



RESIDENCE

35 Clyde Avenue, Bothwell, G71 8DT

www.residenceestateagents.co.uk



Viewing by appointment with Residence Uddingston

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1 Bedrooms | 1 Public Rooms | 1 Bathrooms

Well presented lower cottage flat situated in one of the most sought after addresses in Bothwell, only a short walk from local amenities.

The property comprises a welcoming entrance hallway with all main apartments leading off. The bright and airy lounge has aspects to the front with ample room for dining. The well-proportioned double bedroom will not disappoint in size. The kitchen has a range of base and wall-mounted storage units with window formation to the rear garden. Completing the accommodation is the shower room consisting of a two-piece white suite with a separate shower cubicle.

Furthermore, the property has gas central heating, double glazing and an extensive rear garden. To the front of the property is off-street parking.

Bothwell is highly regarded for its excellent Main Streets, where you can find a great choice of restaurants, bistros and pubs. The property is located within popular school catchments and for those commuting by public transport there are regular bus and train services to the surrounding towns and cities. The M74 motorway provides excellent access to the central belt linking the surrounding towns and cities. Sports facilities are in abundance and include golf courses, swimming pools and gyms.



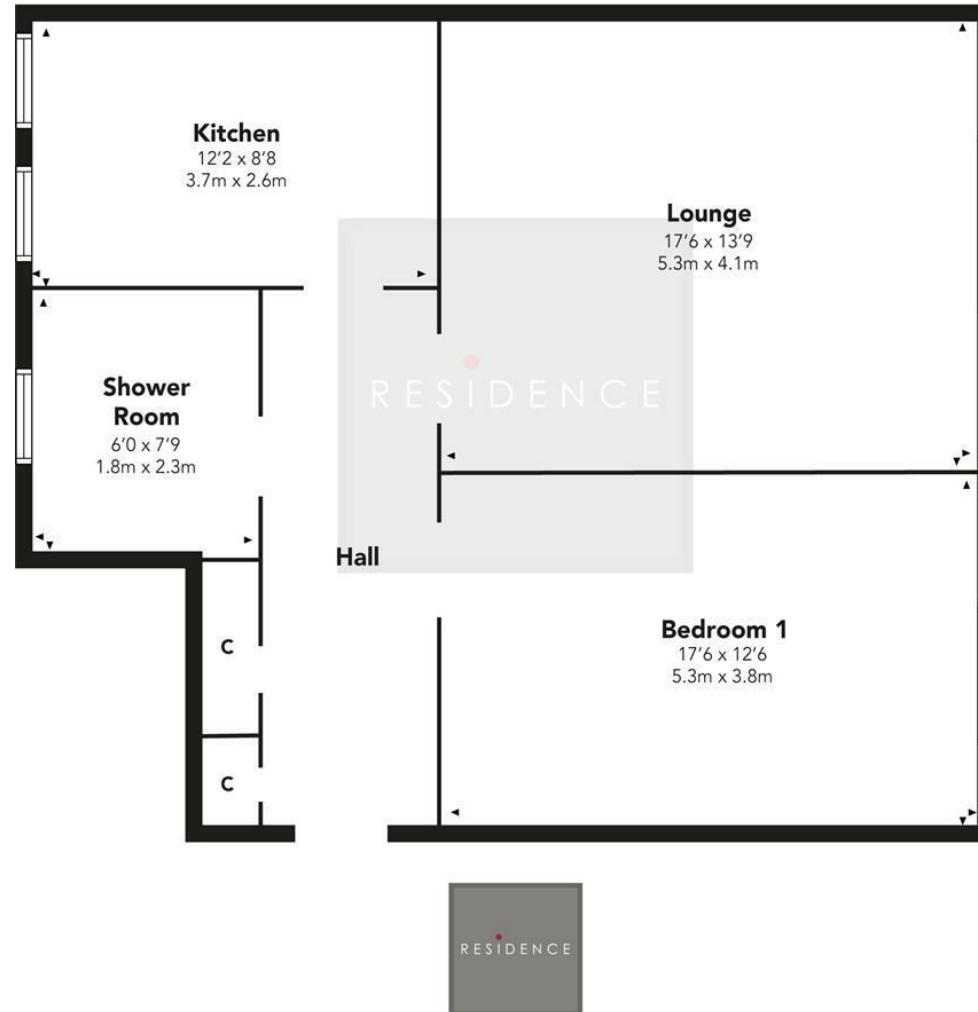
559.00 sq ft | EER = D



RESIDENCE



Clyde Avenue



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.