



RESIDENCE

85 Baillie Drive, Bothwell, G71 8JG

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## 2 Bedrooms | 1 Public Rooms | 1 Bathrooms



This beautifully presented family home is located within a mature residential setting close to local schooling and amenities.

The property is neutrally decorated throughout and finished with a mixture of quality floor coverings. Features include gas central heating, double glazing, and modern sanitary ware within the family bathroom, whilst the spacious kitchen incorporates a modern range of base and wall mounted storage units.

Beyond its modest frontage this beautifully finished and comfortable home comprises a reception hallway, a bright and airy lounge, a large galley style kitchen, two bedrooms both with built in wardrobes and a family bathroom.

The front of the property is laid with chips whilst the large private and enclosed rear garden has decking and lawn and is bound by fencing.



The village of Bothwell is highly regarded for its excellent Main Street where you can find the majority of everyday shopping needs and a great choice of restaurants, cafes and pubs. For those commuting by public transport, there are regular bus and train services from Hamilton and Uddingston whilst 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.

753.00 sq ft | EER = C

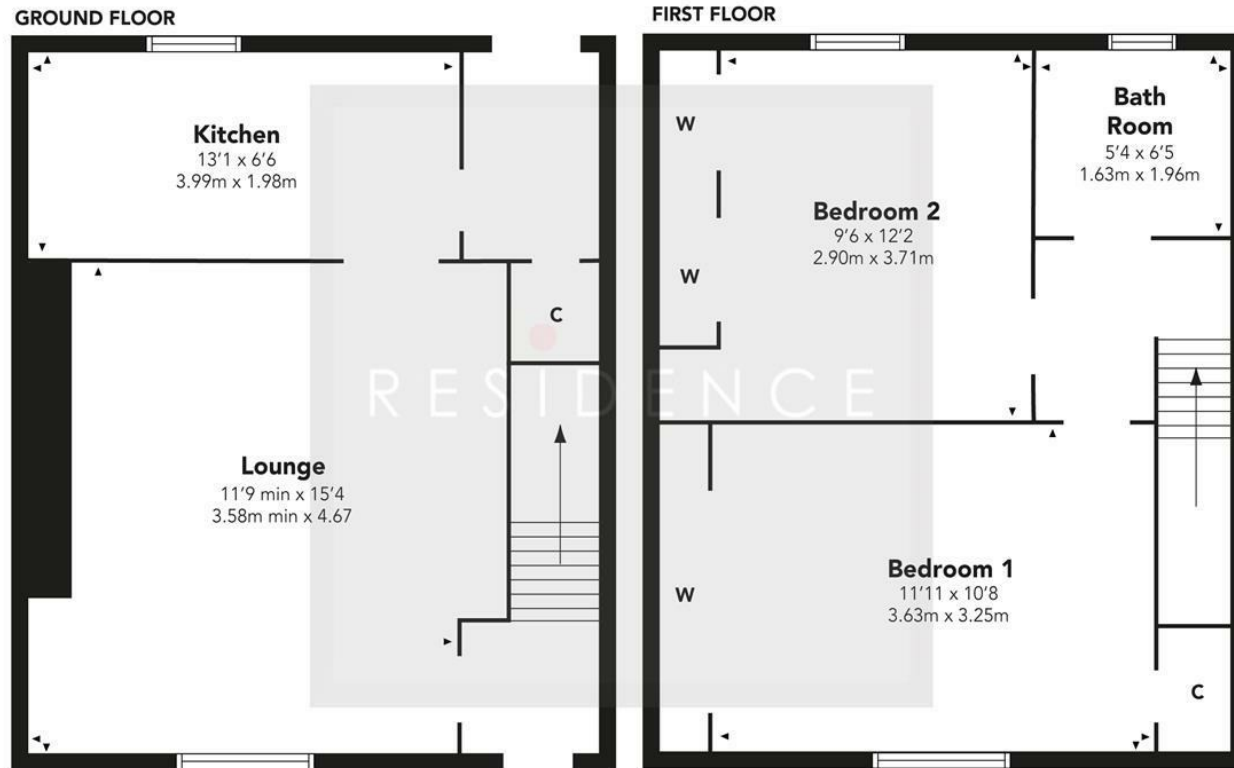


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## Baillie Drive



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.