



RESIDENCE

30 Hamilton Road, Bothwell, G71 8NA

www.residenceestateagents.co.uk



Viewing by appointment with Residence Uddingston

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2 Bedrooms | 1 Public Rooms | 2 Bathrooms

This attractive and well presented two bedroomed duplex flat is located on the doorstep of all the amenities Bothwell has to offer.

Offering an open plan bright and airy living space comprising a main door entry staircase, open plan lounge/dining area with two large front facing windows separated by an exposed sandstone wall, a modern fitted kitchen, bathroom and bedroom two/study. The upper floor comprises the principal bedrooms with a dressing area and storage with a separate shower room.

The floor plan shall provide you with a detailed layout of this well laid out and comfortable home. However, we recommend viewing to appreciate the quality of the finishings, the layout and the convenient setting that's on offer.

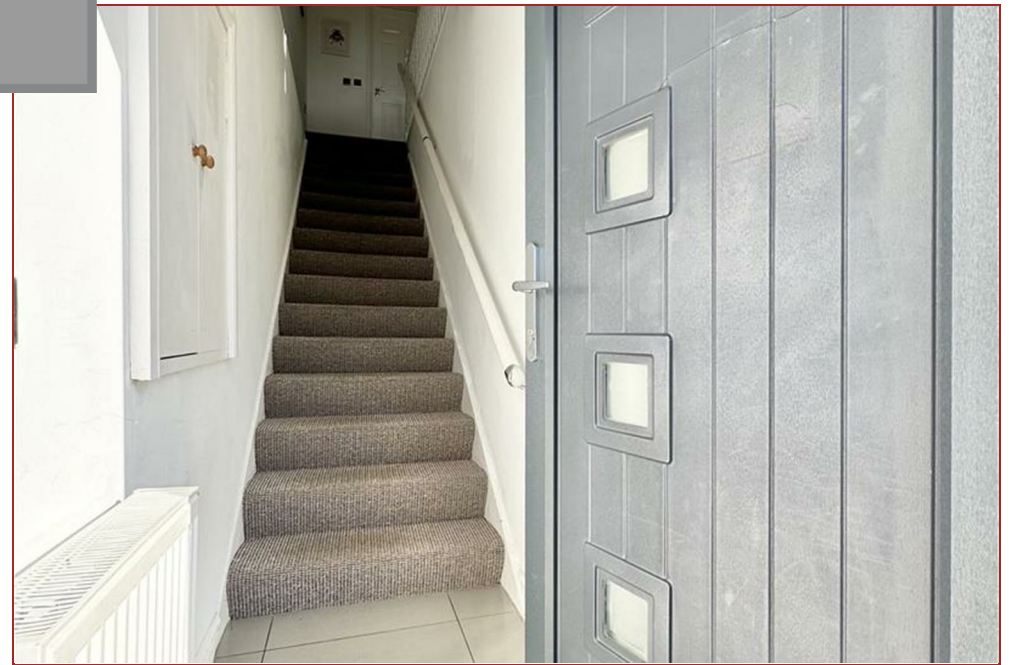
The village of Bothwell is highly regarded for its excellent main street where you can find the majority of everyday shopping needs. There is a great choice of restaurants, cafes, pubs and many more found within nearby Hamilton town centre. The property is located within popular school catchments and also within short proximity to Hamilton College. For those commuting by public transport, there are regular bus and train services from Hamilton and Uddingston to the surrounding towns and cities, including Glasgow and Edinburgh. The M74 motorway provides excellent access to the central belt linking the surrounding towns and cities. Sports facilities are in abundance and include golf courses, swimming pools, gyms and country parks with picturesque walks.



602.00 sq ft | EER = C



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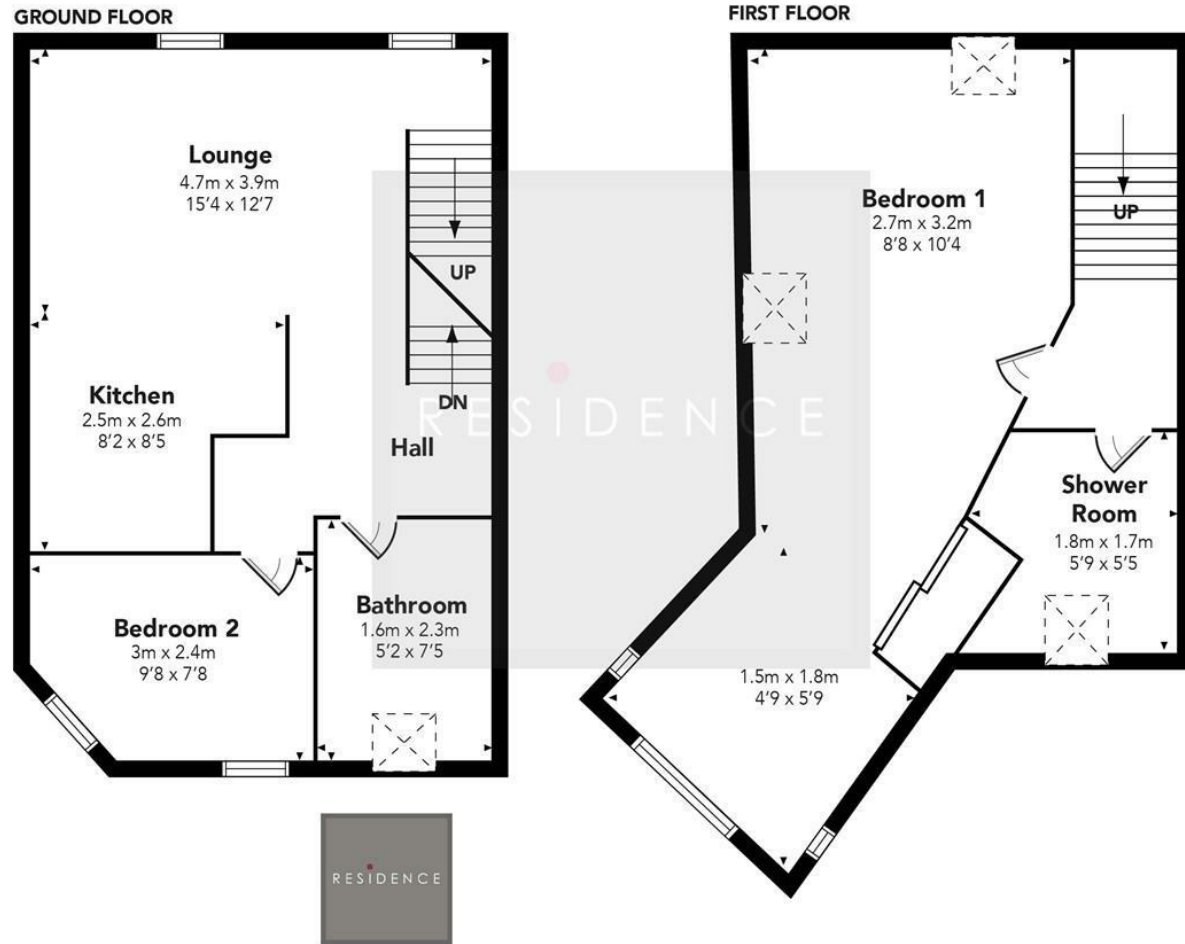
Bothwell Medical Rooms

ORTHOPEDICS
PHYSIOTHERAPY
PRIVATE GP

Bothwell Medical Rooms
● ● ● ● ● ● ● ● ● ●

20
mph
Traffic Signs
Bothwell

Hamilton 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.