



RESIDENCE

Flat 3, Douglas Tower Regents Gate, , G71 8FE

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Viewing by appointment with Residence Uddingston

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2 Bedrooms | 1 Public Rooms | 1 Bathrooms

This well-presented two-bedroom ground floor apartment enjoys open outlooks across beautifully maintained communal gardens and benefits from a private balcony.

The property has been a much-loved home for almost 20 years and has been thoughtfully upgraded over time, including a modern fitted kitchen and a contemporary wet room. The kitchen is well-equipped with a range of integrated appliances, while both bedrooms feature fitted mirrored wardrobes, providing excellent storage.

A particular highlight is the generous lounge, complete with a focal point fireplace and direct access to the private balcony—ideal for enjoying the peaceful surroundings. The layout is further enhanced by a separate dining room, offering flexibility for entertaining or home working.

Positioned on the ground floor, the property offers ease of access without compromising on space or outlook, making it an ideal option for a range of buyers.

Additional benefits include gas central heating, double glazing, and a secure door entry system.

The front door of the apartment opens into a welcoming reception hallway with storage, leading to a bright and spacious lounge with balcony access, a separate dining room, a well-appointed kitchen, two well-proportioned bedrooms with fitted wardrobes, and a modern wet room. The property further benefits from a single garage and resident parking. The communal gardens are a real highlight, professionally maintained with manicured lawns, mature trees, and colourful planting, creating a peaceful and attractive setting.

Bothwell remains one of South Lanarkshire's most desirable villages, offering an excellent selection of restaurants, cafés, and local amenities, alongside highly regarded schooling. The area is well positioned for commuting, with easy access to the M74 and M8, as well as nearby train stations providing regular services. A range of parks and scenic walks are also close by, adding to the overall appeal.



807.29 sq ft | EER = C



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Douglas Tower, Regents Gate



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.