

**7 DOUGLAS TOWER, REGENTS GATE, G71 8FE**  
**OFFERS OVER £209,995**







Nicola Kennedy Residential are delighted to present this spacious bright and airy upper 2 bed unfurnished flat with neutral décor throughout, tucked privately in the popular Regents Gate development located in this much sought after area in Bothwell just off the Castle Policies.

This upper flat offers excellent spacious living accommodation in a very popular private location. The property comprises welcoming entrance hallway with excellent storage, bright and airy dining lounge with focal point fireplace and private balcony, modern fitted kitchen with Stoves Panache 8 ring gas hob and electric oven, integrated fridge, freezer, washing machine and dishwasher, master bedroom with built in wardrobes, second double bedroom with built in mirrored wardrobes and family bathroom with corner bath and electric shower.

Further features include gas central heating, double glazing, security entry system, lift and residential parking. Council Tax Band E.

7 Douglas Tower sits in one of three blocks of flats within this quiet cul-de-sac of Regents Gate, Bothwell which 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.



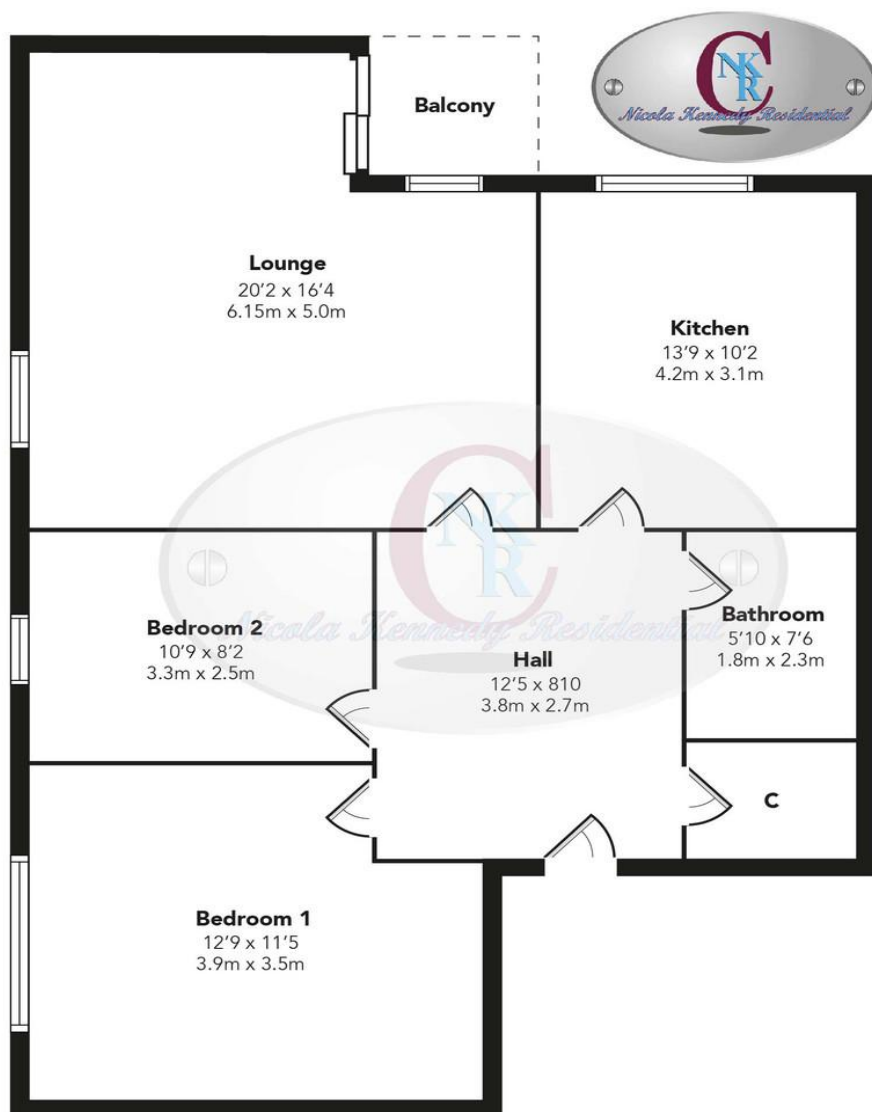
For those commuting by public transport there are regular bus and train services from Hamilton and Uddingston to the surrounding towns and cities including Glasgow and Edinburgh. The village is adjacent to first class motorway links to the commercial centres of Glasgow, Stirling, Edinburgh and East Kilbride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

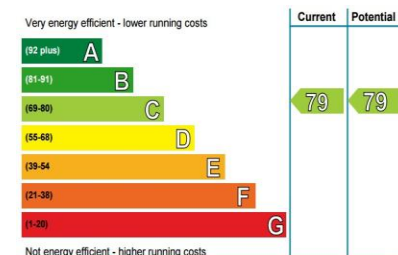
Don't miss the opportunity to view this private and rarely available property in Regents Gate. Contact us today to arrange a viewing and discover the potential of this stunning flat in Bothwell.







Floorplans are indicative only - not to scale  
Produced by Plushplans

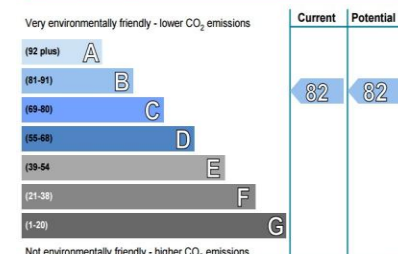


#### Energy Efficiency Rating

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

Your current rating is **band C (79)**. 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 your recommendations report.



#### Environmental Impact (CO<sub>2</sub>) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band B (82)**

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