



RESIDENCE

36 Old Station Court, Bothwell, G71 8PE

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## 3 Bedrooms | 1 Public Room | 2 Bathroom

Occupying a sought-after top floor position within the prestigious Old Station Court development, this impressive three-bedroom apartment offers spacious, well-presented accommodation in the heart of Bothwell village.

Built by Bett Homes circa 2000, the property extends to over 1,200 sq ft and enjoys a bright, airy layout with attractive views towards Main Street and the surrounding grounds. Well maintained throughout, the apartment features a modern dining kitchen, generous room sizes and excellent storage, making it an ideal home for a variety of buyers.

The accommodation comprises a secure communal entrance with lift and stair access, a welcoming reception hall with storage, a substantial lounge/dining room measuring over 20 feet in length, a modern fitted dining kitchen with integrated appliances, three well-proportioned bedrooms, all with new carpets and fitted wardrobes, an en-suite shower room off the principal bedroom, and a family bathroom finished with white sanitary ware and quality tiling.

Further benefits include gas central heating, double glazing, residents' parking and extensive floored roof space for additional storage. The development is professionally factored and set within beautifully maintained landscaped grounds with lawns, mature trees and attractive planting.

Top floor three-bedroom apartments within Old Station Court rarely come to market, and this particular home combines generous accommodation with a prime village location.

Old Station Court is one of Bothwell's most admired residential developments, within walking distance of the village's excellent range of shops, cafés, restaurants, bistros and pubs. Hamilton and Uddingston provide regular rail services, while the nearby M74 offers excellent access across the Central Belt. A wide range of leisure facilities, including golf courses, gyms, swimming pools and country parks, are also close at hand.



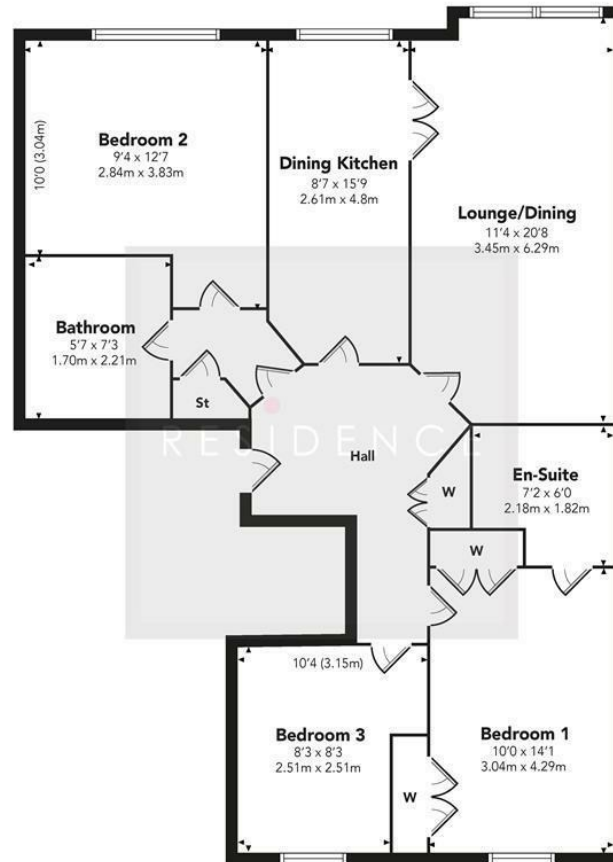
1087.15 sq ft | EER = C



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## Old Station 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.