



RESIDENCE

Flat 3, Valence Tower Regents Gate, Bothwell, G71 8FD

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2 Bedrooms | 1 Public Room | 1 Bathroom

This stunning two-bedroom ground-floor flat has been beautifully modernised and thoughtfully reconfigured to create a true turnkey home, finished to an exceptional standard throughout.

Set within a well-maintained and highly regarded development, the property enjoys a peaceful, leafy outlook over the surrounding garden grounds. Over the past six years, the flat has undergone extensive improvements, including a complete refurbishment of the bathroom with a stylish contemporary suite, and the installation of a modern fitted kitchen with integrated appliances, now open plan to the impressive lounge. Further enhancements include the creation of a separate utility/laundry room and the transformation of the second bedroom into a bespoke dressing room. Additional features include a modern gas central heating system, UPVC double glazing, a secure door entry system, and a private balcony offering a pleasant outdoor space.

The accommodation is immaculately presented and comprises a communal entrance hall, a welcoming private reception hall, a spacious lounge with access to the balcony, which is open plan to the contemporary kitchen, two bedrooms, a utility room, and a beautifully finished family bathroom.

The property also benefits from a single garage.

Externally, the development is surrounded by well-kept, factored gardens featuring manicured lawns, mature trees, and colourful planted borders.

Bothwell is one of South Lanarkshire's most sought-after residential areas, renowned for its charming village atmosphere and excellent range of amenities. The property is conveniently located for a selection of local shops, cafés, restaurants, and bars, as well as highly regarded schooling. For commuters, there is easy access to the M74 and M8 motorway networks, providing swift links to Glasgow, Edinburgh, and beyond, while nearby train stations offer regular rail services. The area also benefits from scenic walks along the River Clyde.



871.88 sq ft | EER = C

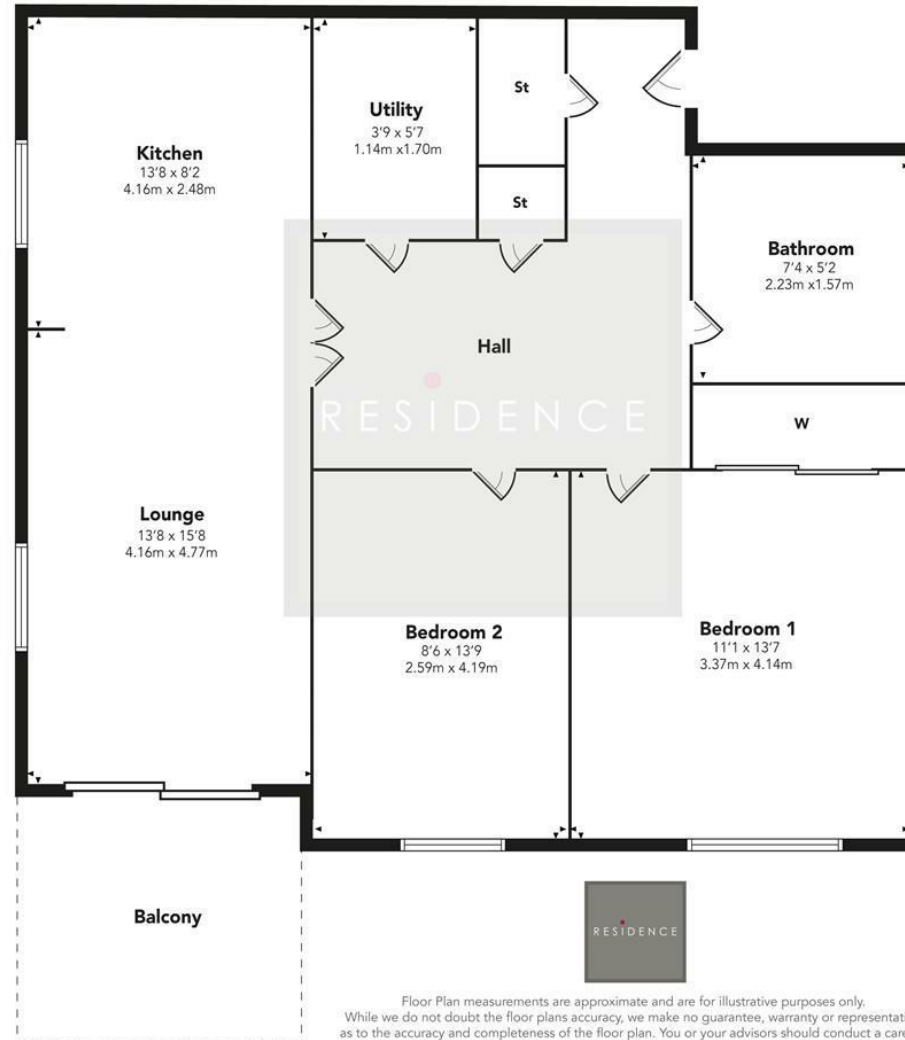


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Valence Tower, Regents Gate



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.