



RESIDENCE

10 Rowans Gardens, Bothwell, G71 8BE

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Viewing by appointment with Residence Uddingston
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3 Bedrooms | 2 Public Rooms | 1 Bathroom

This beautiful stone-fronted three-bedroom mid-terraced villa enjoys a peaceful setting within a charming, tree-lined private road and benefits from a fully enclosed private rear garden.

The property has undergone a recent programme of modernisation, resulting in a stylish and contemporary interior. Highlights include a modern fitted kitchen with integrated appliances and a sleek white bathroom suite. Retaining a sense of character, the home also features natural wood internal doors and an attractive traditional stair balustrade. Further benefits include gas central heating, new carpets, and fresh, neutral décor throughout.

The accommodation is well-proportioned and comprises a welcoming reception hall with two large storage cupboards, a bright lounge with a focal point fireplace, a spacious dining room ideal for entertaining, a modern fitted kitchen, a useful utility area, three bedrooms, and a contemporary bathroom.

Externally, the front garden is designed for ease of maintenance and features a charming cherry blossom tree alongside stone chips and planted borders. The enclosed rear garden offers a patio area, lawn, and well-stocked bedding areas, providing an ideal space for relaxing or outdoor dining.

Bothwell is widely regarded as one of South Lanarkshire's most desirable residential areas, offering an excellent blend of village charm and modern convenience. The area is well served by a range of independent shops, restaurants, and cafes, as well as reputable schooling at both primary and secondary levels. For commuters, Bothwell provides excellent access to the M74 and M8 motorway networks, as well as nearby rail links, making it an ideal base for travel to Glasgow, Edinburgh, and beyond.



893.40 sq ft | EER = C

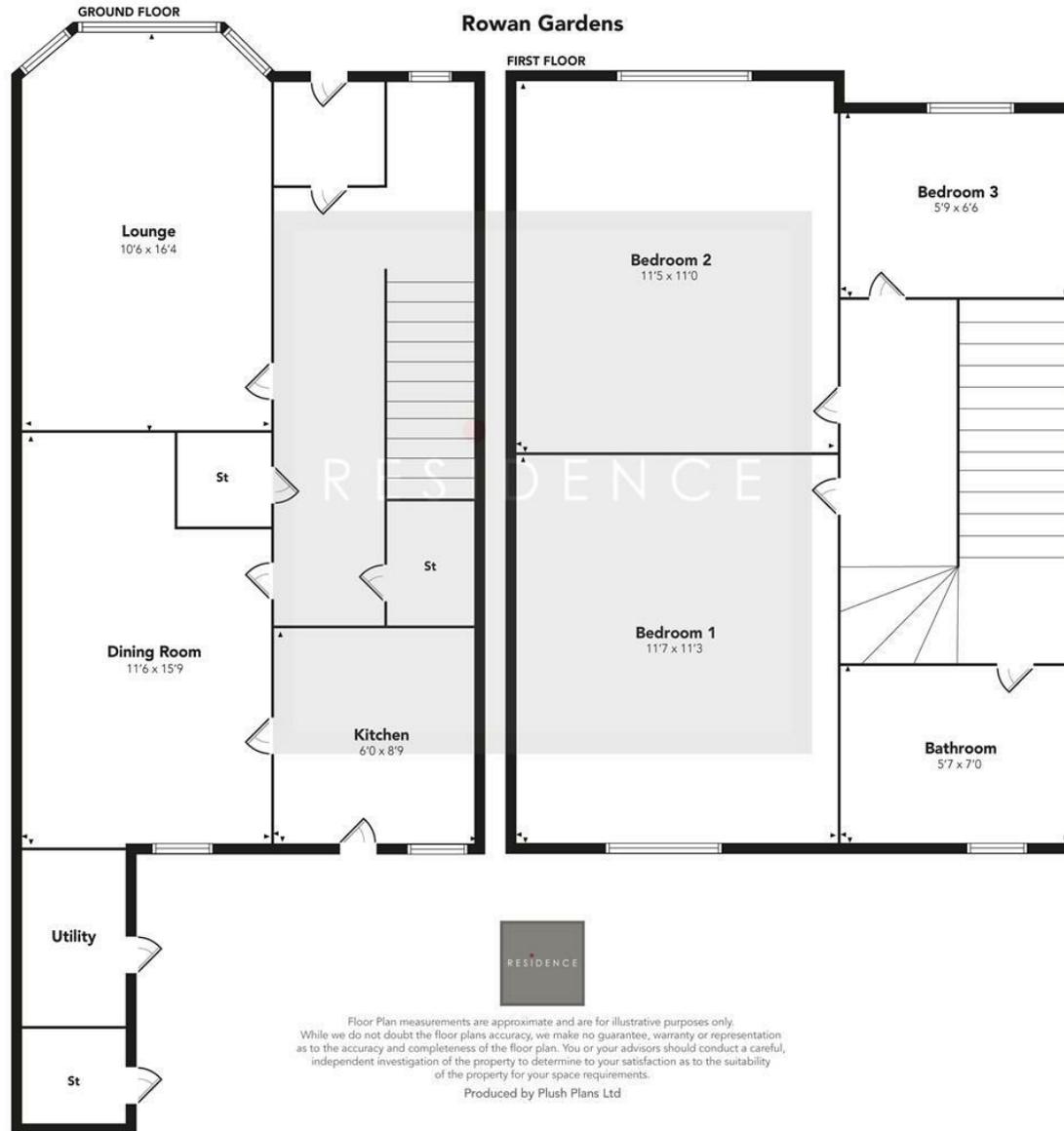


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We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.