



RESIDENCE

11 Langside Road, Bothwell, G71 8NG

www.residencestateagents.co.uk



Viewing by appointment with Residence Uddingston

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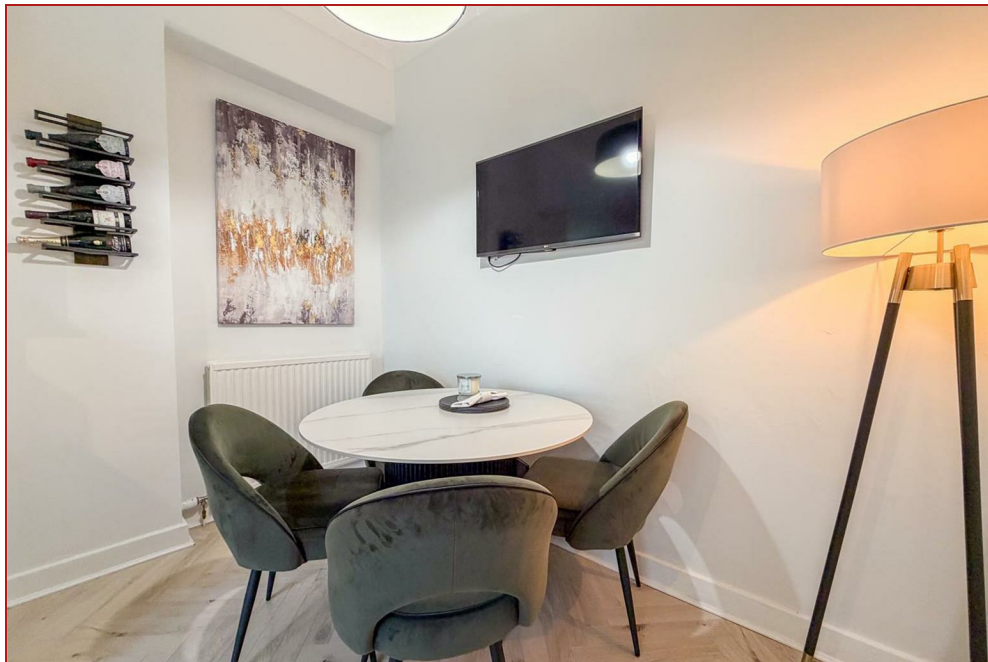
1 Bedroom | 1 Public Room | 1 Bathroom

Rarely available, this exceptional traditional sandstone one-bedroom top-floor apartment forms part of an exclusive four-property building dating from 1905. Nestled within beautifully maintained garden grounds and benefiting from residents' off-street parking, the property enjoys an enviable location in the heart of the highly sought-after village of Bothwell.

From the moment of arrival, the striking red sandstone façade and beautifully maintained private front gardens create a lasting first impression. Combining timeless character and charm with the comforts of modern living, the apartment is accessed via a secure door entry system. Internally, the accommodation comprises a welcoming reception hallway providing access to all apartments, a bright and spacious dual-aspect lounge flooded with natural light, and a generous dining kitchen fitted with integrated appliances and enjoying pleasant views over the rear gardens. The impressive front-facing double bedroom offers excellent proportions, while a spacious and stylish bathroom completes this beautifully presented home.

The attractive rear garden grounds are accessed via a secure door from the communal entrance hallway and offer a wonderful outdoor setting for residents to enjoy. This apartment benefits from a designated section of the garden, creating a private space for outdoor seating and relaxation. In addition, residents' parking is located to the rear of the property and is accessed via a private driveway to the side, providing valuable off-street parking in this highly sought-after location.

Langside Road enjoys a central position within the sought-after village of Bothwell, just a short walk from local shops, cafés, restaurants and bars. The area offers excellent schooling, a range of leisure facilities and scenic walks along the River Clyde. For commuters, regular rail services are available from nearby while the M74 provides excellent road links to Glasgow and Edinburgh.



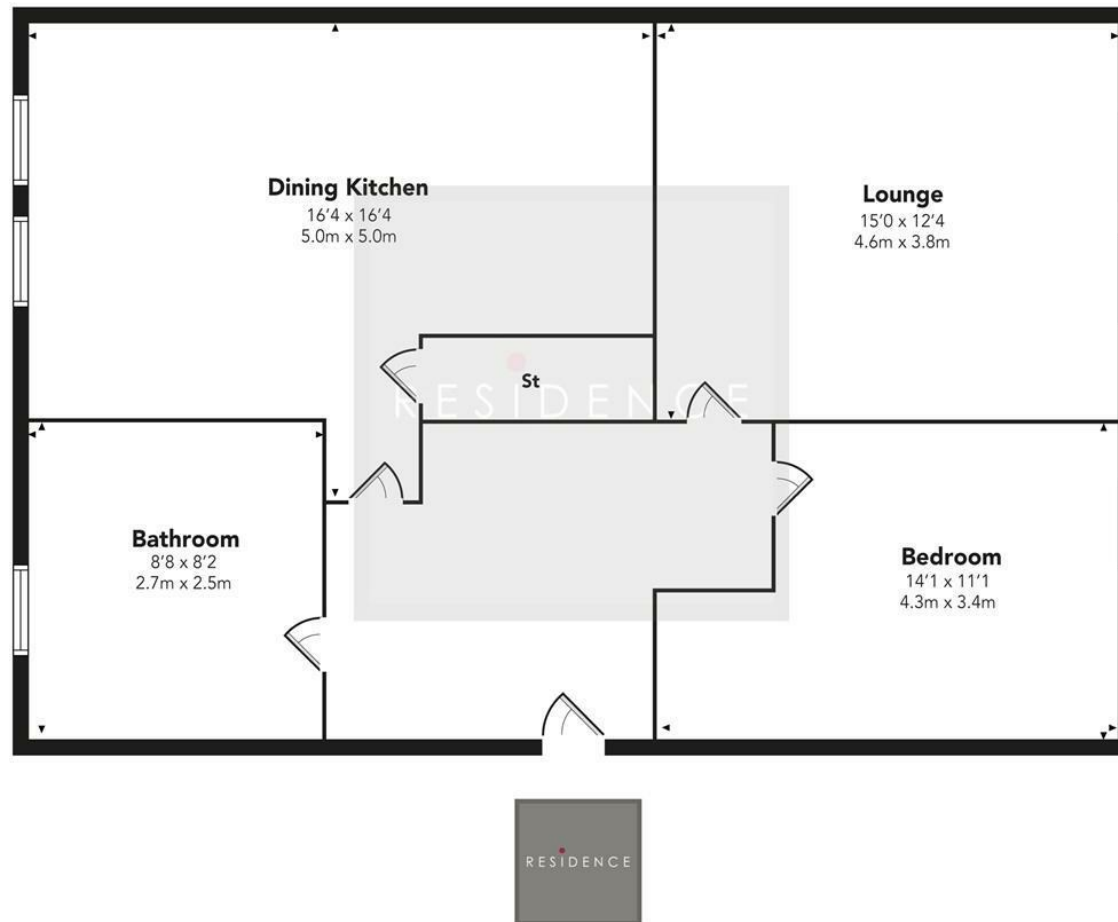
645.83 sq ft | EER = C



RESIDENCE



Langside Road



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.