



RESIDENCE

Flat 10, 31 Silverwells Crescent, Bothwell, G71 8DP

[www.residenceestateagents.co.uk](http://www.residenceestateagents.co.uk)



Viewing by appointment with Residence Uddingston  
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## 2 Bedrooms | 2 Public Room | 2 Bathrooms

A beautifully presented two-bedroom ground-floor apartment, forming part of an exclusive modern development and offering spacious, well-proportioned accommodation arranged entirely on one level.

The property is ideally suited to a first-time buyer, downsizer or professional purchaser, combining contemporary finishes with the convenience of ground-floor living. The accommodation opens into a welcoming reception hallway and leads through to an impressive lounge with access to a private balcony, providing an attractive outlook and an excellent space in which to relax.

The well-appointed modern fitted kitchen offers a stylish and practical setting for everyday living. There are two generously proportioned bedrooms, with the principal bedroom benefiting from a private en-suite shower room. A separate fully tiled wet room completes the internal accommodation.

Further features include gas central heating, double glazing, secure entry and residents' parking. An attractive and particularly well-presented apartment offering modern, low-maintenance living within a desirable and exclusive development. Early viewing is highly recommended.

Bothwell is one of South Lanarkshire's most highly regarded and sought-after residential locations, renowned for its attractive village setting, excellent amenities and convenient transport connections. At the heart of the village, Bothwell Main Street offers an excellent selection of independent shops, cafés, restaurants and popular bars, together with a range of everyday services. The surrounding area is also well served by recreational facilities, picturesque riverside walks and a number of highly regarded golf courses.

The village is particularly well placed for commuters, with convenient access to the M74 and M8 motorway networks, providing excellent connections to Glasgow, Edinburgh and the wider Central Belt. Nearby Uddingston and Blantyre railway stations provide additional public transport options.



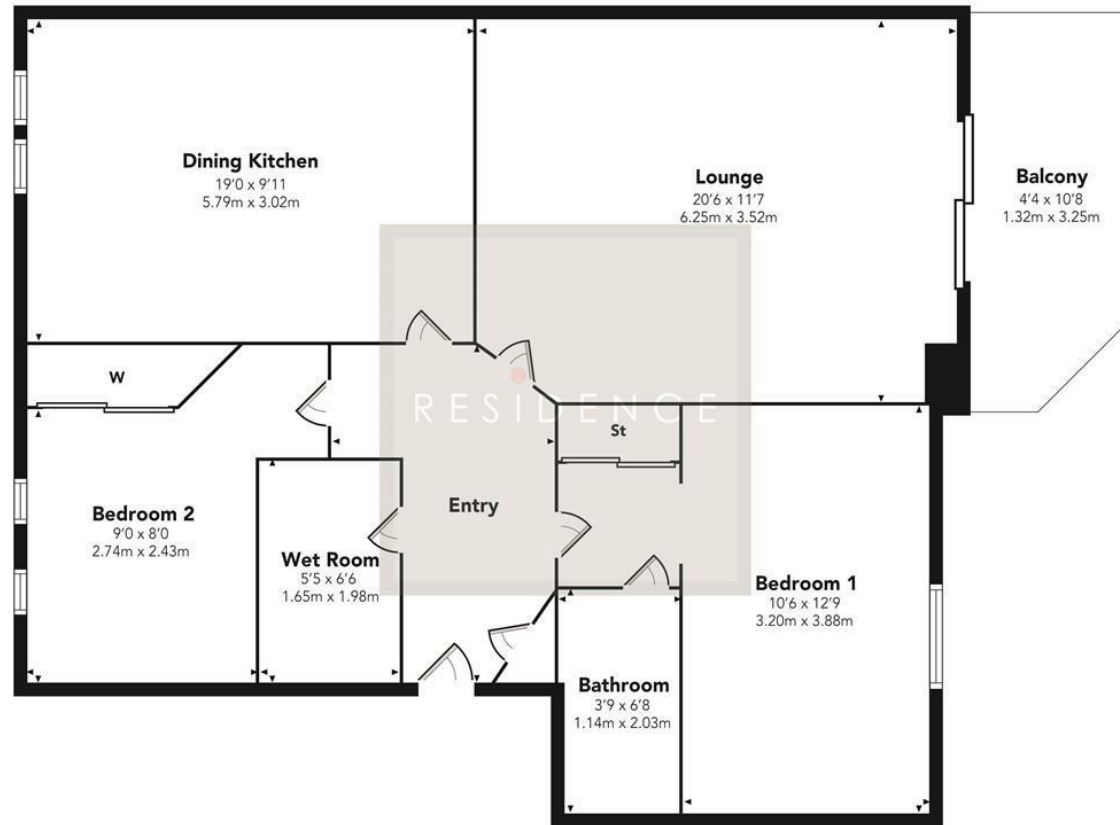
893.40 sq ft | EER = C



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## Silverwells Crescent



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.