

**1 GREEN STREET, G71 8RN**  
**OFFERS OVER £95,000**







Nicola Kennedy Residential are delighted to present one of the most stunning one bedroom flat ever seen on the market, a true bijoux nestled in the hearth of Bothwell Village.

The welcoming entrance hallway greets you with ample wall cabinet storage space, setting the tone for the rest of the property.

The bright and cosy bay windowed lounge offers stunning views, creating the perfect space to relax and unwind. The open plan fitted kitchen comes complete with appliances, making meal preparation a breeze.

The well proportioned double bedroom boasts a built-in storage area, ensuring a clutter-free living space. The stunning recently fitted shower room features a mains thermostatic shower, adding a touch of luxury to your daily routine.

UPVC double glazing throughout and gas central heating provide comfort and efficiency. The property also benefits from a security entry system, on-street parking and a communal garden for outdoor needs.



Located on Green Street in Bothwell, this property is ideal for first time buyers, those looking to downsize or investors alike. Bothwell remains one of South Lanarkshire's most popular villages and it is regarded as an up-market and cosmopolitan location. Bothwell village is highly regarded for its excellent Main Street where you can find a great choice of restaurants, bistros and pubs. The property is located within highly desirable school catchments and also within short proximity to Hamilton College.

For those commuting by public transport there are regular bus and train services from Hamilton and Uddingston to the surrounding towns and cities including Glasgow and Edinburgh. The village is adjacent to first class motorway links to the commercial centres of Glasgow, Stirling, Edinburgh and East Kilbride as well as the main trunk road to the south.

Excellent Sporting facilities are located nearby, including Bothwell Castle Golf Course, swimming pools, gyms and country parks. The town has attracted a wide number of celebrities and earned its reputation as one of Greater Glasgow's most prosperous satellite towns.

Don't miss out on this excellent opportunity to own a piece of Bothwell Village. Contact us today to arrange a viewing and experience the beauty of this property for yourself.





