



RESIDENCE

44 Old Station Court, Bothwell, G71 8PE

[www.residenceestateagents.co.uk](http://www.residenceestateagents.co.uk)



Viewing by appointment with Residence Uddingston

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2 Bedrooms | 1 Public Rooms | 2 Bathroom

Situated in the heart of Bothwell, this beautifully presented first-floor, two-bedroom modern apartment enjoys an open outlook across the beautiful grounds of the Old Station Court development and towards Main Street, Bothwell.

The property benefits from private parking and lift access, and its central location provides easy access to a wide range of Bothwell's local amenities, including general and specialist shops, popular wine bars and restaurants. Highly regarded primary and secondary schools are close by, while excellent commuter links are available via Uddingston Station and the M74, both within easy reach.

The apartment has been well maintained by the current owner, with standout features including a dining-sized kitchen and a generous living and dining room, both enjoying a southwest-facing aspect. There are two well-proportioned double bedrooms with fitted wardrobes, one of which benefits from a lovely en-suite shower room, while the second is currently utilised as spare bedroom. A modern, re-fitted main shower room complements the accommodation, along with excellent storage throughout.

Viewing is highly recommended to fully appreciate the proportions, quality and overall appeal of this impressive apartment.

Old Station Court is an admired development within central Bothwell with a selection of luxury flats and houses. Within Bothwell, you can find the majority of everyday shopping needs, a great choice of restaurants, cafes and pubs, whilst for those commuting by public transport there are regular bus and train services from Hamilton and Uddingston. 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.



818.00 sq ft | EER = B



RESIDENCE





OLD  
STATION  
COURT

## Old Station Court



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.