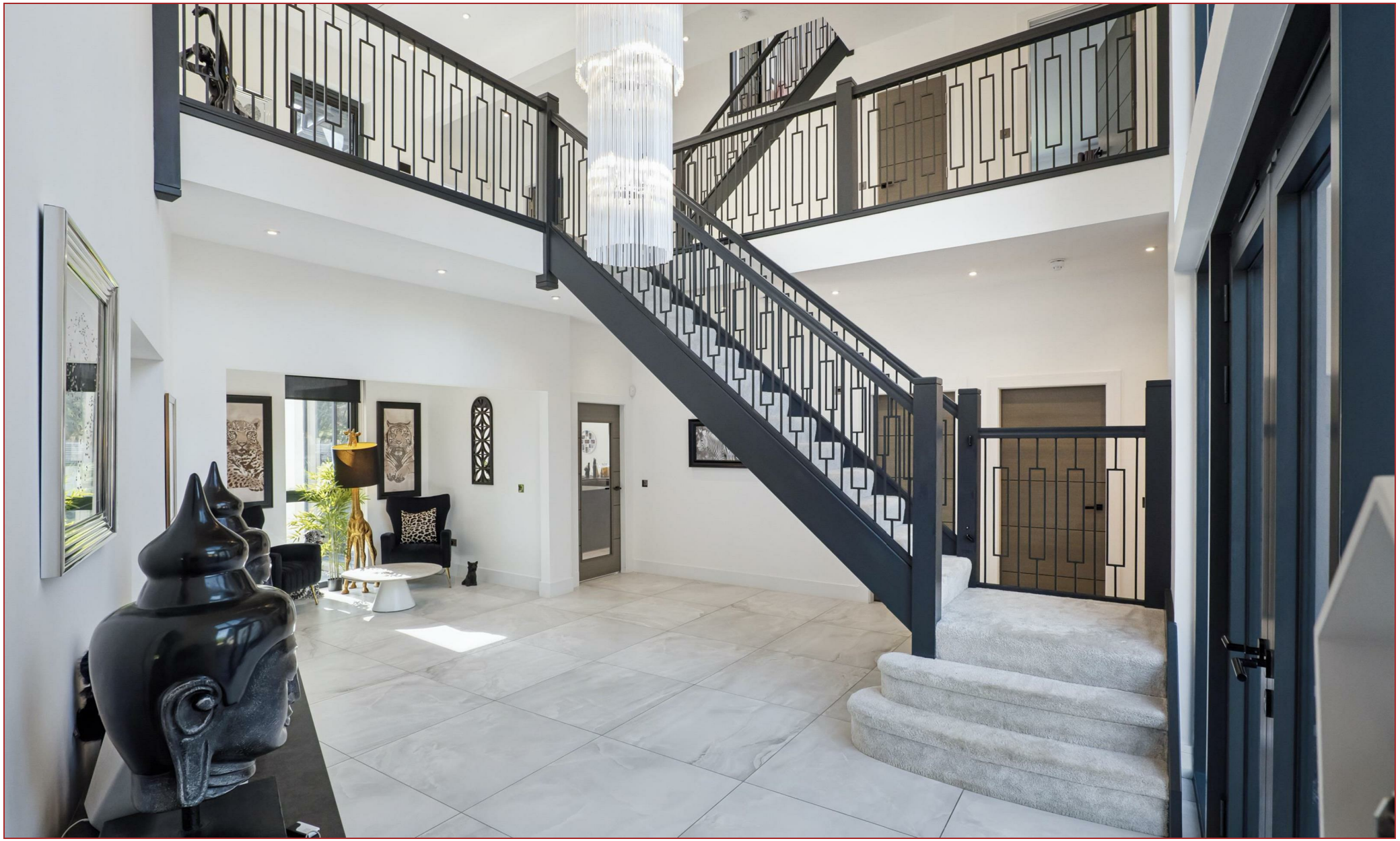


RESIDENCE

3 Silverwood Gate, Bothwell, G71 8FS

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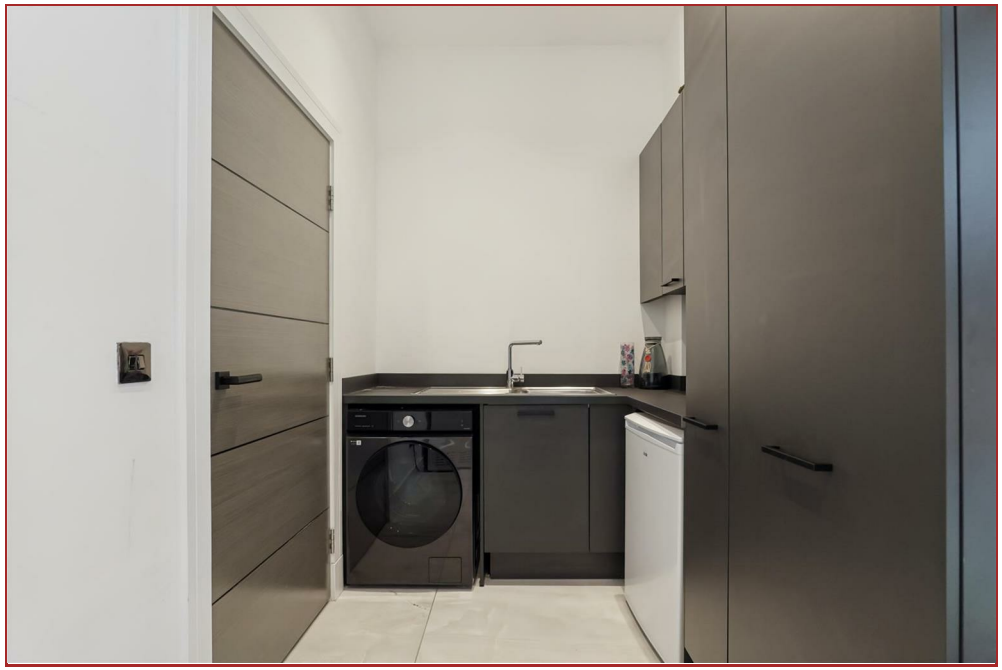


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6 Bedrooms | 8 Public Rooms | 8 Bathrooms

Set within one of Bothwell's most prestigious residential addresses, 3 Silverwood Gate is an exceptional detached villa extending to approximately 6,404 sq. ft., offering versatile accommodation over three levels. A particular feature is the fully self-contained annex with its own private entrance.

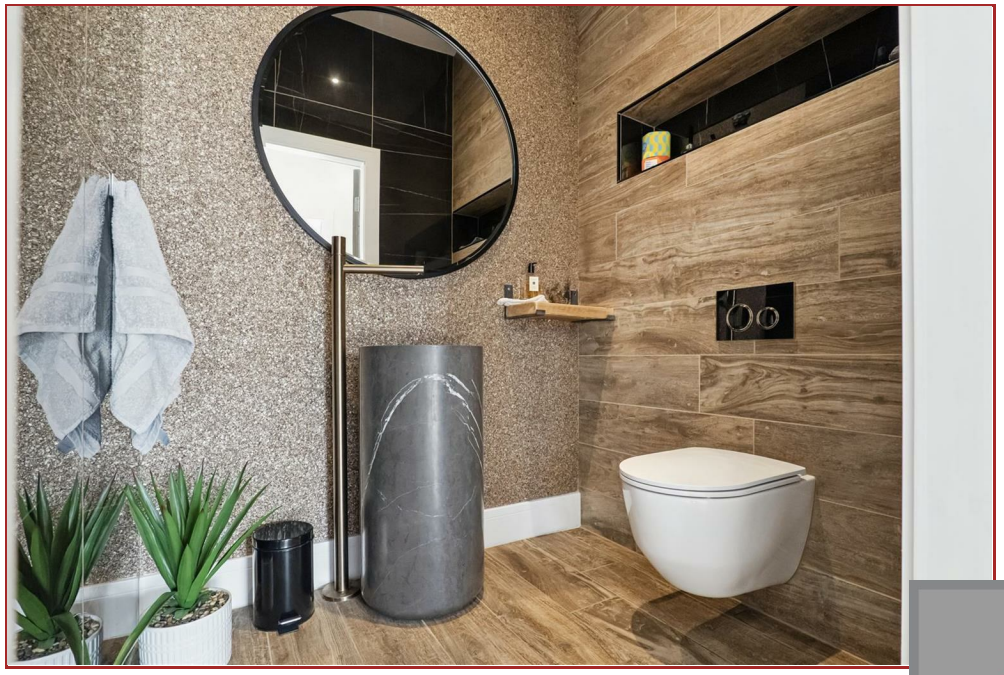
This impressive home has been thoughtfully designed with great attention to detail, combining contemporary style with high-quality finishes throughout. The open-plan dining kitchen is beautifully appointed with luxury appliances, while the bathrooms and en suites feature elegant sanitary ware and premium tiling. Expansive double-glazed windows flood the interiors with natural light, complemented by an eco-friendly heating system, CCTV, and a comprehensive alarm system.

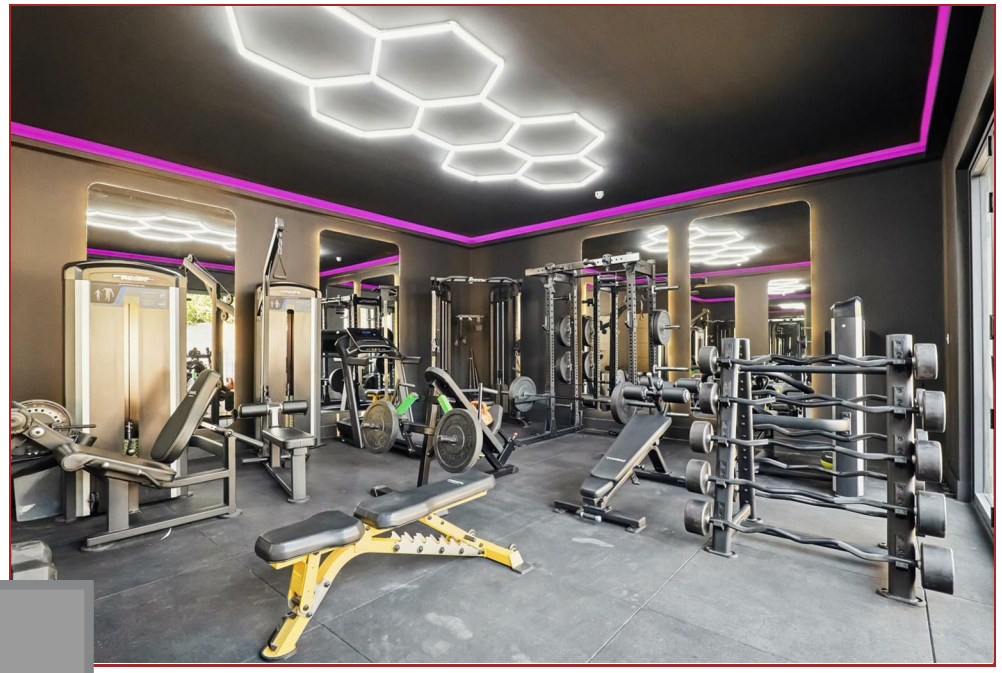
The ground floor is centred around a striking galleried reception hall and offers highly flexible family living. The accommodation includes a stylish open-plan kitchen with dining and living area, pantry, utility room, impressive games and entertainment room with bar, family room, dedicated office suite, second office, two cloakrooms, and a fully equipped gym.

On the first floor, the principal bedroom suite is particularly impressive, featuring a full-height vaulted ceiling, extensive walk-in wardrobe, and beautifully appointed en suite bathroom. Three further bedrooms also benefit from walk-in wardrobes and en suite facilities, providing excellent comfort and privacy.
The second floor includes a superb media cinema room together with an additional bedroom and en suite, ideal as a guest level or teenager's retreat.

The self-contained annex is located on the first floor and accessed via its own private entrance, with no internal connection to the main house. It includes a living/kitchen area, bedroom, and shower room, making it ideal for extended family, guests, older children, or home working.

6404.50 sq ft | EER = B



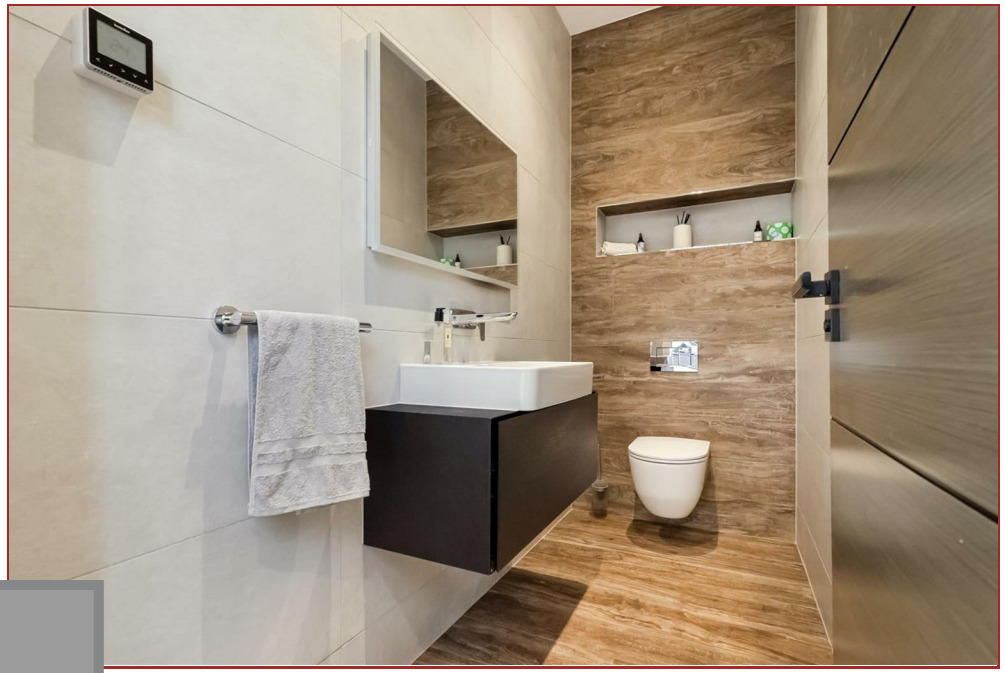


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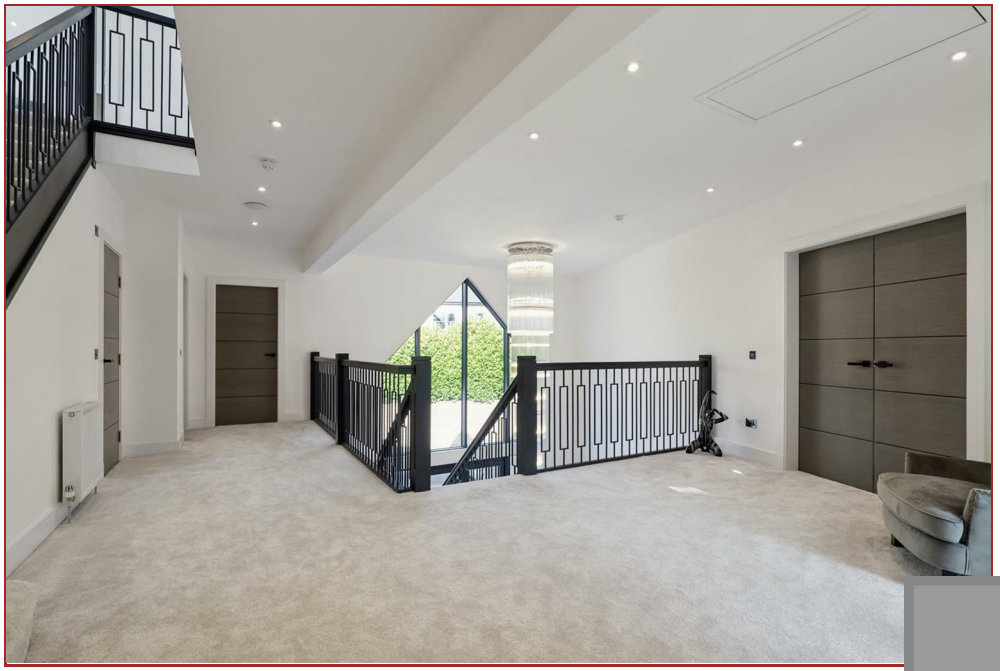




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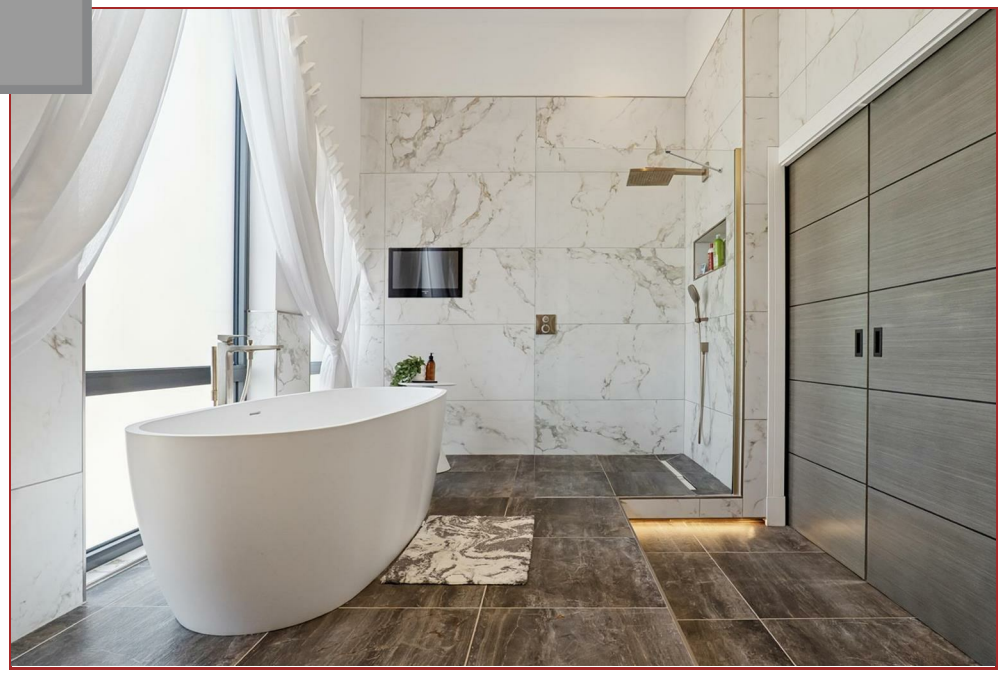






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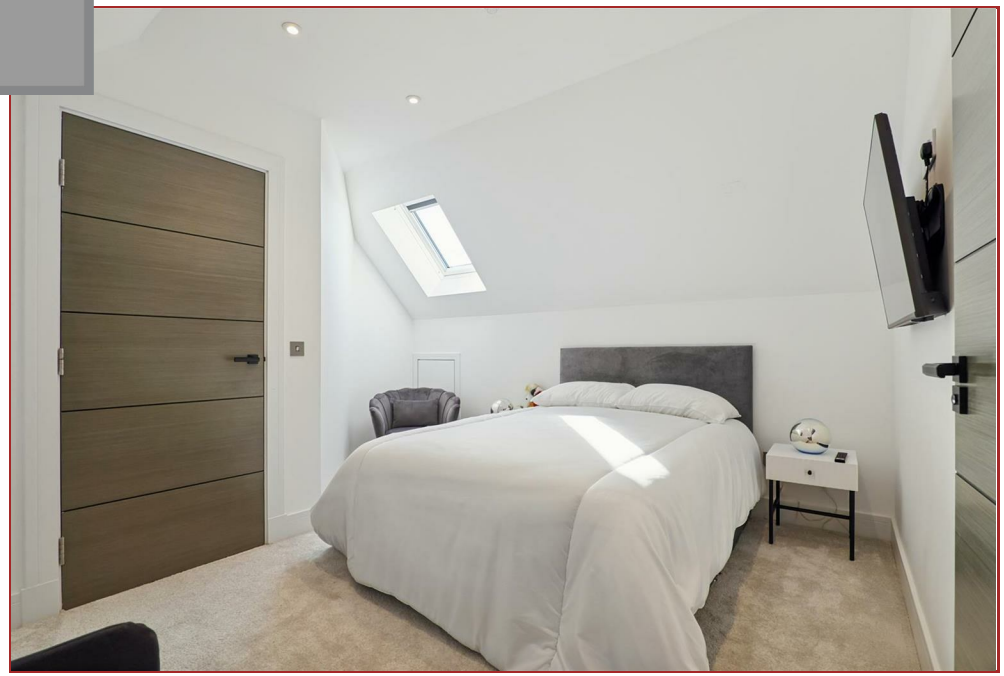






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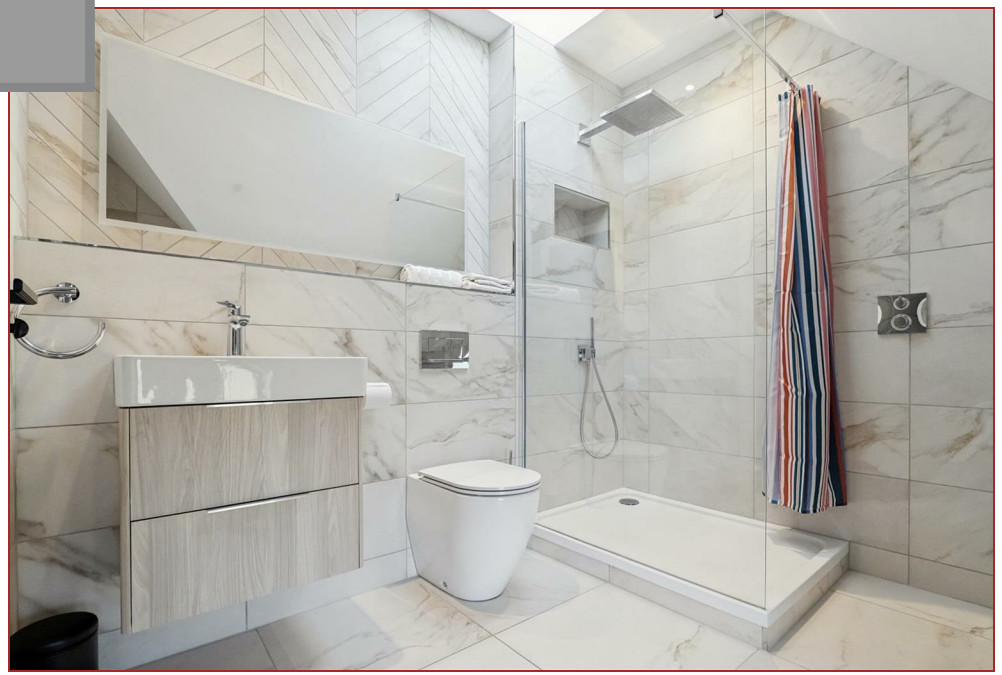






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We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.