



RESIDENCE

7 Farm Court, Bothwell, G71 8BU

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## 3 Bedrooms | 3 Public Rooms | 2 Bathrooms



Set within a peaceful, traffic-free cul-de-sac, this successfully extended modern mid-terraced villa enjoys a prime position overlooking a beautifully maintained communal green.

Lovingly owned for over twenty eight years, the property has been thoughtfully enhanced during its time with the current owner. A rear extension, completed in 2009, has created a spacious dining kitchen — now very much the heart of the home. The accommodation is bright, airy and well-proportioned throughout, further complemented by gas central heating, double glazing and excellent storage.

The contemporary kitchen is fitted with sleek white cabinetry and a range of integrated appliances, offering both style and practicality.

The accommodation comprises a welcoming reception hall, a convenient cloakroom WC, and a generous lounge which flows openly into the dining room — an ideal layout for both everyday family living and entertaining. The modern dining-sized kitchen sits to the rear, while a versatile office/study (currently utilised as a fourth bedroom) completes the ground floor. Upstairs, there are three well-proportioned bedrooms and a stylish, modern shower room.



Externally, the front garden is neatly enclosed by fencing and walls, with a lawn and paved pathway creating an attractive approach. The fully enclosed rear garden offers a high degree of privacy and has been designed for ease of maintenance, featuring a patio area, AstroTurf lawn and garden shed — perfect for relaxing or outdoor dining. There is also a single garage.

Farm Court enjoys a superb setting within the highly regarded village of Bothwell. The vibrant Main Street provides a wide range of everyday amenities, boutique shops, cafes, bistros and restaurants. For commuters, regular bus and rail services are available from nearby Hamilton and Uddingston, offering direct links to Glasgow, Edinburgh and beyond, while the M74 motorway ensures excellent connectivity across the central belt.

1065.60 sq ft | EER = C



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Viewing by appointment with Residence Uddingston

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Farm Court



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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.