



RESIDENCE

41 Barrie Avenue, Bothwell, G71 8FA

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4 Bedrooms | 2 Public Rooms | 4 Bathrooms



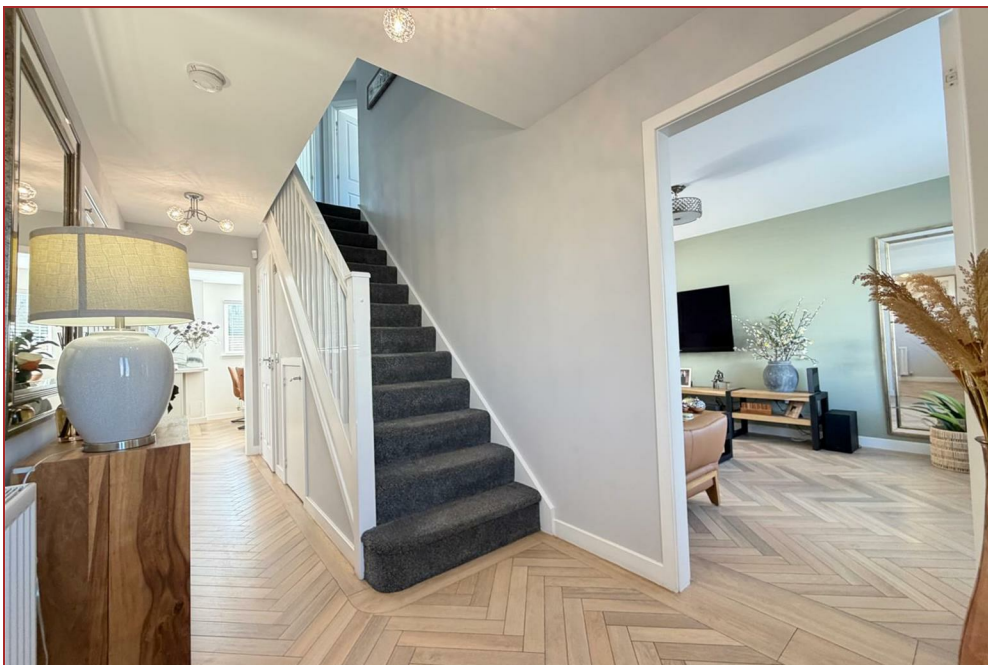
This stunning four-bedroom modern detached villa occupies a generous corner plot, peacefully positioned at the end of a quiet and highly desirable cul-de-sac.

Built by Miller Homes circa 2021 in the sought-after 'Tait' style, the property offers approximately 1,424 sq ft of beautifully presented, bright and airy living space. Exceptional attention to detail is evident throughout, with contemporary neutral décor complemented by a mix of quality carpeting, herringbone Amtico flooring and stylish tiling. Further features include a modern gas central heating system, double glazing and a security alarm system. The bathrooms are finished to a high standard with modern white sanitary ware and luxury tiling, while the spacious and stylish dining kitchen incorporates a range of integrated appliances, ideal for modern family living.

This impressive family home comprises a welcoming reception hall, cloakroom WC, a bay-windowed lounge, and a superb open-plan kitchen with dining area and family living space. There are four well-proportioned double bedrooms, two en-suites and a contemporary family bathroom. An integral garage provides additional convenience and storage.

Externally, the property benefits from beautifully maintained corner gardens. The front features a monoblock driveway providing off-street parking for up to three vehicles, alongside a neat lawn. The enclosed rear garden enjoys a favourable southerly aspect and offers a high degree of privacy, with a lawn, patio area and well-stocked bedding sections—perfect for outdoor entertaining.

Bothwell is one of South Lanarkshire's most desirable residential areas, renowned for its charming village atmosphere and excellent local amenities. The property is ideally situated for access to a range of boutique shops, cafés, restaurants and popular bars within Bothwell Main Street. Highly regarded primary and secondary schooling is available nearby, making it an excellent choice for families.



1420.80 sq ft | EER = B



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Viewing by appointment with Residence Uddingston

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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.