



RESIDENCE

Haxton House, Silverwells Crescent, Bothwell, G71 8DR

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Viewing by appointment with Residence Uddingston

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3 Bedrooms | 2 Public Rooms | 3 Bathrooms

Flat 2, 20 Haxton House is a truly exceptional traditional sandstone ground-floor apartment, combining impressive proportions, period character and beautifully presented modern accommodation.

Offering three bedrooms, three public rooms, a private main entrance, conservatory, private parking and detached garage, this is a wonderfully distinctive home.

The property can be accessed via the secure communal entrance or its own private entrance to the side. Internally, a bright and welcoming hallway provides access to a convenient WC and leads through to the main accommodation.

A particular highlight is the stunning lounge, a beautifully proportioned room featuring traditional cornicing and a large bay window which fills the space with natural light.

At the heart of the home is the spacious dining kitchen, fitted with a range of base and wall-mounted units and a central island, with ample room for dining. Direct access leads into the delightful conservatory, overlooking the garden grounds and opening onto a decked patio area – perfect for relaxing or entertaining.

The property offers three generous bedrooms, with one currently utilised as a home office, together with a stylish modern family bathroom. The impressive principal bedroom suite features extensive built-in wardrobes and a stunning contemporary en-suite with freestanding bath. French doors open directly onto a further private decked area, creating a lovely spot to enjoy a morning coffee.

Externally, the property is further complemented by private parking, a detached garage and attractive garden surroundings.

With its combination of period charm, generous accommodation and private outdoor space, Flat 2, 20 Haxton House presents a rare opportunity to acquire an exceptional ground-floor home in a beautiful traditional sandstone building.

1765.30 sq ft | EER = C



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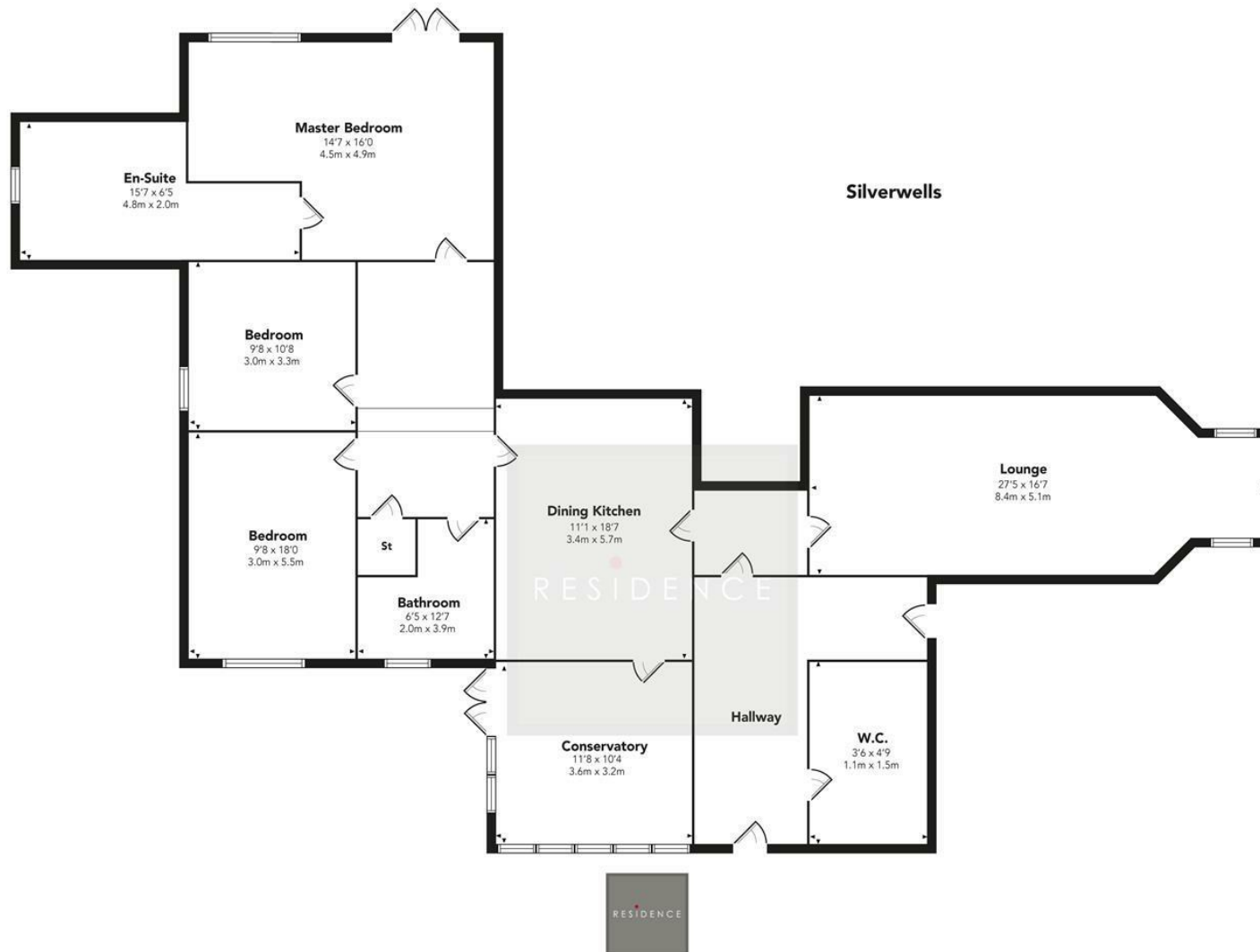
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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors 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.