



Barassie Court, Bothwell, South Lanarkshire Offers Over £565,000

Four Bedroom Detached Bungalow | Freehold **SSTC**

Tucked away in one of Bothwell's most prestigious and peaceful cul-de-sacs within the highly desirable Castle Policies, this beautifully maintained four-bedroom detached bungalow offers spacious living and a versatile layout, perfect for modern family life.

Externally, the property boasts a meticulously landscaped front lawn, bordered by mature shrubbery and hedging, providing a sense of privacy. A monoblock driveway with ample space for multiple vehicles leads to a double garage, ensuring both convenience and practicality.

Upon entering, you are welcomed into a bright vestibule which flows seamlessly into an expansive open-plan dining area and kitchen. The dining space benefits from patio doors, inviting natural light and providing access to the rear garden. The kitchen features sleek cabinetry, a breakfast bar, and integrated appliances including a double oven, gas hob, and dishwasher. A cloakroom, utility room, and convenient downstairs WC complete this section of the home.

Through double doors, the dining space opens into a substantial family room, ideal for relaxed evenings or movie nights. A few steps down from this room lead to a versatile games room with a feature fireplace and open-plan staircase, providing a fantastic space for entertaining guests. This staircase ascends to the master bedroom, complete with an en-suite and built-in wardrobe.

At the opposite end of the house, the ground floor accommodates three additional double bedrooms, each with mirrored wardrobes, and one further en-suite. A well-appointed family bathroom with an overhanging shower and ample storage space adds to the functionality of the home.

Outdoor Living

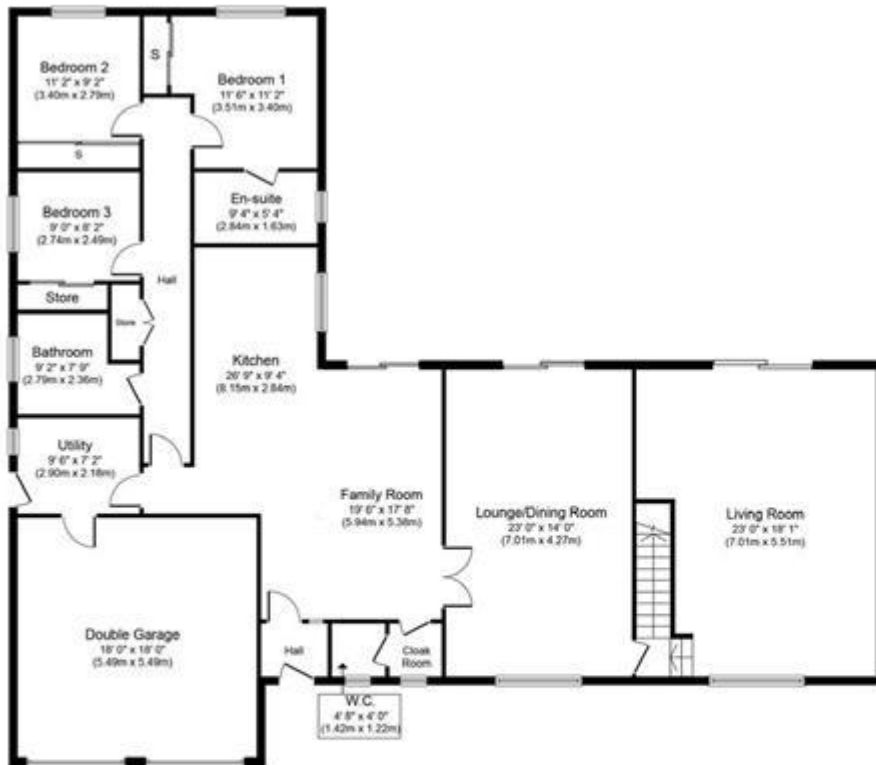
The rear garden offers a private, secluded retreat surrounded by mature evergreen trees, ensuring peace and tranquillity. The low-maintenance garden is designed with artificial grass, a slabbed patio, and decorative chips, making it perfect for outdoor relaxation or entertaining with minimal upkeep.

This property is not only exceptional in design but also perfectly located, offering easy access to Bothwell’s local amenities, top-rated schools, and transport links. With a flexible layout and generous living space, this home truly caters to modern family living.

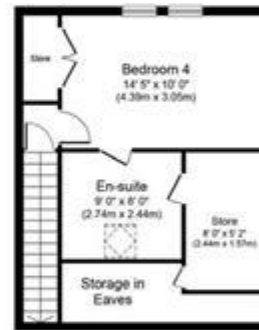
- Council Tax Band: G
- Tenure: Freehold
- Parking options: Off Street
- Garden details: Private Garden



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.



Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	72	Scotland	EU Directive 2002/91/EC	66
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂)		