

RESIDENCE

Balleigh The Glebe, Bothwell, G71 8AG

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Viewing by appointment with Residence Uddingston

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6 Bedrooms | 4 Public Rooms | 4 Bathrooms

Occupying an exceptional private setting within one of Bothwell's most desirable residential pockets, Balleigh is an impressive detached villa offering approximately 352 sqm of beautifully appointed and highly versatile accommodation. Nestled within substantial, mature garden grounds, this remarkable home combines luxurious family living with outstanding privacy. While the gardens would benefit from upgrading and landscaping, they present an exciting blank canvas for the new owners to create a truly spectacular outdoor setting, tailored to their own tastes and vision, further enhancing the appeal of this exceptional family home.

Accessed via a private road and secure gated entrance, the property enjoys a peaceful woodland backdrop, generous parking and a double garage.

Internally, the accommodation is thoughtfully arranged across two substantial levels, offering flexibility for growing families and modern lifestyles.

The ground floor welcomes you through an entrance porch into a spacious reception hallway, leading to an elegant formal lounge, dining room and impressive family room. A bespoke fitted kitchen forms the heart of the home, featuring integrated appliances, a central island and direct access to an expansive south-facing decked terrace. Two further bedrooms, a utility room, family bathroom and WC complete this level.

Upstairs, four generously proportioned double bedrooms include a superb principal suite with walk-in wardrobe and private en suite. A further en suite, family bathroom, dedicated cinema room and home office provide exceptional flexibility. A spacious upper landing with informal seating area and reading nook adds to the home's distinctive appeal.

3788.90 sq ft | EER = C





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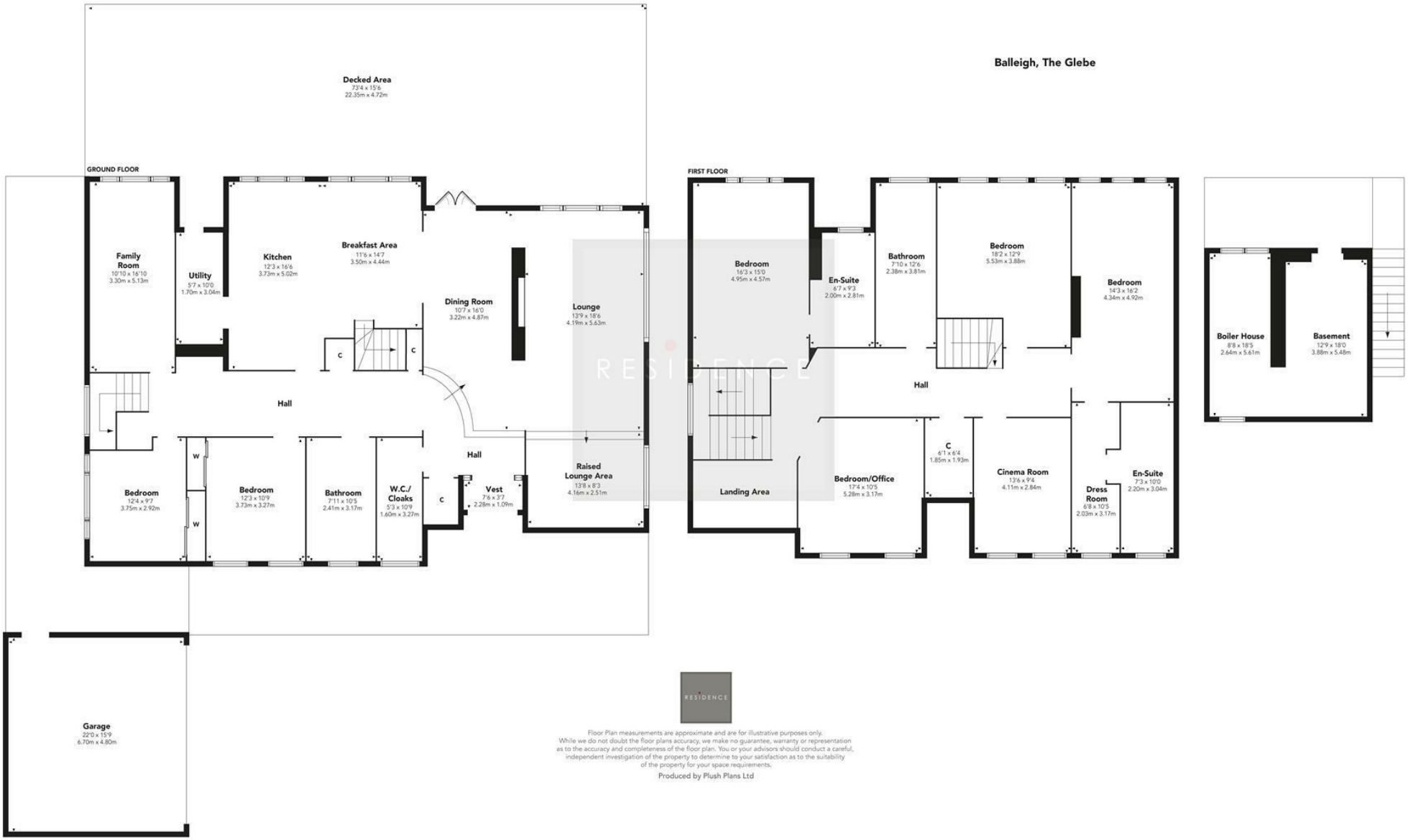

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and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