

15 Pailis Crescent

BOTHWELL, GLASGOW, G71 8FP



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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*A stunning five bed detached home in Bothwell,
Immaculate condition, built only 18 months ago,
with incredible views of the Clyde*



We are delighted to offer to the market this beautiful and utterly captivating five-bedroom detached contemporary home. This exceptional property was designed and built only 18 months ago by Miller homes and it clearly defines modern living. The designers have created an architectural look and an internal aesthetic that matches the elegance of some of the best modern homes in Bothwell. Inside this stunning home, you will find creative architecture and an inspired layout of free-flowing space, which will suit any growing family and it is, without a doubt, one of the best contemporary homes in the area.

Distinguished by its attractive frontage, which combines brick with crisp rendering and the rear elevation which displays a contemporary rendered finish. There's a fantastic amount of windows and the French doors give access to the rear garden. Quality fittings and finishes are in abundance throughout this beautiful home, along with the latest in high-tech features such as solar panels to create a warm and cost-efficient home that is sophisticated and refined.

This home is for people who appreciate what modern thinking can do to boost the quality of their life. Once inside this home, you will be able to reach out and touch quality no matter which room you are in!

This stylish and impressive detached residence is nestled in a quiet and beautifully landscaped location. Complete with an integrated double garage and a mono-blocked driveway offering excellent parking within the plot.

THE ENTRANCE HALL



The entrance is via a light-filled spacious hallway leading into the main family accommodation.

THE LOUNGE



The generous lounge has a feature square bay window flooding the room with light. The size and layout of the room offer a plethora of furniture layouts. This room leads directly into a generously sized kitchen/diner.



The dining room area offers great space for entertaining friends and family on more formal occasions. The spacious kitchen has been designed with style and high functionality in mind. The layout is excellent and contains integrated appliances, including an electric oven, dishwasher, fridge freezer and gas hob. The breakfast bar will prove invaluable on busy school and work mornings when time is at a premium.

A separate utility/laundry room with matching units and a guest WC completes the ground floor accommodation.

THE KITCHEN/DINER





THE UTILITY & WC



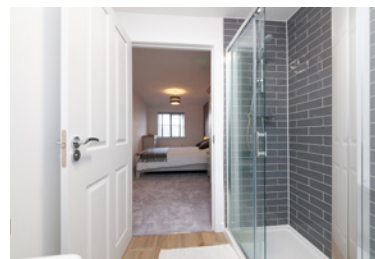


The staircase leads to the large and bright landing. The spacious master bedroom is situated over the garage and has views to the front aspect and a luxurious en-suite bathroom. There are a further four bedrooms, one of which is also ensuite. The beautiful family bathroom completes the upper floor.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

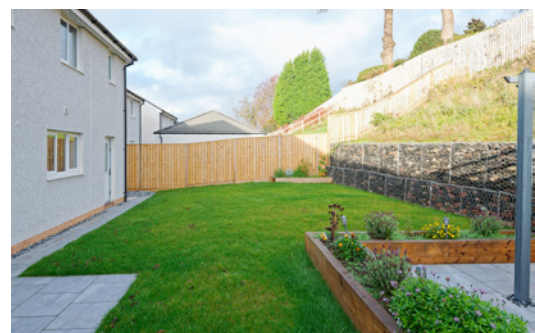


BEDROOMS 4 & 5



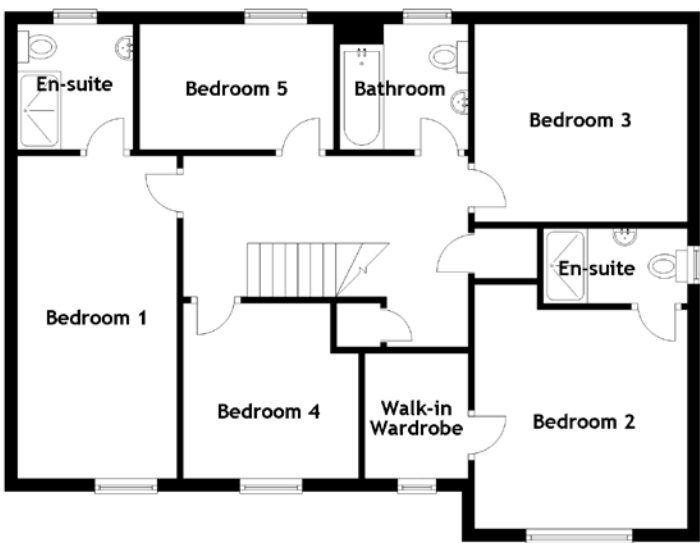
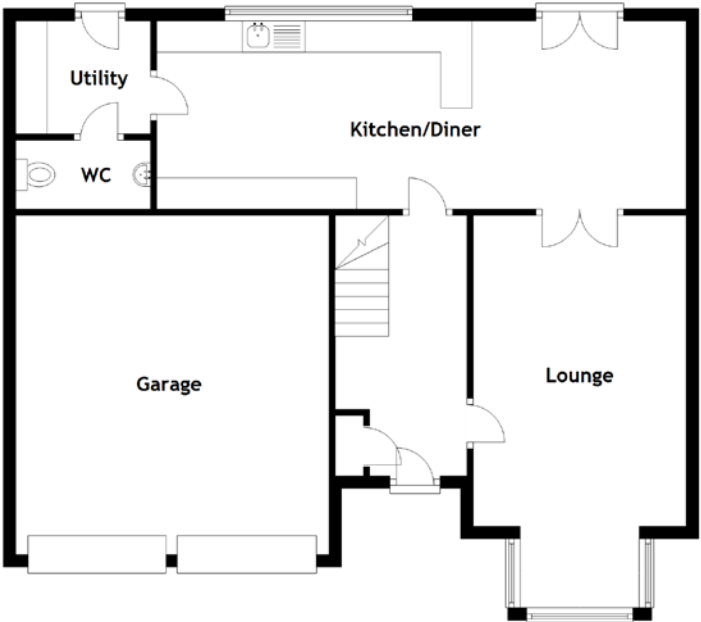
The property benefits from double glazing, gas central heating, solar panels and a large integrated double garage. The landscaped rear garden is very spacious and makes great use of the space via Gabion baskets and a fantastic sun patio area. Some properties tick all the boxes and we believe this is certainly one of them. Early viewing is absolutely essential for anyone seeking a stunning contemporary home in one of Glasgow's finest residential locations.

EXTERNALS





FLOOR PLAN, DIMENSIONS & MAP



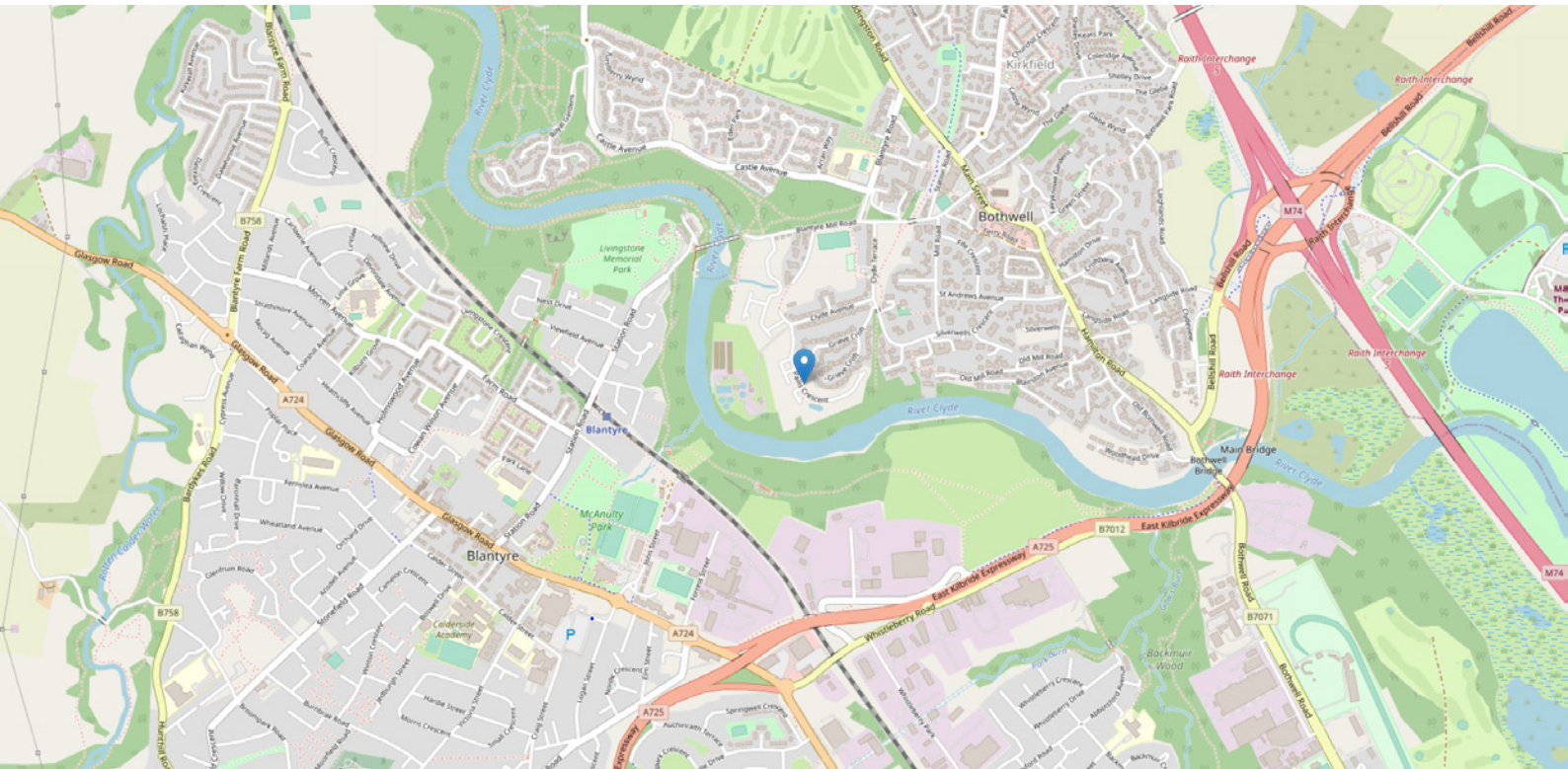
Approximate Dimensions
(Taken from the widest point)

Lounge	6.25m (20'6") x 3.40m (11'2")
Kitchen/Diner	8.45m (27'9") x 3.00m (9'10")
Utility	2.15m (7'1") x 1.80m (5'11")
WC	2.15m (7'1") x 1.10m (3'7")
Bathroom	2.05m (6'9") x 2.00m (6'7")
Bedroom 1	5.15m (16'11") x 2.55m (8'4")
En-suite	2.00m (6'7") x 1.90m (6'3")
Bedroom 2	4.00m (13'2") x 3.40m (11'2")

En-suite	2.30m (7'7") x 1.20m (3'11")
Walk-in Wardrobe	2.00m (6'7") x 1.70m (5'7")
Bedroom 3	3.40m (11'2") x 3.15m (10'4")
Bedroom 4	2.80m (9'2") x 2.80m (9'2")
Bedroom 5	3.10m (10'2") x 2.00m (6'7")
Garage	5.40m (17'9") x 5.00m (16'5")

Gross internal floor area (m²): 142m²
EPC Rating: B

Buyer's Premium Value: £8300.00



THE LOCATION

The charming and historic town of Bothwell, South Lanarkshire lies on the north bank of the River Clyde, adjacent to Uddingston and Hamilton, and only nine miles East-South-East of Glasgow city centre. This ever popular and affluent commuter town has attracted many local celebrities, including a number of Celtic and Rangers football players. Bothwell has earned its reputation as one of Glasgow's most prosperous places to live.





A survey published in The Scotsman revealed that some of Bothwell's homes and streets, including the former home of ex-Celtic manager Gordon Strachan, rank among the top 5 most exclusive addresses and streets in Scotland.

The area contains an excellent range of schooling at both Primary and Secondary; including the popular 'Hamilton College'. Excellent transport links to the M8 ,M74 (10 minutes), M77 (15 Minutes) making Glasgow and the airport, Edinburgh, Stirling and Ayrshire all easily accessible.



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