



LYTHAM MEADOWS, BOTHWELL, GLASGOW OFFERS OVER £485,000

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The property was built circa 1988 in the style of the Carrick and offers lovely sized bright and airy rooms with quality upvc double glazed windows and a modern gas central heating system. Over the years the home has been enhanced with modern stylish sanitary ware within the cloakroom, the family bathroom and the en-suite whilst the modern fitted kitchen incorporates a stainless steel gas hob, an extractor hood, a double oven, microwave and a dishwasher.

The accommodation comprises reception hall, cloakroom wc, spacious lounge, dining room, family room/study, modern fitted kitchen, utility room, four comfortable sized bedrooms, a master en-suite and a family bathroom. Integral to the house is a large double garage.

The floor plan shall provide you with a detailed layout of this well laid out and comfortable home, however we recommend viewing to appreciate the convenient setting that's on offer.

To the front of the property there is a neat lawn with bedding areas and a monoblock driveway whilst the enclosed rear garden is placed on a fantastic and private plot which is a true ' sun trap '.

Lytham Meadows is a popular cul-de-sac with a variety of substantial detached family homes that very rarely come to the market for sale. The village of Bothwell is a short drive away and is highly regarded for its excellent main street where you can find the majority of every day shopping needs. There is a great choice of restaurants, bistros, pubs and many more found within nearby Hamilton town centre. 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 motorway provides excellent access to the central belt linking the surrounding towns and cities. Sports facilities are in abundance and include golf courses, swimming pools, gyms and country parks with picturesque walks.



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Floorplans are indicative only - not to scale
Produced by Plush Plans Ltd



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.