



RESIDENCE

87 The Fairways, Bothwell, G71 8PA

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





Viewing by appointment with Residence Uddingston

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## 2 Bedrooms | 1 Public Rooms | 2 Bathrooms

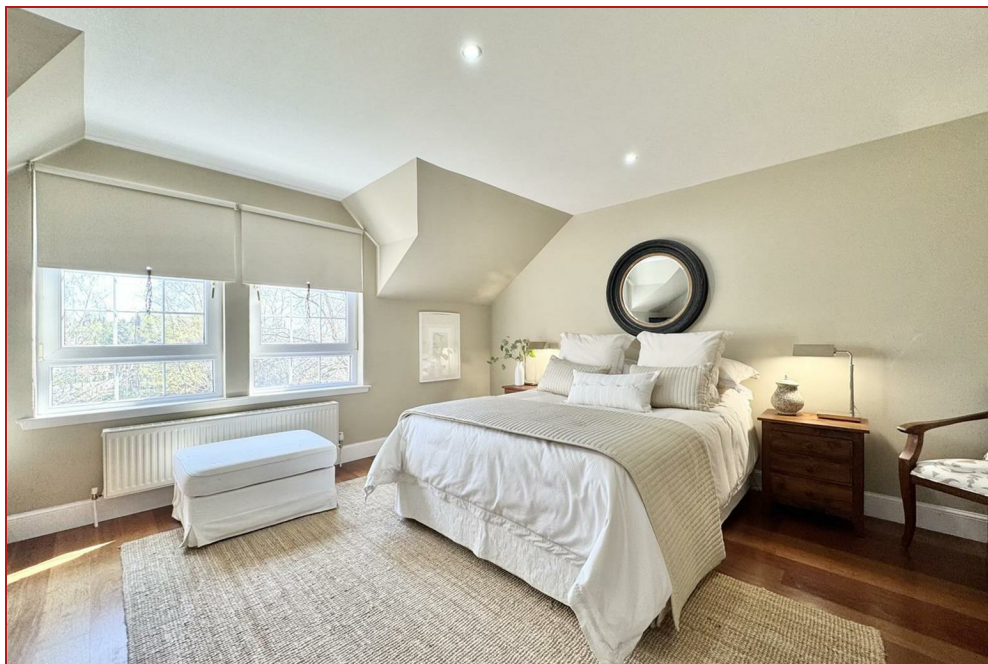
\*\*\*CLOSING DATE SET THURSDAY 1ST MAY 12PM \*\*\* Nestled in the prestigious Fairways development, this exquisite two-bedroom top-floor flat epitomises apartment living at its finest. From the moment you step inside, you are greeted by an atmosphere of elegance and sophistication. The spacious open-plan living dining area is bathed in natural light, with large windows that frame breathtaking views of the meticulously landscaped grounds and surrounding scenery with addition of outside space on the balcony. The décor is both contemporary and tasteful with high-end finishes throughout that create an effortlessly stylish and comfortable home.

The heart of the flat is its beautiful kitchen, designed for those who appreciate culinary excellence. With sleek units and excellent appliances, it is both a functional workspace and a lovely focal point. The dining size design ensures that whether you are preparing a meal or entertaining guests, you are always part of the action.

The two generously sized bedrooms offer a peaceful sanctuary with ample storage space. The principal suite boasts an en-suite shower room, featuring elegant fixtures and a walk-in shower, creating the perfect setting for relaxation. The second bedroom is equally spacious and versatile, with the potential to serve as a guest room or home office. There is a large partially floored loft space accessed from a drop down ladder in the hall way.

The flat is finished to the highest standard, with every detail carefully considered. From the quality floor coverings to the contemporary lighting, no expense has been spared in creating a refined and welcoming environment. Every element of this home has been designed to provide comfort and luxury.

Situated in the heart of Bothwell, The Fairways is the perfect balance of privacy and accessibility. The development is set amidst beautiful parkland with resident parking yet is just moments from the vibrant village of Bothwell.



1248.60 sq ft | EER = B

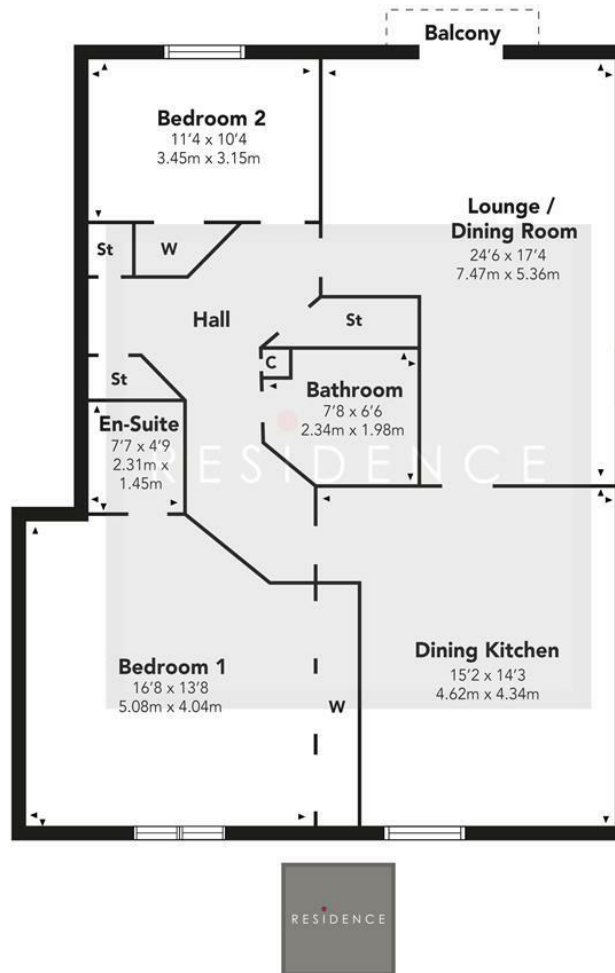




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## The Fairways



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.