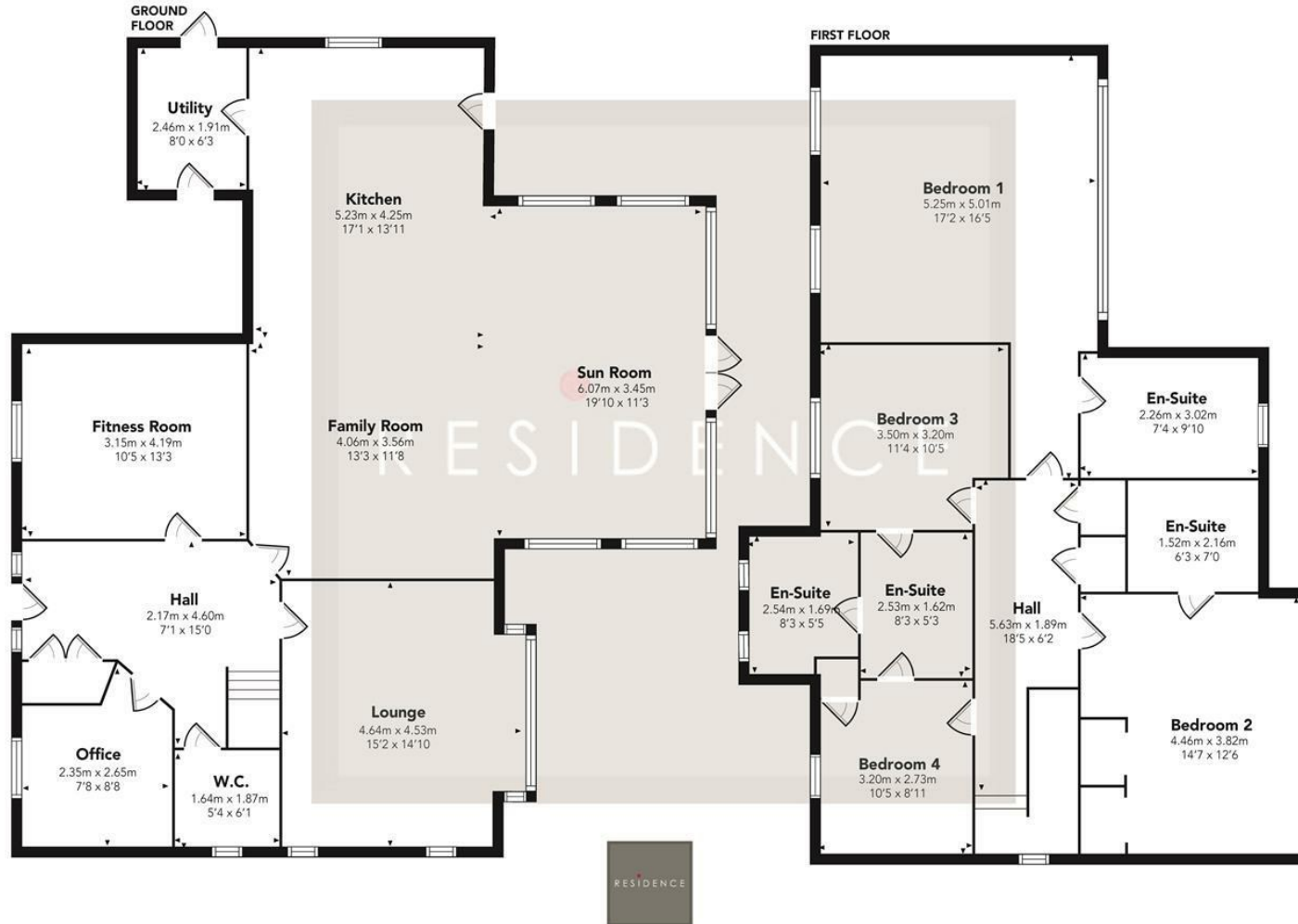




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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors 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.