



GLENEAGLES PARK, BOTHWELL, GLASGOW OFFERS OVER £499,995

Kirkland Estate Agents are proud to present to the market this great sized and successfully extended four bedroom modern detached villa set within a popular and quiet cul-de-sac.

- Modern detached villa
- 4 Bedrooms
- Spacious formal lounge
- Modern fitted kitchen
- Open plan living & dining area
- Balcony off master bedroom
- Large, private gardens
- Monoblock driveway

Kirkland Estate Agents are proud to present to the market this great sized and successfully extended four bedroom modern detached villa set within a popular and quiet cul-de-sac.

The property offers a versatile layout with generous sized rooms which are bright airy and neutrally decorated. Modern sanitary ware has been fitted within the bathrooms and en-suite whilst the kitchen incorporates a range of appliances with space for additional dining.

Additional featuring include gas central heating, double glazing and generous storage space throughout.

The accommodation comprises reception hallway, cloakroom WC, spacious formal lounge, modern fitted kitchen and a family room which is open plan to the dining area. On the upper level, there are four bedrooms and modern family bathroom. The master bedroom features its own private balcony and en suite shower room.

To the front of the house is a beautifully kept garden which is laid to lawn and has a large monoblock drive. The private enclosed rear garden is bound by fencing and hedging and has a lawn and a patio area with artificial grass. Integral to the house is a single garage.

Gleneagles Park is located within the much admired Castle Policies of Bothwell. The village of Bothwell and Uddingston are highly regarded for their excellent Main Streets where you can find the majority of every day shopping needs and a great choice of restaurants, bistros and pubs. There are highly regarded schools nearby and 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.