



RESIDENCE

1 Regents Gate, Bothwell, G71 8QU

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Viewing by appointment with Residence Uddingston

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4 Bedrooms | 2 Public Rooms | 3 Bathrooms

Number one Regents Gate is nestled within the highly sought-after Castle Policies estate, this exceptional four-bedroom detached bungalow presents a rare opportunity to acquire a home in one of Bothwell's most prestigious addresses. Occupying a generous corner plot, the property combines timeless appeal with spacious and versatile living, ideal for family life or those seeking all-on-one-level accommodation.

Upon entering, you are welcomed into a reception hallway leading to a beautifully proportioned principal lounge, bathed in natural light from a large picture window. The dining area offers an elegant space for entertaining, seamlessly connecting to the kitchen, which in turn provides access to a charming garden room, a delightful spot to enjoy morning coffee or unwind while overlooking the private rear gardens.

The bungalow boasts four well-presented bedrooms, including a principal bedroom with an en-suite bathroom, offering comfort and privacy. A stylish family shower room and WC completes the accommodation, all designed with a focus on comfort and functionality.

Externally, the home is surrounded by beautifully maintained gardens, featuring manicured lawns and mature trees, that provide year-round interest. The corner position ensures excellent privacy and an open, airy feel. To the front, a private driveway offers convenient parking for two vehicles.

Positioned within easy reach of Bothwell and Uddingstons' vibrant Main Streets with boutique shops, cafés, and acclaimed restaurants, this property combines tranquil suburban living with convenience. With its generous layout, mature setting, and prime location, One Regents Gate represents a truly special opportunity to secure a rarely available bungalow in one of Lanarkshire's most desirable enclaves.



1980.60 sq ft | EER = C



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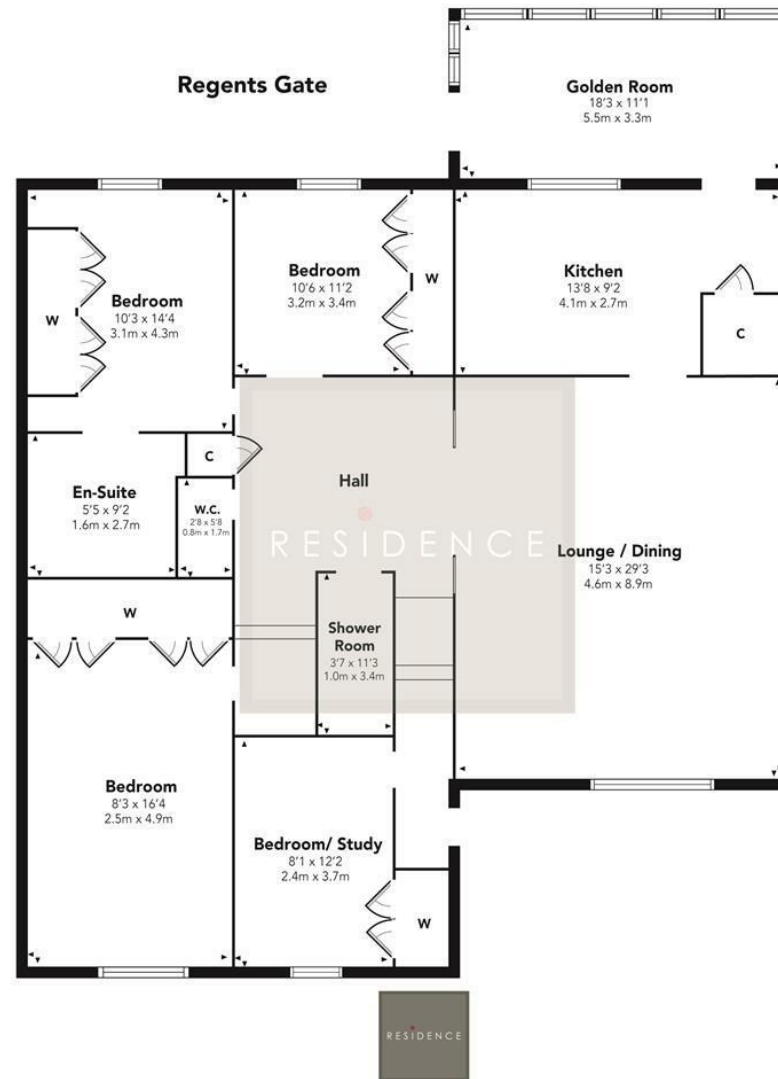


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Floor Plan measurements are approximate and are for illustrative purposes only.
 While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation
 as to the accuracy and completeness of the floor plan. You or your advisors 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.