



RESIDENCE

29 Old Bothwell Road, Bothwell, G71 8AP

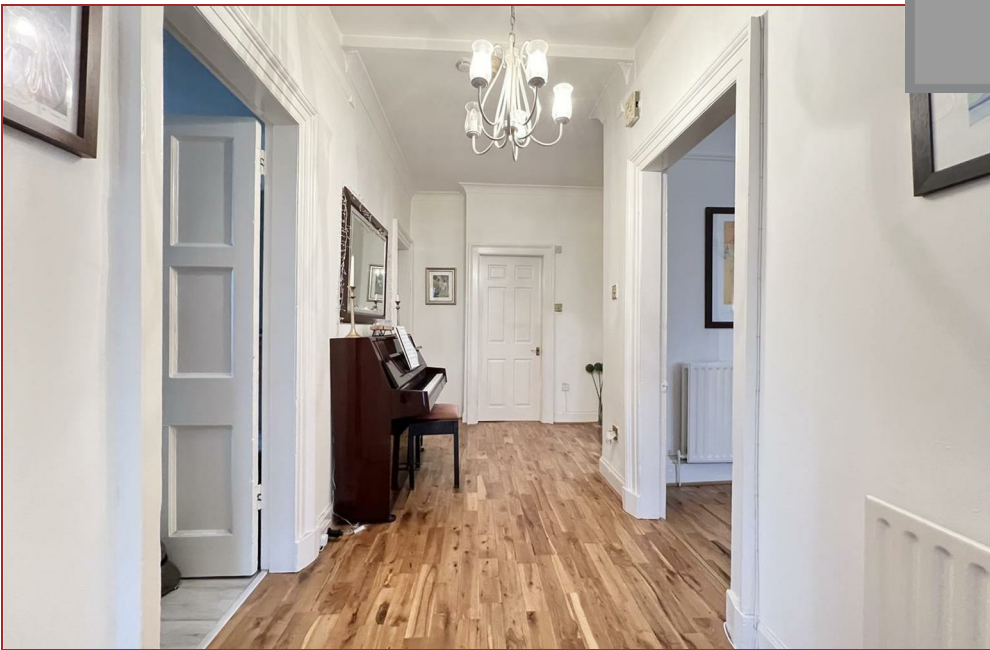
[www.residencestateagents.co.uk](http://www.residencestateagents.co.uk)



Viewing by appointment with Residence Uddingston  
T: 01698 444222 | E: [uddingston@residencestateagents.co.uk](mailto:uddingston@residencestateagents.co.uk) | A: 61-63 Main Street, Uddingston, G71 7EP



RESIDENCE



## 3 Bedrooms | 1 Public Rooms | 1 Bathrooms



This beautiful main door conversion occupies the ground floor level of this Victorian villa and is conveniently positioned for Bothwell Main Street and its amenities.

Set amidst well kept communal gardens, this lovely home offers a blend of traditional and modern living with its high ceilings and generous sized rooms whilst offering modern decor, a stylish replacement bathroom suite and a modern dining kitchen. The windows have been replaced with double glazed units (sash & casement windows to front) whilst additional features include gas central heating, a log burning fire within the lounge, a modern white four piece bathroom suite and integral kitchen appliances including a range cooker, extractor hood and a fridge/freezer. The versatile layout will appeal to many buyers, creating more bedrooms or living accommodations as needs be.

The accommodation comprises a reception hallway, a large bay windowed lounge, three bedrooms (one currently used as a dining room), a modern dining sized kitchen and a modern family bathroom. To the side of the property is a single garage and an additional parking space.

The gardens are well kept and communal with lawns, resident's parking, well stocked flower beds and mature trees and shrubs.

Wingfield House dates back to the late 1800s and was successfully split into three individual conversions. Located only a short distance from Bothwell Main Street, where you will find a great choice of everyday shopping amenities in addition to excellent schools, sports facilities and restaurants. For those commuting by public transport, there are regular bus and train services from Bothwell and Uddingston to the surrounding towns and cities, including Glasgow and Edinburgh. The M74 and M8 motorways provide excellent access to the central belt linking the surrounding towns and cities.

Council Tax Band - E



1216.00 sq ft | EER = D



RESIDENCE



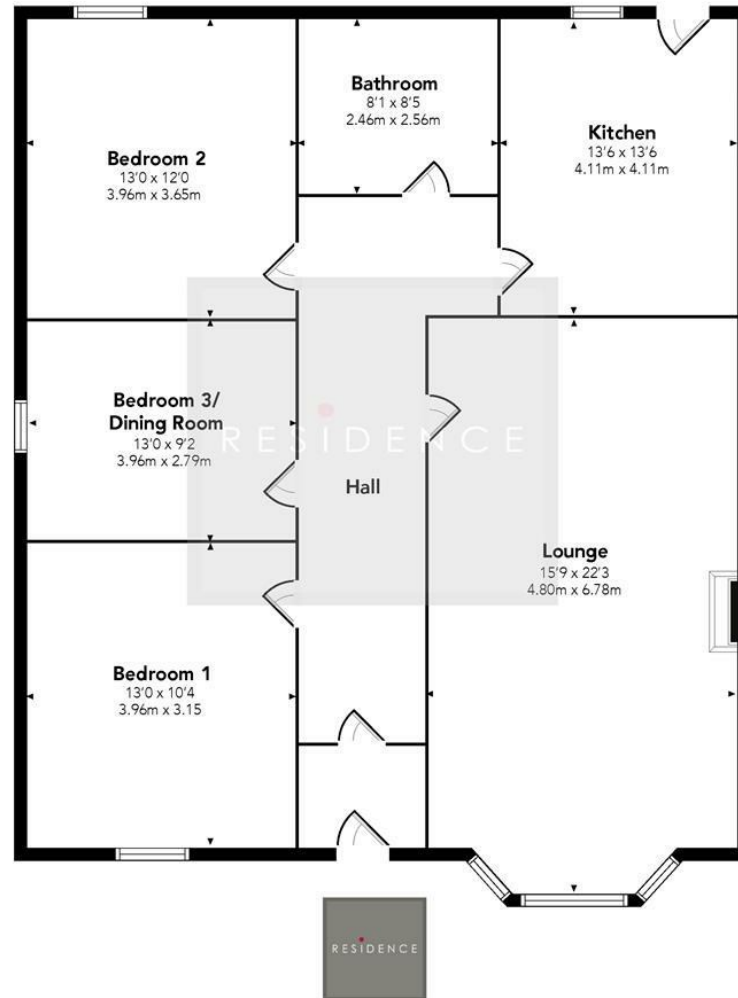


RESIDENCE





## Old Bothwell 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.