



**20 Knockburnie
Road
Bothwell
G71 8LW**

**Offers Over
£115,000**



DESCRIPTION AND LOCATION

Situated within a popular residential pocket of Bothwell, 20 Knockburnie Road is a two bedroom mid terrace villa offering well proportioned accommodation, a private rear garden, and a highly sought after location. This home will appeal to first time buyers, young families, and those looking to secure a property in this desirable Lanarkshire village.

The accommodation is entered via a welcoming hallway which leads into a bright lounge, ideal for family relaxation and entertaining. To the rear, the fitted kitchen offers a range of wall and base units, ample workspace, and an adjoining utility area providing additional storage and direct garden access. Upstairs, the property comprises two good sized bedrooms and a modern shower room, finished in a contemporary style with a white suite and walk in enclosure.

Externally, the rear garden is fully enclosed, providing a safe and private outdoor space with lawn and patio areas, perfect for children, pets, or summer dining. To the front, there is ample on street parking.

Knockburnie Road is located within walking distance of Bothwell's main street, where a range of local shops, cafés, restaurants, and everyday amenities can be found. Bothwell is regarded as one of Lanarkshire's most desirable villages, renowned for its community atmosphere and leafy surroundings. The area is well served by local schooling and leisure facilities, with Bothwell Castle, Clyde Walkway, and Bothwell Castle Golf Course all close by.

Excellent transport links make this location ideal for commuters, with swift access to the M74 and M8 motorways connecting to Glasgow, Edinburgh, and the wider central belt. Nearby Uddingston train station provides regular rail services into Glasgow city centre, while Hamilton and East Kilbride offer further retail and leisure amenities.



ACCOMMODATION

HALLWAY	
LOUNGE	5'11" x 12'7" 1.81 m x 3.82 m
KITCHEN	11'5" x 14'7" 3.49 m x 4.45 m
UTILITY	9'0" x 10'8" 2.75 m x 3.26 m
BEDROOM 1	8'8" x 7'9" 2.65 m x 2.36 m
BEDROOM 2	14'5" x 9'2" 4.40 m x 2.80 m
SHOWER ROOM	11'0" x 9'11" 3.36 m x 3.03 m
	6'5" x 6'2" 1.96 m x 1.87 m

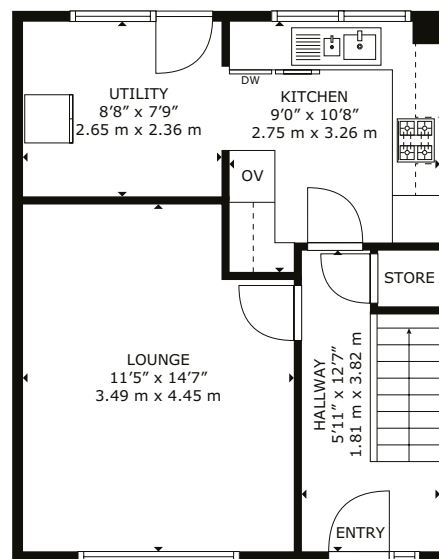
VIEWING

Through solicitors on **0141 333 6750**

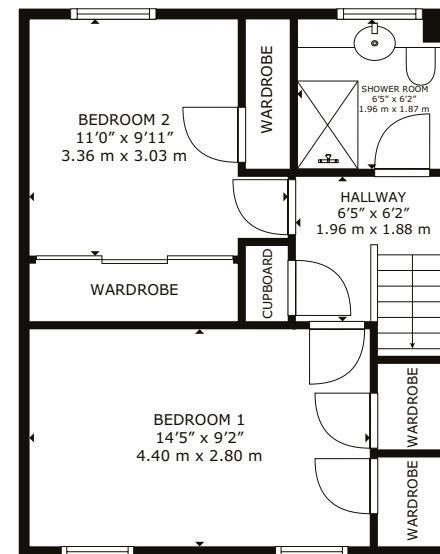
ENTRY

By negotiation





GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
GROUND FLOOR: 398 sq. ft., 37 m², FIRST FLOOR: 398 sq. ft., 37 m²,
TOTAL AREA : 796 sq. ft., 74 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
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TRAVEL DIRECTIONS

Through solicitors on 0141 333 6750

DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas nor water services nor any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

DALLAS McMILLAN

SOLICITORS AND ESTATE AGENTS

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