



RESIDENCE

3 Langside Road, Bothwell, G71 8NG

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Viewing by appointment with Residence Uddingston
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2 Bedroom | 1 Public Room | 1 Bathroom

This beautifully presented two-bedroom duplex flat enjoys a prime position in the heart of the highly sought-after village of Bothwell.

Occupying the upper two levels of a traditional terrace, the property has been a much-loved home for the current owner over the past 10 years. It offers a stylish blend of modern décor and character, enhanced by feature wallpaper from 'Mairi Helena'. The well-proportioned apartments are bright and welcoming, further complemented by gas central heating and double glazing throughout.

The accommodation comprises a communal entrance hall, with access to the flat on the first floor. Internally, there is a welcoming private hallway leading to a spacious lounge, a modern fitted dining-sized kitchen complete with a range of appliances, and a contemporary four-piece bathroom featuring a bath, separate shower enclosure, WC, and wash hand basin, all finished with luxury tiling and chrome fittings. On the upper level, there are two generous double bedrooms, (master bedroom with built in wardrobes) offering comfortable space.

Externally, the property benefits from a private, easily maintained walled garden, incorporating a patio area and drying green—ideal for outdoor relaxation.

Bothwell is one of South Lanarkshire's most desirable villages, renowned for its charming Main Street, excellent selection of restaurants, cafés, and boutique shops. The area offers a strong sense of community alongside superb amenities, including highly regarded schooling and a range of leisure facilities. For commuters, Bothwell is ideally positioned with easy access to the M74 and M8 motorways, providing swift links to Glasgow, Edinburgh, and beyond. Uddingston train station is also nearby, offering regular rail services, making this an ideal location for those seeking both convenience and a vibrant village lifestyle.



688.89 sq ft | EER = C



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Langside Road



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.