



Main Street
Bothwell, G71 8ER

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Main Street
Bothwell
G71 8ER

Duplex Flat

3 Bedrooms
2 Receptions
2 Bathrooms



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KEY FEATURES

- Duplex flat - spacious and flexible living accommodation over 2 levels
- Lovely lounge with tasteful decor, feature fireplace and bay window
- Good sized kitchen with white wall and floor units
- 3 double bedrooms - 1 on the lower floor, 2 on the upper floor - all with fitted wardrobes
- Separate dining room (could alternatively be converted to a 4th bedroom)
- 2 shower rooms - one on each floor
- Home office room (could be used for further storage or a walk-in wardrobe/ dressing room)
- Own main door entry + shared garden area/ drying green + gated access with garage/parking
- Located in the heart of Bothwell's Main St, close to shops, restaurants, bars and transport links
- COUNCIL TAX BAND: D - EPC RATING:C



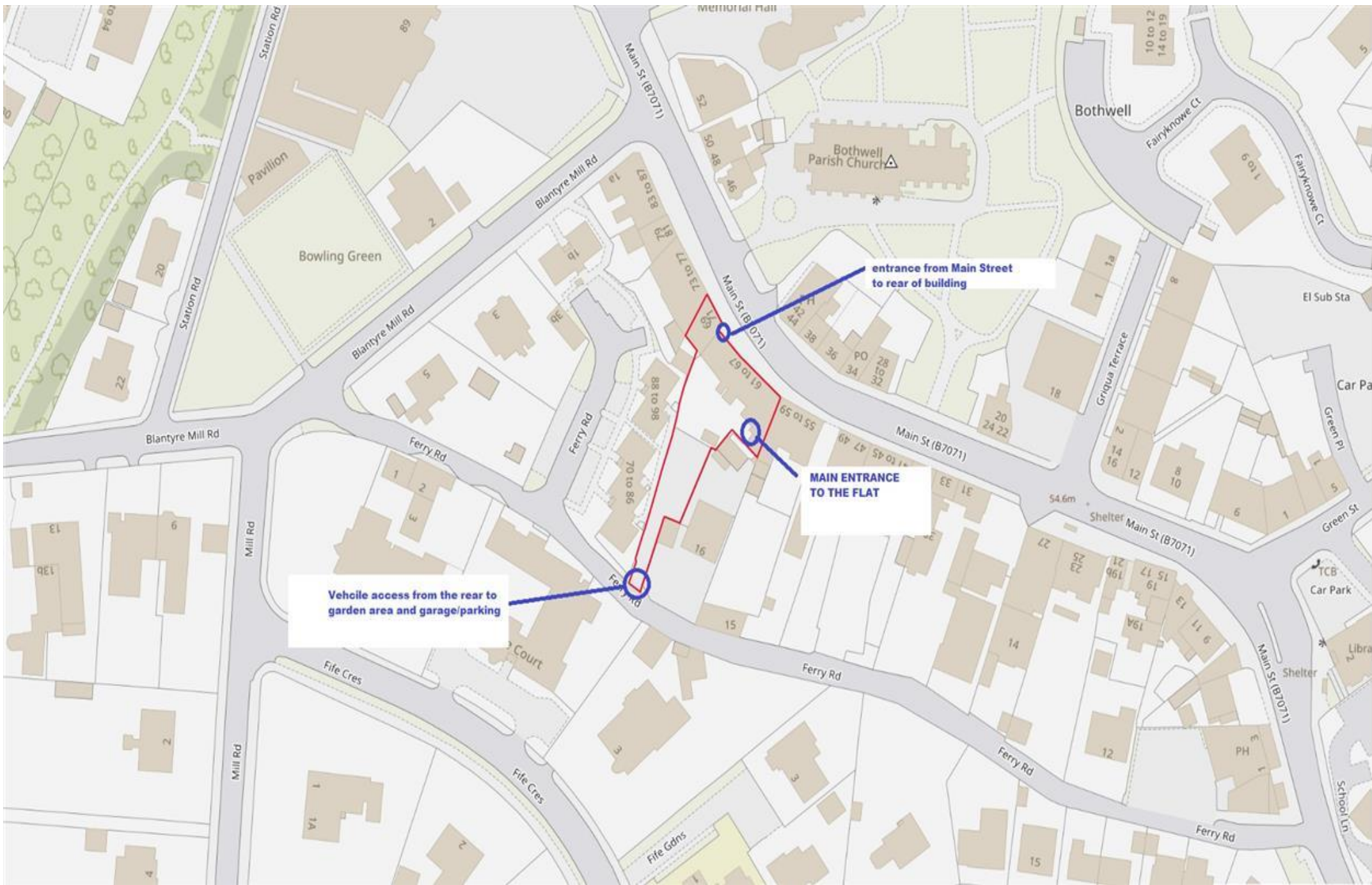
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entrance from Main Street
to rear of building

MAIN ENTRANCE
TO THE FLAT

Vehicle access from the rear to
garden area and garage/parking

Main Street, Bothwell, G71 8ER

Move On are delighted to present to the market this 3/4 bedroom duplex flat in Bothwell - Main Street.

This sizeable home has flexible and spacious living accommodation over 2 levels, which includes: A tastefully decorated lounge with carpeted flooring, feature fireplace, high ceiling, original cornice and bay window; a good sized kitchen with a range of white wall and floor units, contrasting worktops and a tiled splashback; separate dining room which could alternatively be used as a 4th bedroom; 3 generous double bedrooms - 1 on the lower floor, 2 on the upper floor - all with fitted wardrobes; a handy, separate home office room (could instead be used for storage or a walk-in wardrobe); and 2 shower rooms - one on each floor.

The flat features its own main door entrance at the rear of the building, but also with secure entry access from the Main St. There is a communal garden with drying green shared with the neighbour, and gated access to the garage provides off street parking.

This impressive property is located in the heart of Bothwell's Main Street, which has a fantastic selection of amenities for day to day shopping, boutique stores, restaurants and bars. Further leisure and retail facilities can be found in neighbouring towns and villages Hamilton, Blantyre and Uddingston including train stations with frequent services to Glasgow and Edinburgh. The m74 and M8 motorways are just a few minutes' drive providing easy access to the central belt and beyond.



ROOM MEASUREMENTS

Lounge: 5.35m (17' 7") x 3.65m (12' 0")

Dining Room: 5.35m (17' 7") x 2.60m (8' 6")

Kitchen: 4.20m (13' 9") x 2.30m (7' 7")

Bedroom 1: 4.30m (14' 1") x 4.20m (13' 9")

Downstairs Shower Room: 2.66m (8' 9") x 2.53m (8' 4")

Bedroom 2: 4.60m (15' 1") x 4.30m (14' 1")

Bedroom 3: 3.37m (11' 1") x 3.00m (9' 10")

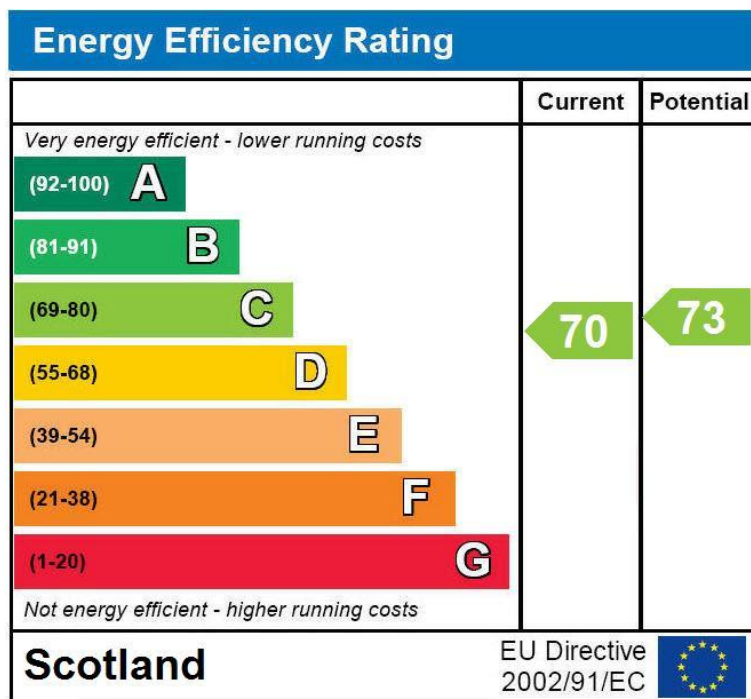
Upstairs Shower Room: 3.00m (9' 10") x 1.10m (3' 7")

Office/Store: 2.60m (8' 6") x 1.70m (5' 7")



Floorplans are indicative only - not to scale

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.

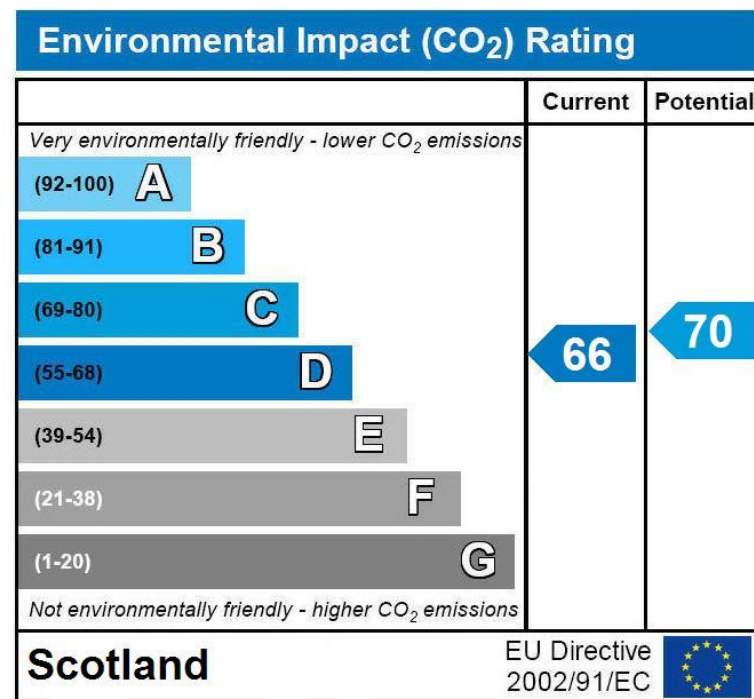


Energy Efficiency Rating

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 C (70)**. 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 D (66)**. 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.



166 Merry Street, Motherwell, ML1 1NA

EMAIL : info@moveonhomes.co.uk

WEB : www.moveonhomes.co.uk

01698 757 125

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