



RESIDENCE

73 The Fairways, Bothwell, G71 8PB

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Viewing by appointment with Residence Uddingston

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## 2 Bedrooms | 1 Public Rooms | 2 Bathrooms

This impressive two-bedroom top-floor luxury apartment enjoys a peaceful yet highly convenient setting, just a short walk from Bothwell's Main Street and its excellent range of amenities.

Beautifully presented throughout, the property has been upgraded and modernised in recent years to offer stylish contemporary living. The spacious lounge features a striking media wall complete with a feature fireplace and ambient lighting, creating an attractive focal point and an ideal space for relaxing or entertaining. Fresh modern décor and quality flooring further enhance the apartment's appeal. The generously proportioned dining kitchen is fitted with a range of integrated appliances and provides ample space for everyday dining. Both the family bathroom and en-suite shower room are finished with white sanitary ware and quality tiling. Excellent built-in storage is available throughout, complemented by additional attic storage. A particularly attractive feature is the private balcony, which overlooks the rear of the development and enjoys a pleasant outlook towards mature woodland. Further benefits include gas central heating, double glazing, a secure door entry system, and both lift and stair access to all floors.



The accommodation comprises a welcoming reception hall, a spacious and stylish lounge with dining area, a well-appointed modern kitchen, two generous double bedrooms with fitted wardrobes, a principal bedroom with en-suite shower room, and a contemporary family bathroom.

The development is surrounded by well-maintained factored communal gardens incorporating lawns, mature trees and colourful planted borders, together with ample residents' and visitor parking.

Bothwell is widely regarded as one of Lanarkshire's most desirable residential villages, offering an excellent selection of independent boutiques, cafés, restaurants, and bars along its charming Main Street.

1108.69 sq ft | EER =

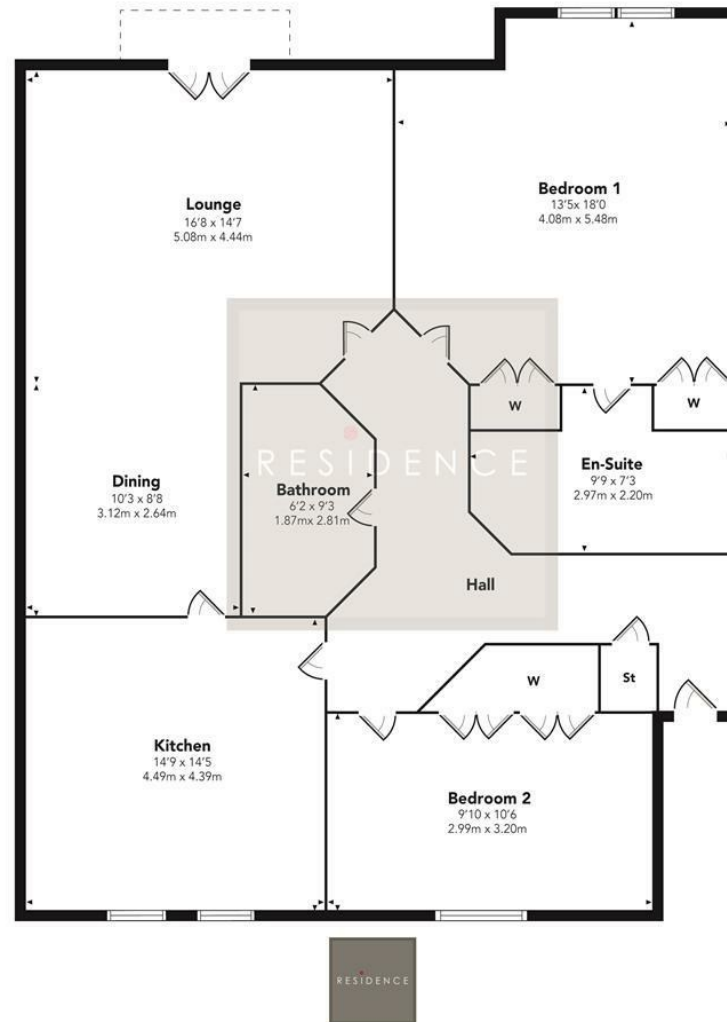


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## The fairways



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.