



RESIDENCE

14 The Fairways, Bothwell, G71 8PA

www.residenceestateagents.co.uk



Viewing by appointment with Residence Uddingston
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RESIDENCE





3 Bedrooms | 1 Public Rooms | 2 Bathrooms

This spacious and beautifully presented three bedroomed top floor apartment is centrally located and convenient to amenities.

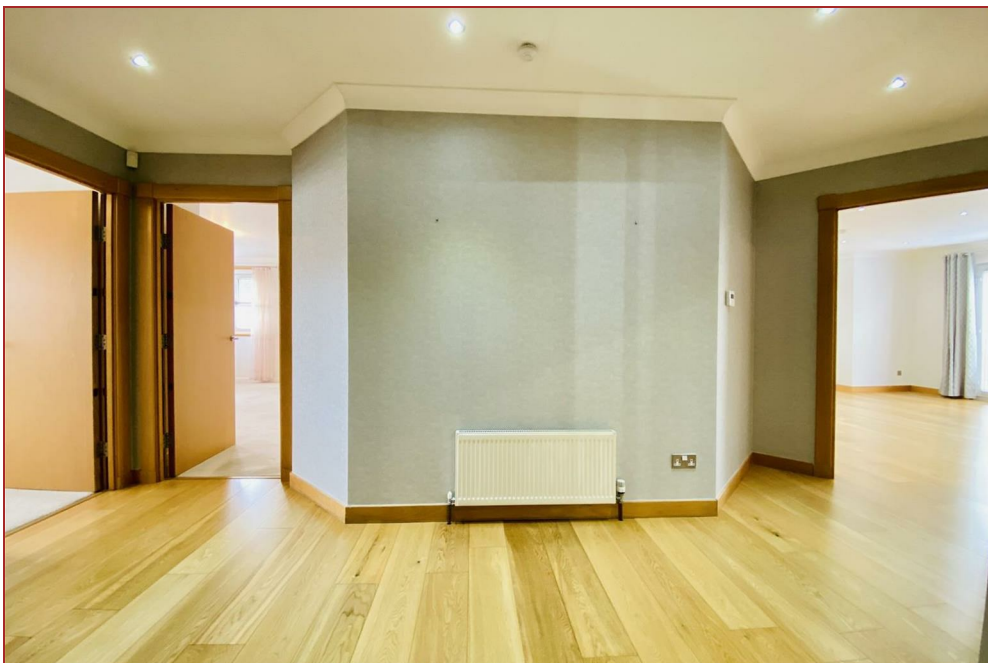
Built by Bellway Homes circa 2003 this is one of the larger apartments within the development, and offers superb living accommodation which is neutrally decorated and finished with quality floor coverings. Further features include a gas central heating system, double glazing, a security entry system, generous built in wardrobes and storage space whilst the modern fitted kitchen is finished with integrated appliances and the bathroom and en-suite are both finished with modern white sanitary ware.

Occupying a corner position within the development, this bright and airy flat comprises a large reception hall, spacious lounge/dining room, a modern fitted kitchen, three double bedrooms, master en-suite and a family bathroom.

The floor plan shall provide you with a detailed layout of this well laid out and comfortable home, however we recommend viewing to appreciate the convenient setting that's on offer.

The communal and well kept factored gardens are laid to lawn with bedding areas and residents and guests parking bays.

The village of Bothwell is highly regarded for its excellent main street where you can find the majority of every day shopping needs. There is a great choice of restaurants, bistros, pubs and many more found within nearby Hamilton town centre. The property is located within popular school catchments and also within short proximity to Hamilton College. For those commuting by public transport there are regular bus and train services from Hamilton and Uddingston to the surrounding towns and cities including Glasgow and Edinburgh. The M74 motorway provides excellent access to the central belt linking the surrounding towns and cities. Sports facilities are in abundance and include golf courses, swimming pools, gyms and country parks with picturesque walks.



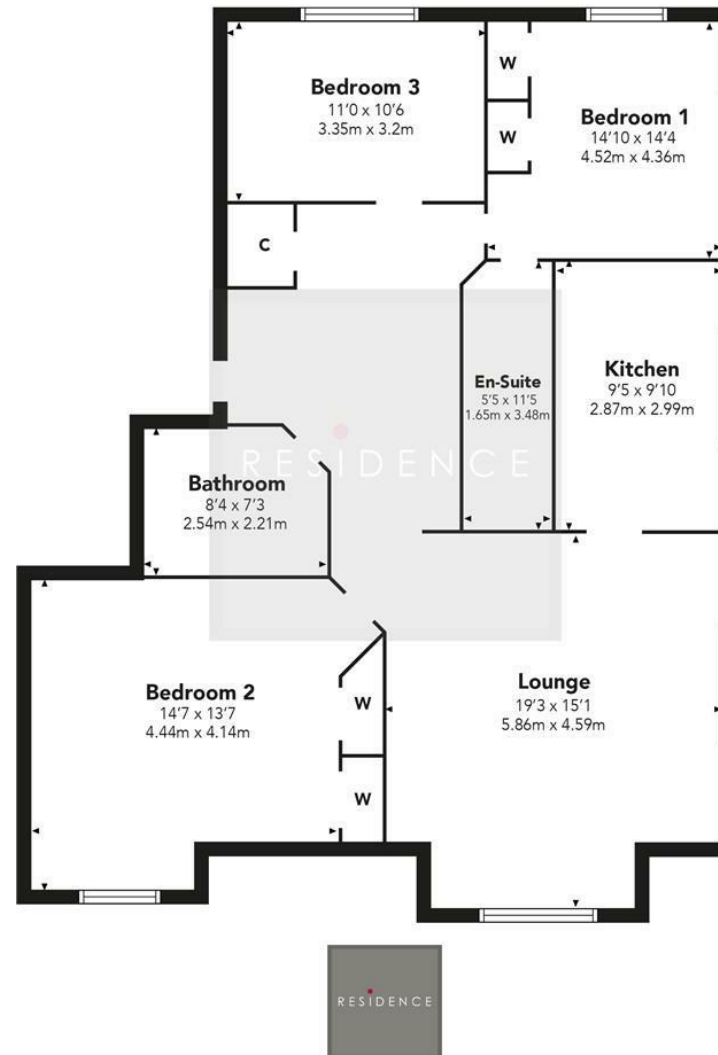
sq ft | EER = C



RESIDENCE



The Fairways



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.