



RESIDENCE

7A Fife Crescent, Bothwell, G71 8DG

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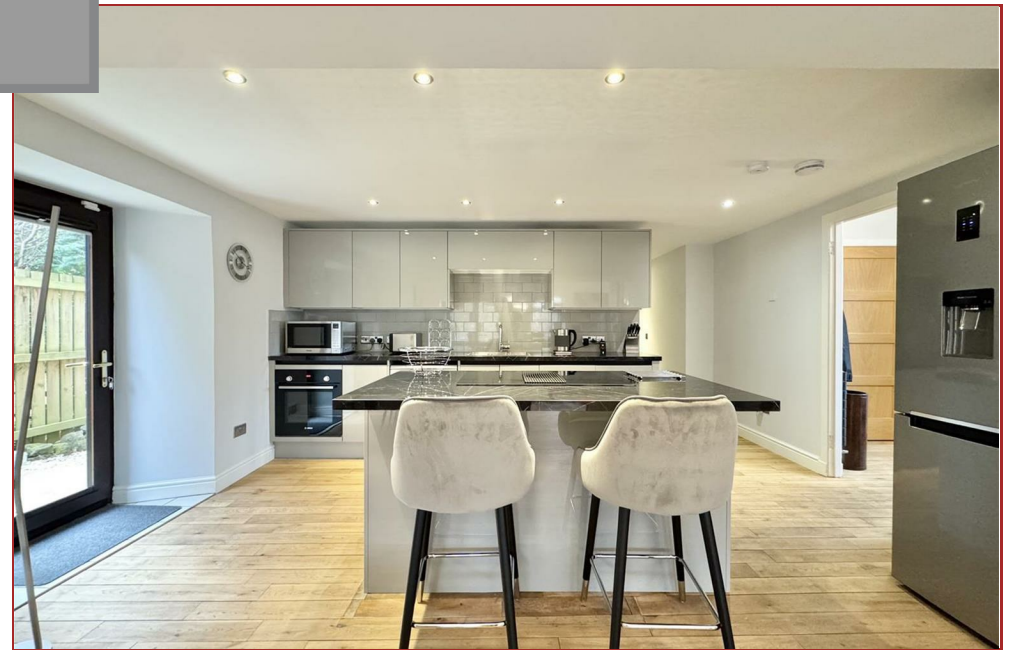


Viewing by appointment with Residence Uddingston  
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## 2 Bedrooms | 1 Public Rooms | 1 Bathrooms

This charming ground-floor flat, ideally located in the highly sought-after village of Bothwell offers an excellent opportunity for first-time buyers, young professionals and downsizers. This well-maintained property combines comfort, convenience, and modern living in a beautiful, tranquil setting.

As you step into the property, you are welcomed by a generous and light-filled living room which is open plan to the fabulous kitchen, providing the perfect space for relaxing or entertaining guests. The neutral decor throughout the flat ensures a bright and airy atmosphere, with plenty of natural light pouring in through the multiple windows.

The well-proportioned kitchen offers ample storage and worktop space with a feature island, making it ideal for cooking and preparing meals. Fully equipped with modern appliances, it caters to all your culinary needs, whether you're a home cook or someone who enjoys occasional dining at home.

There are two spacious double bedrooms, both with plenty of room for furniture and storage. These rooms offer a peaceful haven for rest and relaxation. The property also features a stylish and well-presented family bathroom with a three-piece suite, including a walk in shower.

Externally, the property benefits from access to low maintenance gardens, providing an outdoor space that is perfect for enjoying the fresh air, gardening, or simply unwinding. There is also the bonus of private parking available and garage space.

The flat has been thoughtfully designed for modern living, with a beautiful open plan feel featuring gas central heating and double glazing throughout.

Positioned in a fantastic location, this property is within easy reach of Bothwell's wide range of amenities, including local shops, restaurants, and cafes. The area is renowned for its excellent schools, making it an ideal place for families. Commuters will appreciate the close proximity to public transport links and easy access to motorway networks.

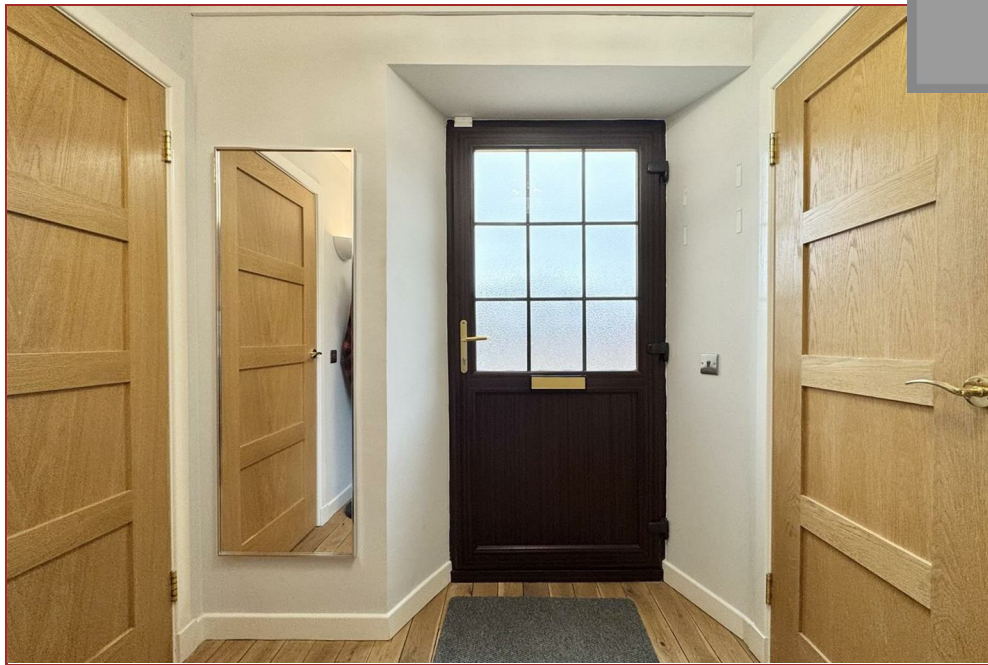


861.00 sq ft | EER = C





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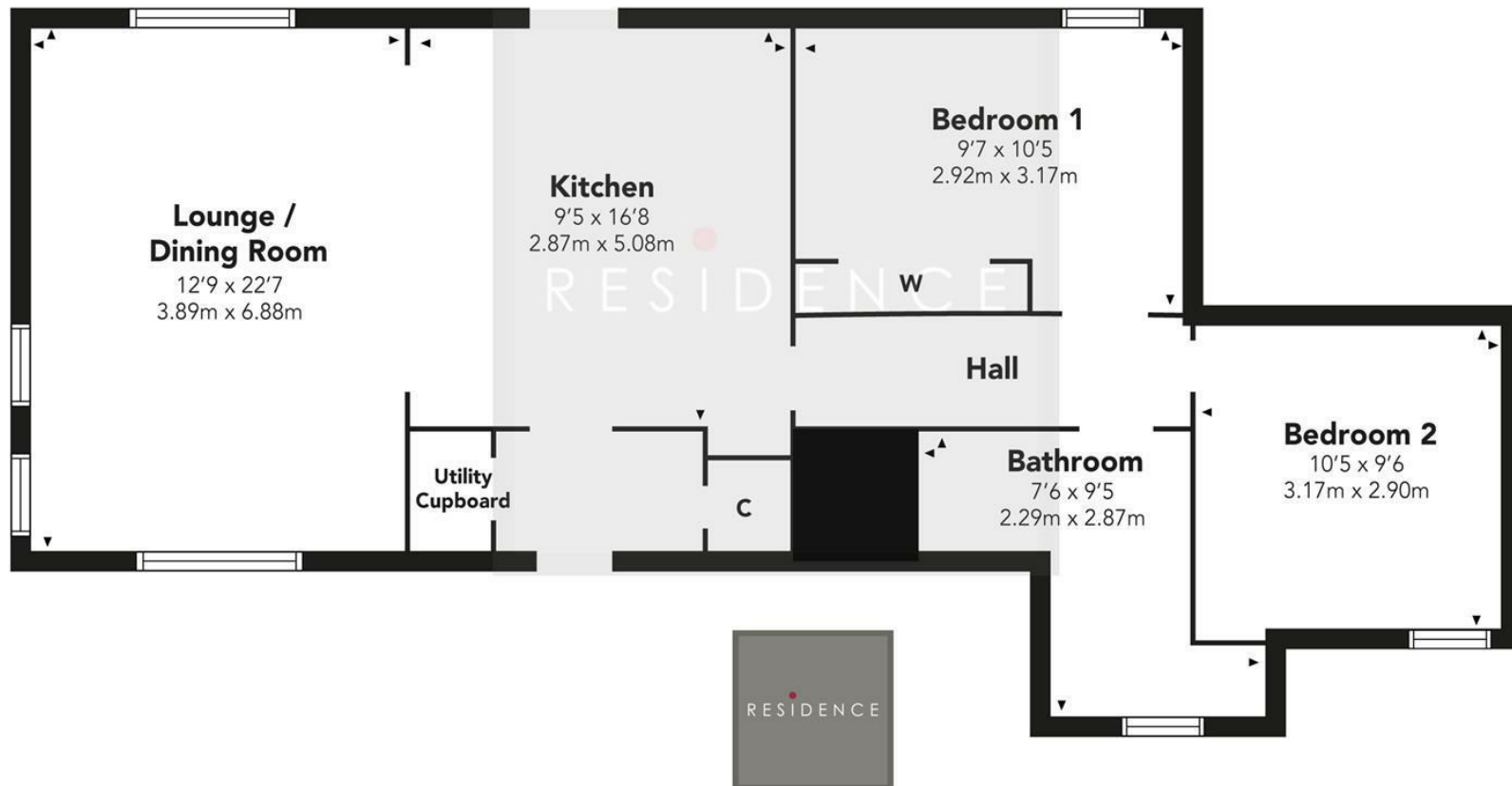








## Fife Crescent



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.