



ESTATE AGENTS

Laighlands Grove Bellshill Road, Glasgow, G71 8BJ



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Laighlands Grove

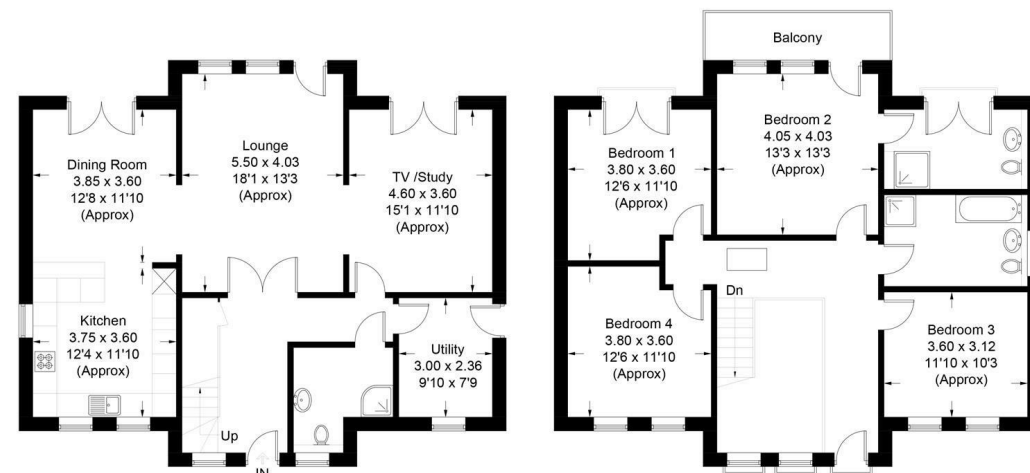


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID410309)

Property Reference RU0716

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We believe these details to be accurate however it is not guaranteed and they do no form any part of a contract. Fixings 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.



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A luxury and exclusive development of two detached villas which are currently under construction.

A luxury and exclusive new build development of two detached villas which are recently completed.

The homes are modern contemporary "Eco" timber kit homes which offer bright airy living accommodation whilst being exceptionally thermal and energy efficient. As you would expect, the properties are finished to a particularly high standard whilst featuring under floor heating to the ground floor and to the bathrooms on the upper floor, an air source heat pump and heat recovery system, modern luxury "Laufen" sanitary ware within the bathrooms and en-suites, a choice of quality fitted kitchen with integrated Bosch appliances and beautiful wood detail to the Ash and chrome staircase. The windows are PVC triple glazed units with an Anthracite woodgrain finish.

The property also benefits from a 20 year construction warranty which exceeds NHBC standards.

The accommodation is neutrally decorated throughout and has a mixture of quality tiled, carpet and laminate flooring and provides circa 1993 sq ft of contemporary living space which will comprise entrance hall, cloakroom wc, lounge, dining room, living area which is open plan to the modern fitted kitchen and a separate utility room whilst the upper floor contains four bedrooms, a master en-suite and a family bathroom.

The gardens are lawned to the front with a driveway to the side whilst the rear garden will be enclosed, with a larger style garden.

Bothwell offers a great choice of restaurants, bistros, pubs and the majority of every day shopping facilities with more found within nearby Hamilton and Uddingston. The property is located within popular school catchments and also within short proximity to Hamilton College. For those commuting by public transport there are regular bus and train services from Hamilton and Uddingston to the surrounding towns and cities including Glasgow and Edinburgh. The M74 and M8 motorways provide excellent access to the central belt linking the surrounding towns and cities.

