



RESIDENCE

21 Lady Jane Gate, Bothwell, G71 8BW

www.residenceestateagents.co.uk



Viewing by appointment with Residence Uddingston

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3 Bedrooms | 1 Public Rooms | 2 Bathrooms



This rarely available detached bungalow has a wonderful setting within arguably one of Bothwell's most desired addresses at the heart of The Castle Policies. With excellent family accommodation throughout and all on the one level living, this property is sure to appeal to the discerning buyer.

The property was built in the early 1970's and offers a large open plan lounge/dining with dual aspect floor to ceiling windows to the front, a dining size kitchen along with a range of integrated appliances and a separate utility room. The rooms are bright, airy, freshly decorated and finished with a mixture of carpeted and hardwood flooring. Additional features include gas central heating, double glazing, a double garage and a fabulous rear garden for entertaining.

The accommodation in full comprises a reception hallway, a dual aspect lounge/dining, a dining kitchen, a separate utility room, three double bedrooms, a principal en-suite shower room and a three piece family bathroom.

The enclosed floor plan will provide a detailed layout of this lovely home. However, early viewing is highly advised so that the size and setting on offer can be fully appreciated.

Set within well kept private and established gardens on this quiet cul-de-sac, the front has a generous driveway leading to a large double garage, lawn, evergreens and mature trees, whilst the enclosed rear garden has a lawn and decking area.

Lady Jane Gate is one of Bothwell's favourable addresses and is conveniently located between the villages of Uddingston and Bothwell. Locally, you can find the majority of everyday shopping needs, a great choice of restaurants, cafes, and pubs, and for those commuting by public transport, there are regular bus and train services from Bothwell and Uddingston. The M74 & M8 motorways provide excellent access to the central belt linking the surrounding towns and cities.

Council Tax Band - G



1711.00 sq ft | EER = D



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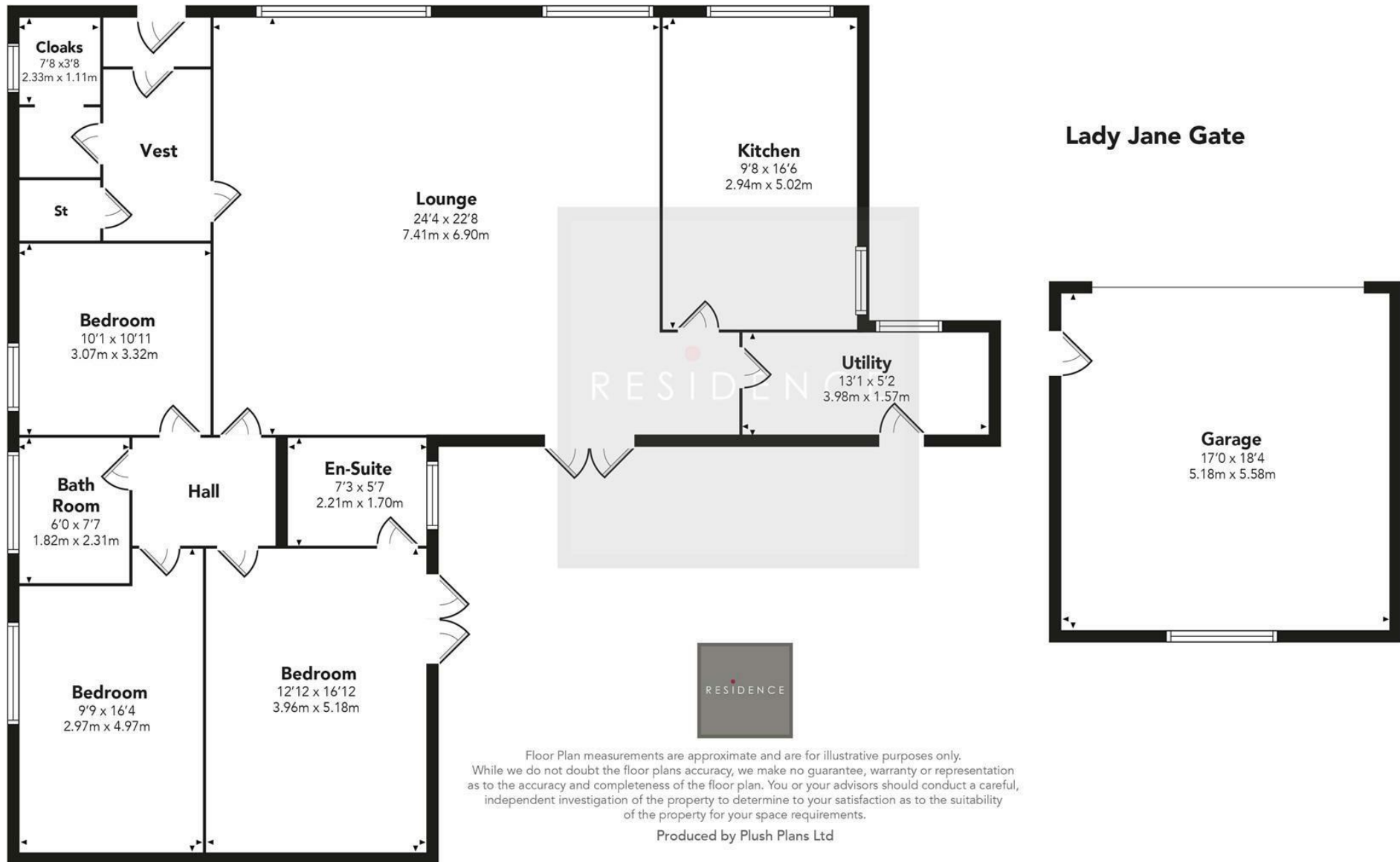




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We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.