



RESIDENCE

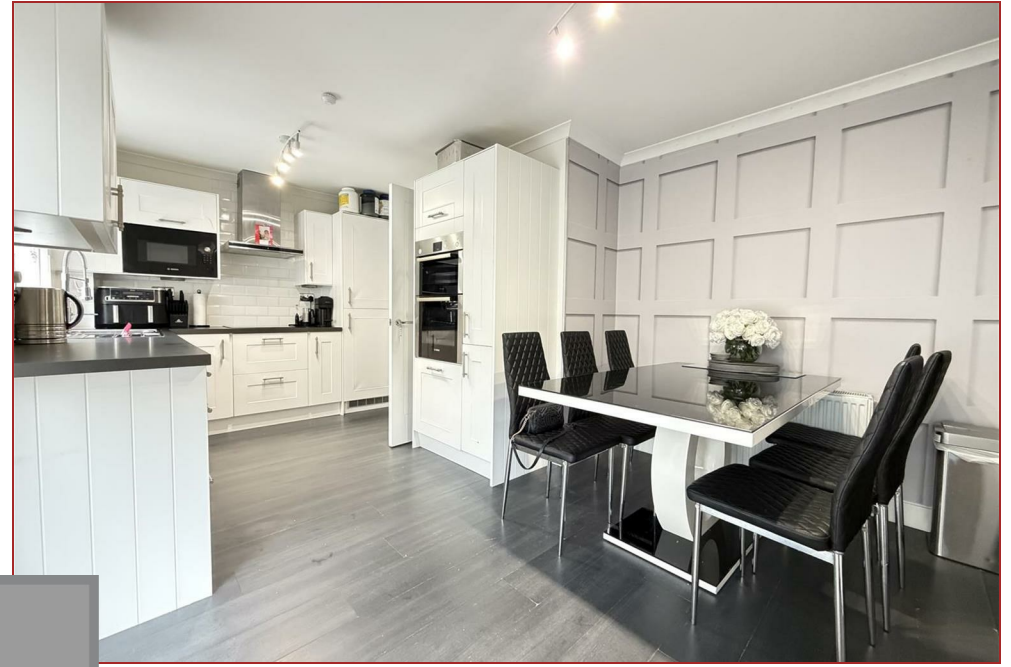
12 Woodlands Gardens, Bothwell, G71 8NU

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Viewing by appointment with Residence Uddingston

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## 3 Bedrooms | 1 Public Room | 2 Bathroom



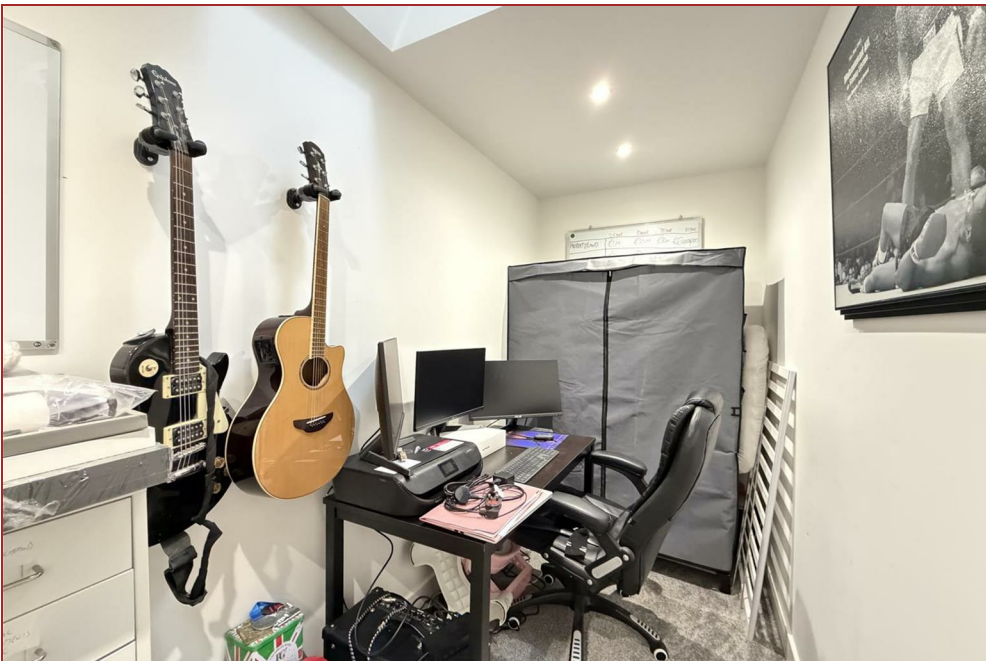
This attractive three-bedroom mid-terraced villa is set within a quiet, traffic-free cul-de-sac, offering a safe and peaceful environment, with an enclosed front garden ideal for families with young children.

The property has been thoughtfully upgraded and reconfigured over the years to create a stylish and highly functional home. The modern fitted kitchen features sleek white cabinetry and a range of integrated appliances, while the contemporary bathroom is finished with a high-quality white suite, over-bath shower, and luxury tiling. Additional improvements include replacement internal doors, a modern gas central heating system, and UPVC double glazing throughout. A particularly noteworthy feature is the cleverly designed home office area, enhanced by a skylight which allows for an abundance of natural light.

The accommodation comprises a welcoming reception hall, a cloakroom WC, a bright and spacious lounge, and a modern kitchen with ample space for dining. On the upper level, there are three well-proportioned bedrooms, a dedicated office space, and a stylish family bathroom.

Externally, the front garden is laid to lawn and enclosed by fencing, providing a secure outdoor space. The rear garden offers excellent versatility and includes a substantial outbuilding currently utilised as a "man cave," complete with a hot tub and shower area. This flexible space could serve a variety of purposes, including a home office, gym, or playroom, and can be removed if desired.

Bothwell is widely regarded as one of South Lanarkshire's premier residential locations, offering an excellent blend of village charm and modern convenience. The area boasts a wide selection of restaurants, cafés, and local shops, as well as highly regarded schooling. For commuters, there is easy access to the M74 and M8 motorway networks, providing swift travel to Glasgow, Edinburgh, and surrounding areas.



979.51 sq ft | EER = C



RESIDENCE



# Woodlands Gardens



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.