



RESIDENCE

Hamilton Tower Regents Gate, Bothwell, G71 8QU

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## 2 Bedrooms | 1 Public Rooms | 1 Bathrooms

This spacious two-bedroom upper flat is situated within the sought-after Hamilton Tower in the prestigious Regents Gate development, located in the heart of Bothwell. Offering a prime position in one of South Lanarkshire's most desirable residential areas, the property presents a rare opportunity for buyers to acquire a home with immense potential and transform it to suit their own tastes and lifestyle.

Occupying an elevated position within the building, the flat benefits from generous proportions and a layout that offers both functionality and comfort. Upon entering the property, you are welcomed by a broad entrance hallway that provides access to all principal apartments. The bright and well-sized lounge features large windows that allow for an abundance of natural light and offers elevated views of the surrounding area, with access to a good-sized balcony with stunning views. The adjacent kitchen, though requiring modernisation, has ample space for appliances and units, with scope for redesign into a stylish and contemporary cooking and dining area.

There are two spacious double bedrooms, each offering excellent storage potential and enjoying peaceful outlooks, making them ideal for both owner-occupiers and those considering rental investment. The shower, like the rest of the property, is in need of upgrading but offers the footprint necessary for a modern suite. With some thoughtful renovation, this flat could be transformed into a stunning home tailored to individual requirements.

Externally, the development is surrounded by well-maintained communal gardens and residents also benefit from private parking and secure entry, with this particular flat having a garage. The location is particularly convenient, just a short walk from Bothwell's vibrant main street, with its array of boutique shops, cafés, restaurants, and excellent transport links to Glasgow and beyond.



839.58 sq ft | EER = D



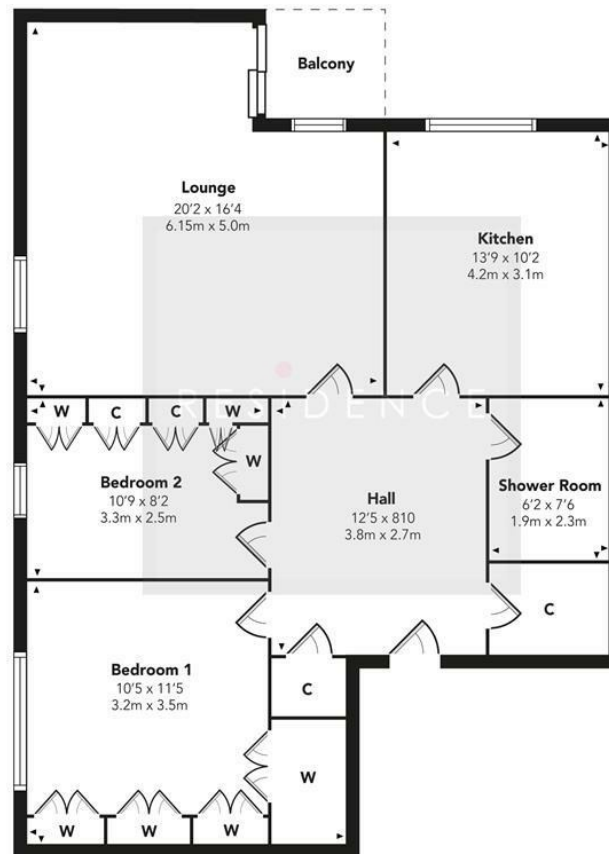


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## Hamilton Tower



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.