



RESIDENCE

10 Clydeview, Bothwell, G71 8NN

[www.residenceestateagents.co.uk](http://www.residenceestateagents.co.uk)





Viewing by appointment with Residence Uddingston

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## 2 Bedrooms | 2 Public Rooms | 2 Bathrooms

This rarely available and particularly spacious detached bungalow sits within a quiet and popular locale on a large plot.

The property has been very well cared for and features an upgraded bathroom and a modern fitted kitchen. The comfortably sized and spacious property features gas central heating, double glazing and a detached garage.

The floor plan shall provide you with a detailed layout of this well designed home, which comprises a reception hallway, a comfortable sized lounge, a dining sized kitchen, a garden room with Bi-Fold doors to the rear garden, an upgraded family bathroom, two well proportioned bedrooms with master en-suite shower room and both bedrooms have fitted wardrobes. Detached from the house is a single garage with a long driveway.

To the front of the property, the garden is laid to lawn, whilst the private rear garden is perfect for those quiet summer days with feature patio areas.

Cydeview is a much admired street located near the village Main Street and its amenities. Bothwell offers a great choice of restaurants, cafes, pubs and everyday shopping facilities, with more found within nearby Uddingston and Hamilton Town Centre. The property is located within a popular school catchment and also within short proximity to Hamilton College. For those commuting by public transport, there are regular bus and train services from Bothwell and Uddingston to the surrounding towns and cities, including Glasgow and Edinburgh. The M74 and M8 motorways provide excellent access to the central belt linking the surrounding towns and cities.

Council Tax Band - E



990.28 sq ft | EER = C





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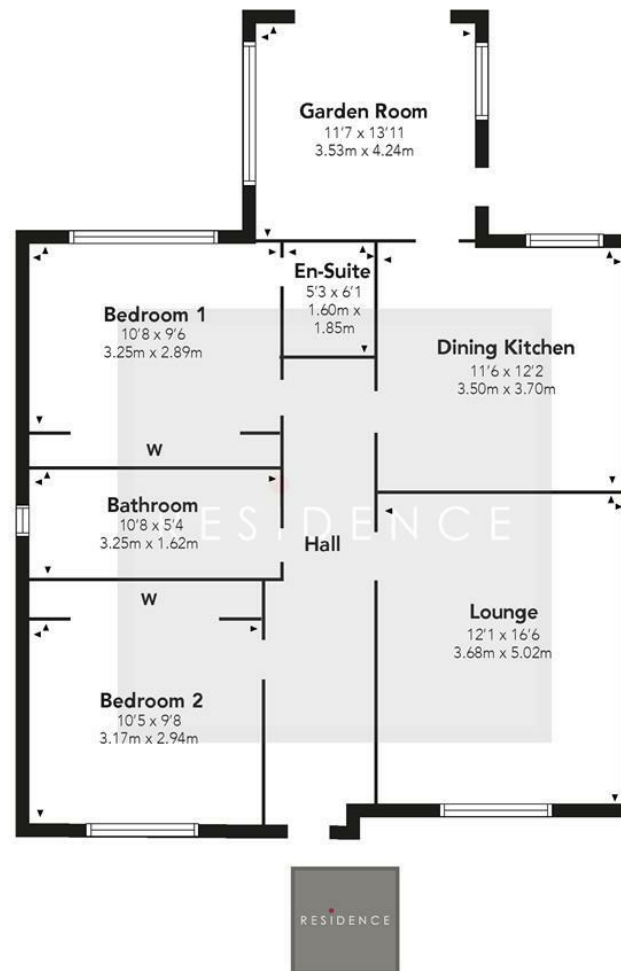








## Clydeview



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.