



RESIDENCE

28 Elmwood Court, Bothwell, G71 8SW

www.residenceestateagents.co.uk



2 Bedrooms | 1 Public Rooms | 1 Bathrooms

A beautifully presented ground-floor apartment, forming part of a highly regarded retirement development in the heart of the village. Occupying a peaceful position with attractive garden views, the property is offered in true walk-in condition and is ideally suited to purchasers aged 60 years and over seeking a secure, low-maintenance lifestyle.

The development is professionally managed by Lorimer Property Group, with a monthly management charge of approximately £69, covering the maintenance of the landscaped communal gardens and all shared internal areas.

The accommodation comprises a secure entry system leading to a well-maintained communal entrance hall, a welcoming reception hallway, a bright and spacious sitting room overlooking the gardens with access to a well-appointed fitted kitchen, two generous double bedrooms, both benefiting from mirrored fitted wardrobes, and a stylish fully tiled shower room.

Further features include electric heating, double glazing throughout, and beautifully maintained, colourful communal gardens providing a pleasant setting for residents to enjoy. Ample residents' and visitor parking is available within the development.

Elmwood Court was built within the grounds of the former convent and enjoys a particularly convenient and peaceful location within the village of Bothwell.

Bothwell 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.



592.01 sq ft | EER = D



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Viewing by appointment with Residence Uddingston

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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.