



RESIDENCE

3 Kelvin Way, Bothwell, G71 8JA

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Viewing by appointment with Residence Uddingston

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## 1 Bedroom | 1 Public Room | 1 Bathroom

This well-presented one-bedroom mid-terraced bungalow enjoys a lovely open outlook across parkland and offers comfortable, all-on-the-level living within a quiet residential setting.

Set within easily maintained gardens, the property will appeal to a range of buyers, particularly downsizers and first-time purchasers seeking a manageable home in a desirable location. The property features a well-appointed fitted kitchen and a modern shower room finished with quality white sanitaryware and attractive wall tiling. The double bedroom benefits from built-in wardrobes, providing excellent storage. Additional features include double glazing and gas central heating.

The accommodation comprises a welcoming reception hallway, a bright and spacious lounge with open outlooks, a double bedroom with fitted wardrobes, a fitted kitchen, a modern shower room, and a rear porch providing access to the garden.

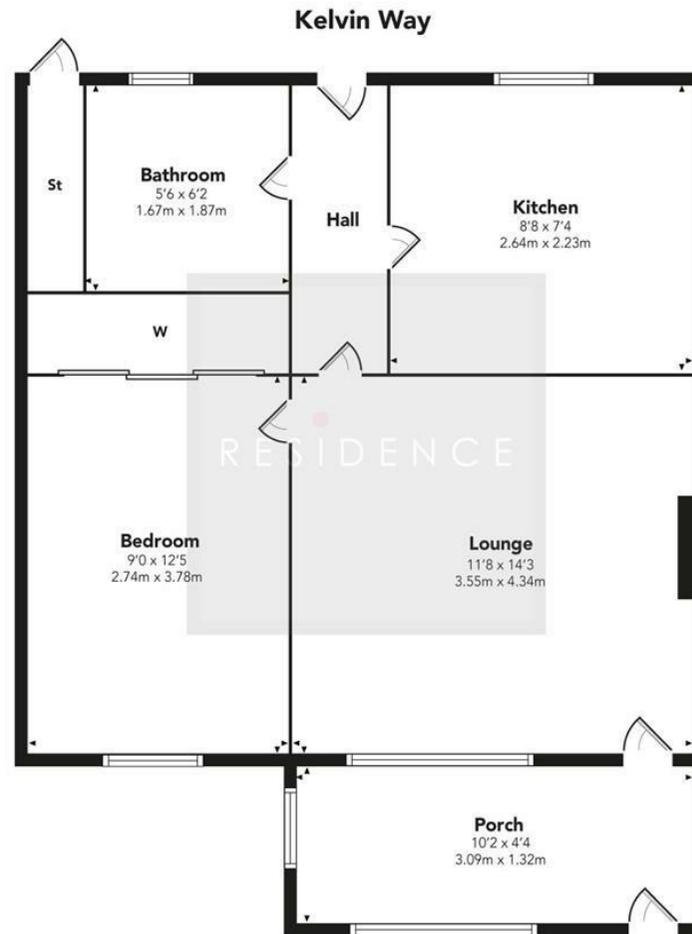
Externally, the front garden is designed for low maintenance with decorative stones, while the enclosed rear garden is mainly laid to lawn, offering a pleasant outdoor space to relax.

Kelvin Way is located just off Fallside Road and lies within easy reach of the highly regarded village of Bothwell. Bothwell is one of Lanarkshire's most sought-after locations and offers an excellent selection of restaurants, cafés, boutique shops, and everyday amenities. The area is well known for its attractive Main Street, historic charm, and strong sense of community. For commuters, Bothwell provides convenient access to the M74 and M8 motorway networks, offering excellent links to Glasgow, Edinburgh, and the surrounding areas, while nearby train stations provide regular services into the city centre. A number of highly regarded schools and scenic walks along the River Clyde further add to the area's appeal.



516.67 sq ft | EER = C





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.