



RESIDENCE

31 Farm Court, Bothwell, G71 8BU

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T: 01698 444222 | E: uddingston@residenceestateagents.co.uk | A: 61-63 Main Street, Uddingston, G71 7EP



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3 Bedrooms | 3 Public Room | 3 Bathroom

This successfully extended three-bedroom modern detached villa is set within a highly sought-after residential pocket of Bothwell, offering convenient access to a wide range of local amenities.

The property is presented in excellent condition throughout, with bright, airy interiors and a tasteful neutral décor. Additional features include gas central heating, double glazing, and a security alarm system. The spacious lounge is centred around an attractive focal point fireplace, creating a warm and inviting living space. The modern fitted kitchen is well-appointed with sleek white wall and floor units, complemented by a range of integrated appliances. The bathroom, en-suite, and cloakroom have all been stylishly upgraded with contemporary white sanitary ware.

The accommodation comprises a welcoming reception hall, cloakroom WC, generous lounge, formal dining room, and a versatile sitting room which could also serve as a fourth bedroom. The modern kitchen is supported by a separate utility room, enhancing practicality. On the upper level, there are three well-proportioned bedrooms, including a principal bedroom with an en-suite, along with a modern family bathroom.

Externally, the front garden has been thoughtfully landscaped for ease of maintenance, incorporating a monoblock driveway and decorative stone finishes. The enclosed rear garden provides an excellent outdoor space, featuring a patio area, a well-maintained lawn, and a timber pergola with an additional seating patio—ideal for relaxing or entertaining.

Bothwell is one of South Lanarkshire's most desirable villages, renowned for its charming character, excellent amenities, and convenient transport links. The area offers a selection of quality restaurants, cafés, and boutique shops, along with highly regarded schooling at both primary and secondary levels. For commuters, Bothwell benefits from easy access to the M74 and M8 motorways, providing swift connections to Glasgow, Edinburgh, and beyond.



1130.00 sq ft | EER = C

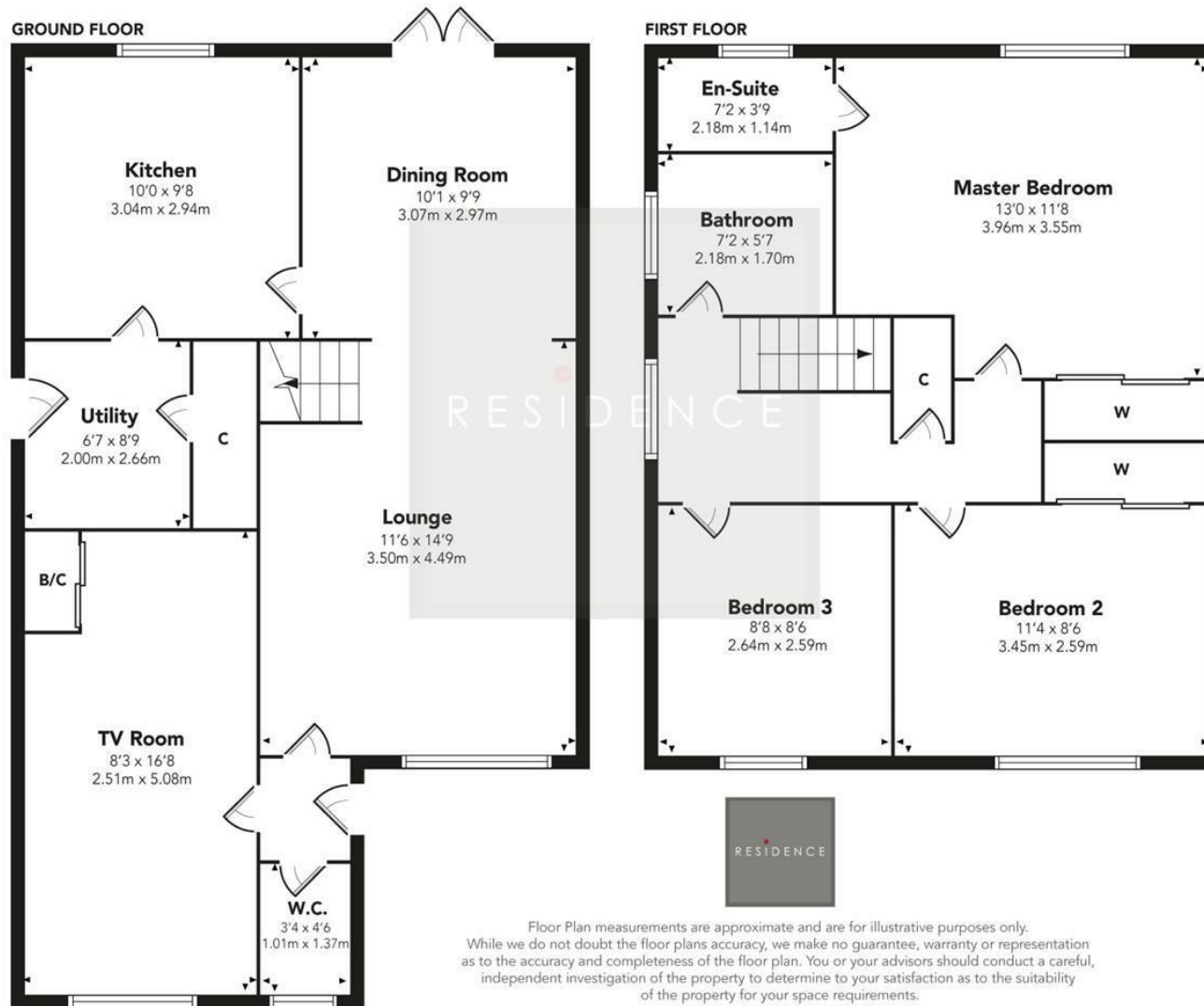


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Farm Court



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.