



RESIDENCE

3 South Deanpark Avenue, Bothwell, G71 8HG

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Viewing by appointment with Residence Hamilton

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RESIDENCE





3 Bedrooms | 2 Public Rooms | 2 Bathrooms

An exceptional and beautifully presented red sandstone detached villa, occupying a peaceful and highly desirable position within extensive, mature and level gardens in the sought-after village of Bothwell.

Extensively upgraded to exacting standards by the present owners, this outstanding family home combines traditional character and period features with modern comfort, offering spacious and flexible accommodation over two levels.

Entered through a formal vestibule, the impressive reception hallway features beautiful decorative corning and corbels. The charming front-facing lounge has an attractive fireplace with stove, whilst the separate dining room, also featuring a stove, enjoys direct access to the rear gardens and substantial decked entertaining area.

A particular highlight is the stunning, individually designed handmade kitchen, complete with central island, integrated appliances and Aga. The ground floor also provides a generous double bedroom and contemporary fully tiled shower room. Upstairs, there are two further well-proportioned double bedrooms and a particularly useful storage room, completing the versatile family accommodation.

Further benefits include a recently renewed roof, extensive mature gardens, a lengthy private driveway providing ample off-street parking and a substantial detached garage offering excellent additional storage.

The beautiful, predominantly level gardens provide a wonderful setting for outdoor entertaining, relaxation and family enjoyment.

Conveniently located for Bothwell's excellent amenities, including popular restaurants, cafés, schooling and shopping facilities, together with excellent motorway connections.

A rare opportunity to acquire a magnificent traditional family home combining character, quality finishes, generous accommodation and beautiful gardens.

Please note the property has planning permission for extensions to side and rear.



1732.99 sq ft | EER = D



RESIDENCE





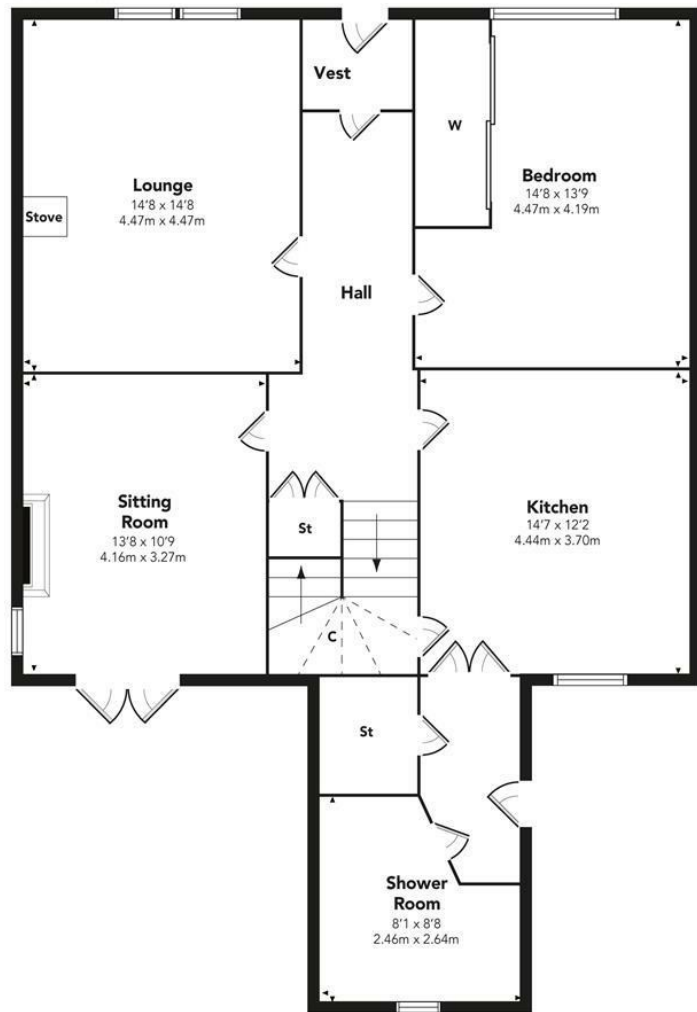
RESIDENCE





South Deanpark Avenue

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.