



Fairfield Lodge,
28 Green Street, Bothwell, G71 8RJ

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Fairfield Lodge,
Flat 3,
28 Green Street
Bothwell
G71 8RJ

Ground Floor Flat

1 Bedroom
1 Reception
1 Bathroom

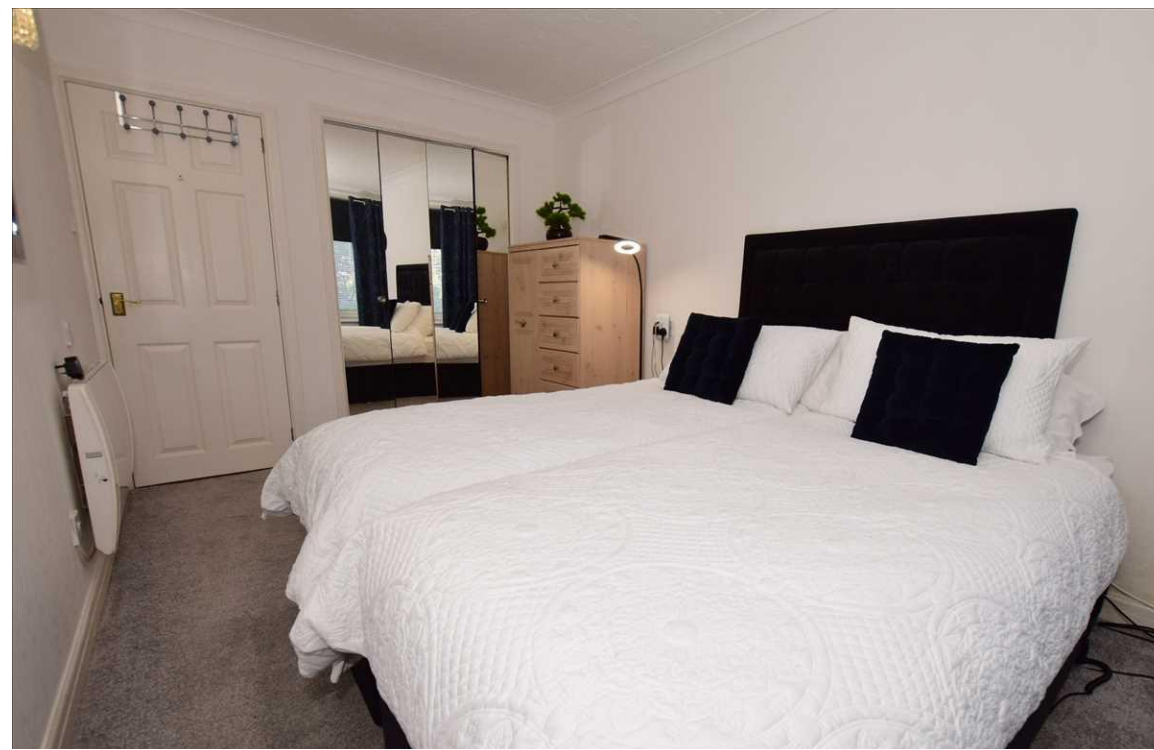


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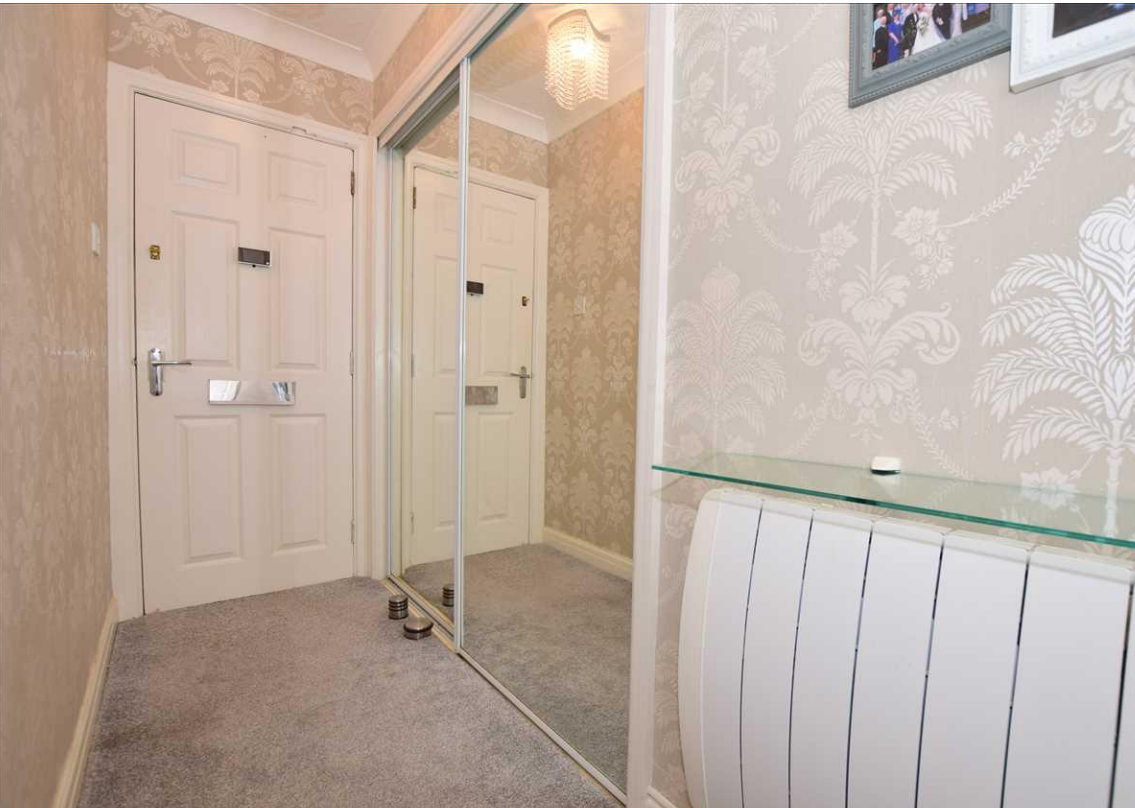
KEY FEATURES

- **RETIREMENT DEVELOPMENT** - for those over 60 years of age
- Ground floor flat in excellent condition
- Bright lounge with neutral decor, feature fireplace and carpeted flooring
- Lovely white high gloss kitchen with integrated fridge freezer and new washer/dryer
- Modern, fully tiled shower room
- Large double bedroom with fitted wardrobes
- Residents communal areas: lounge, laundry room and manicured gardens. Guest bedrooms available for visitors (subject to availability and fees)
- Just a short walk to Bothwell Main Street, shops, cafes, bars and restaurants
- Handy for public transport links. nearby train stations at Uddingston and Hamilton, Easy access to M74 motorway
- **EPC RATING: E - COUNCIL TAX BAND: D** - Additional factor management charges payable - please ask for more details

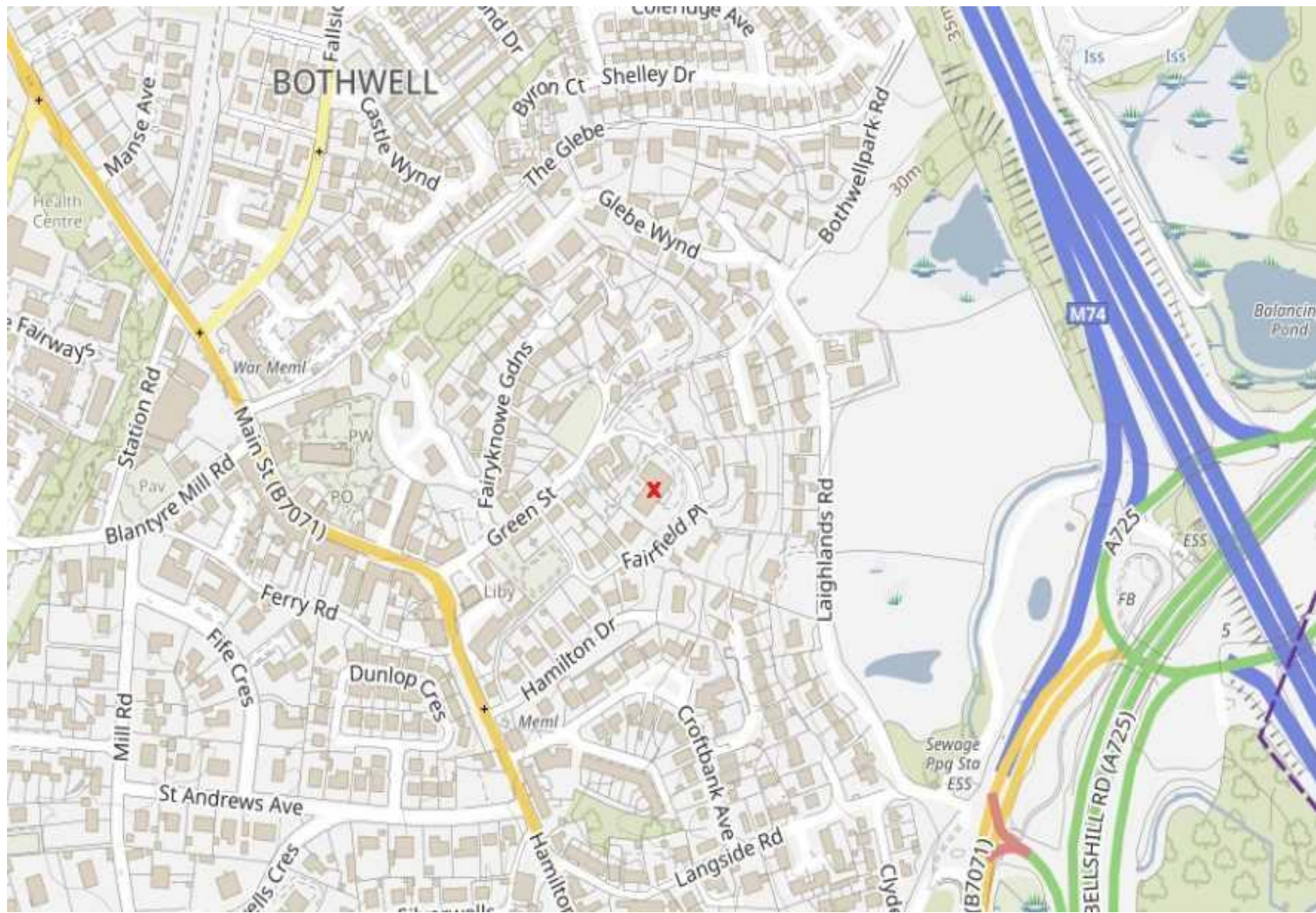


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RETIREMENT PROPERTY

Move On are delighted to present to the market this lovely 1 bedroom ground floor flat, set within the retirement development of Fairfield Lodge, Green Street, Bothwell.

This lovely home has been recently modernised internally and is in true walk-in condition. The accommodation features: A bright lounge with fresh, neutral decor, grey carpeted flooring and a feature fireplace; gorgeous white high gloss fitted kitchen with white worktops, integrated oven and hob, new washer/dryer and microwave; a good sized double bedroom with fitted mirrored wardrobes; and a modern, fully tiled shower room with underfloor heating. There is further storage in the hallway. Heating is provided by electric heaters and the flat occupies an excellent location with views out to the gardens. There is also security entry and lift access to the upper floors.

Fairfield Lodge is a well maintained, desirable retirement establishment, exclusively for those over 60 years of age who are looking for independent living with a social aspect and further support if required. There is an in-house manager who can be alerted via the emergency pull cords within the flat, residents lounge, laundry facilities and guest bedrooms available for family overnight visits (subject to availability and fees.)

Externally, the grounds around the building are beautifully manicured and landscaped, with lawn areas, shrubs, bushes and trees providing a pleasant outlook and backdrop. There are parking spaces for guests, as well as residents parking which can be reserved (subject to availability and fees)

Fairfield Lodge is located in a quiet location, off Green Street within walking distance of Bothwell's Main Street, which has a good selection of local shops, independent retailers, cafes, boutiques and bars, as well as good public transport links. Neighbouring towns include Uddingston and Hamilton which have a larger selection of retail and leisure facilities, as well as train stations for travel to Glasgow and Edinburgh. For those commuting by car, there is easy access to the Raith interchange connecting the M74, M8 and M73 motorways.

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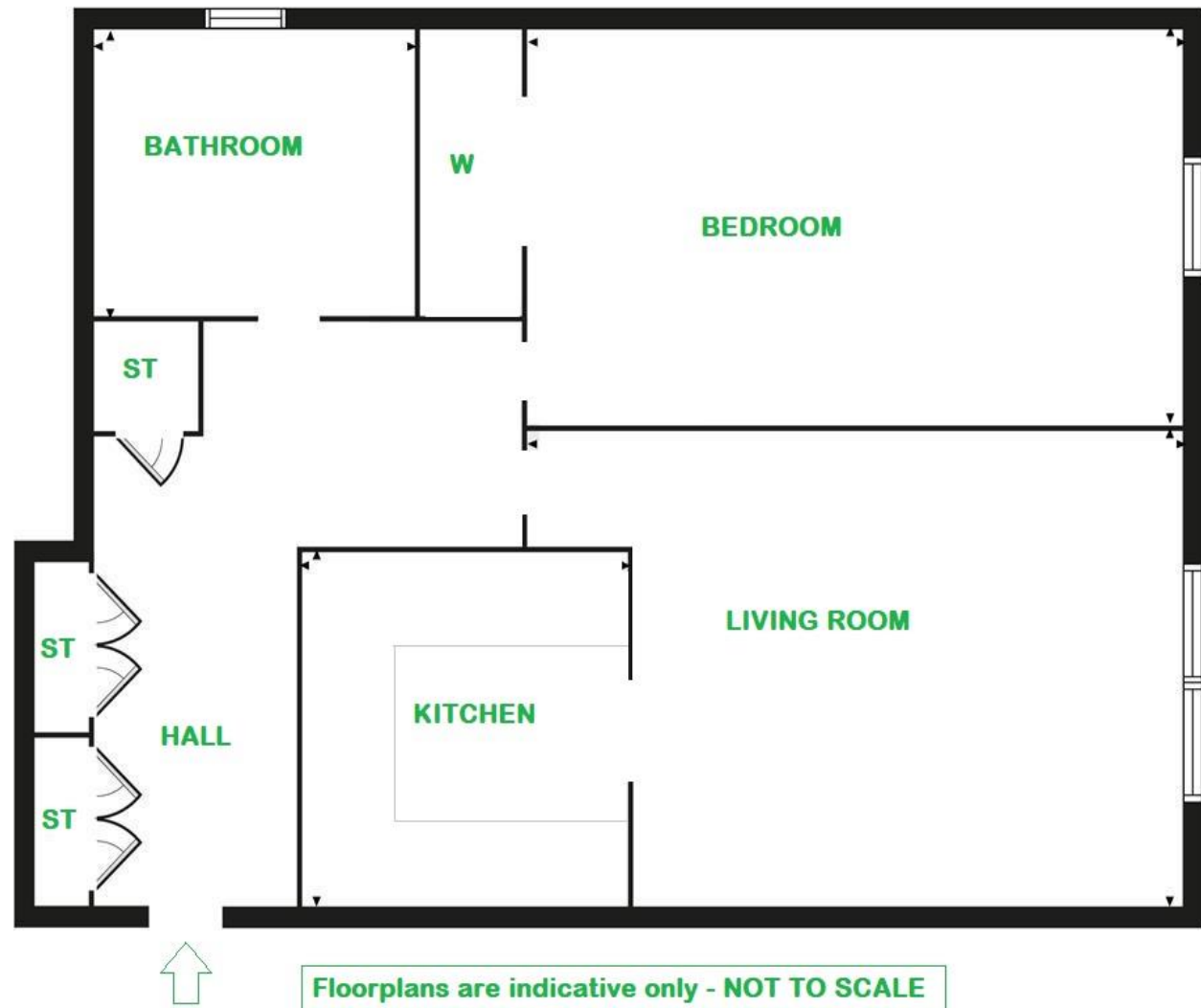
ROOM MEASUREMENTS

Lounge: 5.28m (17' 4") x 3.09m (10' 2")

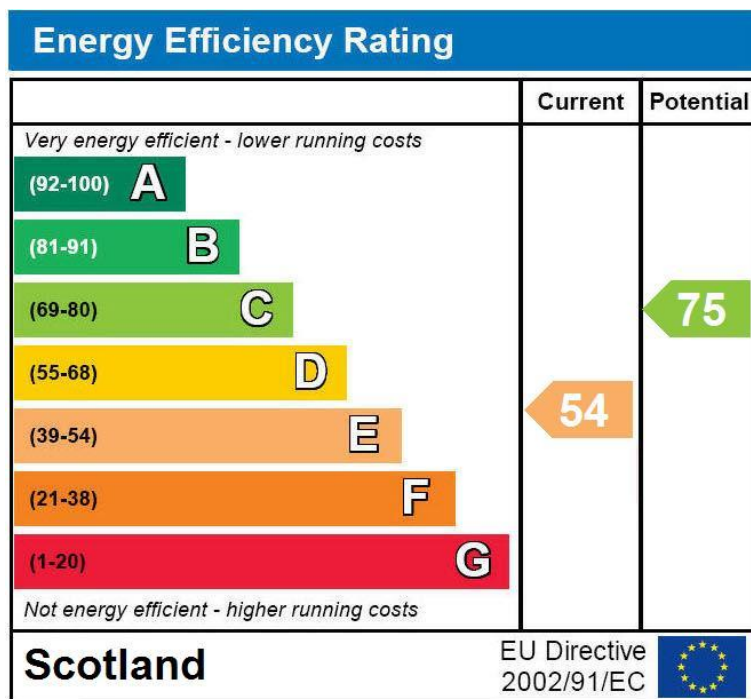
Kitchen: 2.31m (7' 7") x 2.00m (6' 7")

Bedroom: 4.49m (14' 9") x 2.66m (8' 9")

Bathroom: 2.03m (6' 8") x 1.65m (5' 5")



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.

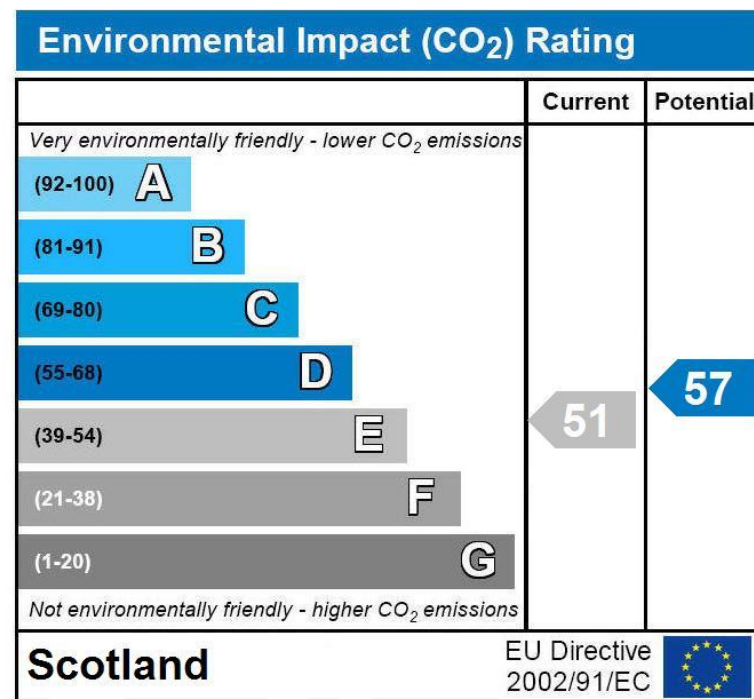


Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band E (54)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band E (51)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.

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166 Merry Street, Motherwell, ML1 1NA

EMAIL : info@moveonhomes.co.uk

WEB : www.moveonhomes.co.uk

01698 757 125

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