



RESIDENCE

9 Douglas Tower Regents Gate, Bothwell, G71 8FE

www.residenceestateagents.co.uk



Viewing by appointment with Residence Uddingston
T: 01698 444222 | E: uddingston@residencestateagents.co.uk | A: 61-63 Main Street, Uddingston, G71 7EP



RESIDENCE



3 Bedrooms | 2 Public Room | 2 Bathroom



This impressive and particularly spacious second-floor apartment is one of the larger styles within the development, offering a flexible layout and attractive views over the beautifully maintained communal gardens.

Owned by the same family since new, the property has been well cared for and provides generous, well-proportioned accommodation throughout. Currently configured as three bedrooms and two public rooms, the dining room can easily be utilised as a fourth bedroom if required, making the layout adaptable to a variety of needs.

The kitchen is well appointed and fitted with a range of integrated appliances, while both the bathroom and en-suite are finished with white sanitary ware and quality tiling. Further benefits include gas central heating, double glazing, secure door entry, and both lift and stair access to all levels. A particular highlight of the property is the spacious lounge, which features a fireplace and provides direct access to a large private balcony enjoying pleasant views over the gardens.

The accommodation comprises a welcoming communal entrance with lift and stair access, a generous reception hallway, a bright and spacious lounge with balcony, a separate dining room (or fourth bedroom), three well-proportioned bedrooms, a principal en-suite, a family bathroom, and a fitted kitchen.

The property also benefits from a single garage.

Externally, the development is set within well-maintained, professionally factored gardens with areas of lawn, planting beds, and residents' parking.

Bothwell is one of South Lanarkshire's most sought-after villages, renowned for its excellent amenities, charming Main Street, and strong sense of community. The area offers a wide selection of restaurants, cafés, and boutique shops, along with highly regarded schooling at both primary and secondary levels. For commuters, Bothwell is ideally positioned with easy access to the M74 and M8 motorway networks, providing swift links to Glasgow, Edinburgh, and beyond.



1205.60 sq ft | EER = B

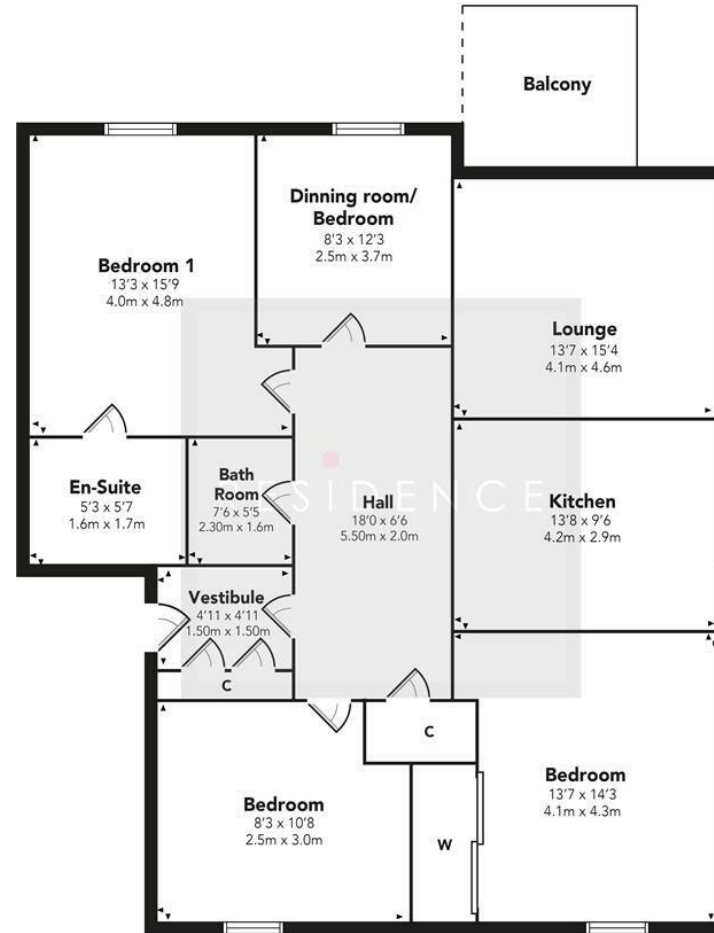


RESIDENCE





Douglas Tower



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.