



RESIDENCE

28 Fairfield Lodge Green Street, Bothwell, G71 8RJ

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





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

A second-floor, one-bedroom retirement flat which is centrally located to the Main Street of Bothwell.

The flat is located within attractive communal gardens and provides a secure and sociable living environment for retired people. Offering neutrally decorated rooms which are comfortably proportioned and finished with quality floor coverings, additional features include electric heating, double glazing, a security entry system, lift access to each floor of the building and emergency pull cords which are linked to the warden/duty manager.

Fairfield Lodge is well-maintained and has a lovely entrance hall, communal lounge and kitchen area, laundry room and an ensuite twin bedroom for guests which can be booked for friends and family to stay. Access to each floor is via optional lift and stairs.

The accommodation comprises a reception hall, lounge/dining area, fitted kitchen, modern shower room and a double bedroom.

The floor plan shall provide you with a detailed layout of this versatile and well-laid-out home. However, we recommend viewing to appreciate the setting and views.

The gardens are well kept and maintained by the factors but are also regularly used by the complexes gardening club. There are lawns, bedding areas and patios with seating.

Fairfield Lodge is centrally located within Bothwell with the Main Street only a short distance away. Both Bothwell and Uddingston are highly regarded for their excellent main streets, where you can find the majority of everyday shopping needs. There is a great choice of restaurants, bistros and pubs, with many more found in nearby Hamilton town centre. 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.



484.38 sq ft | EER = C

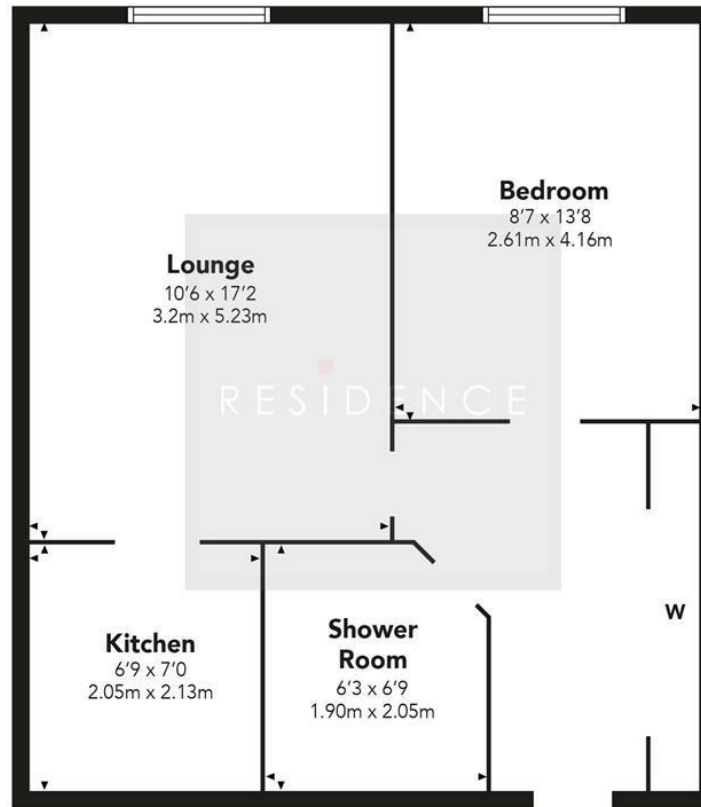




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## Fairfield Lodge



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.