



RESIDENCE

12 Pinwherry Place, Bothwell, G71 8LJ

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## 3 Bedrooms | 2 Public Rooms | 1 Bathroom

This beautifully presented three-bedroom mid-terrace home is situated within the ever-popular village of Bothwell and offers spacious, versatile accommodation perfectly suited to modern family living.

On approach, the property is complemented by a beautifully maintained front garden. Upon entering, you are welcomed into a bright and spacious reception hallway, providing access to the ground-floor accommodation and staircase to the upper level.

The heart of the home is the impressive open-plan lounge and dining area. The generously proportioned, front-facing lounge flows seamlessly into the dining space, creating a fantastic setting for both everyday family life and entertaining. French doors from the dining area open directly onto the rear garden, allowing plenty of natural light to fill the room and providing an effortless connection between the indoor and outdoor spaces.

A further set of French doors leads from the dining area into the beautifully appointed modern kitchen, which offers excellent storage and worktop space. The kitchen can also be accessed directly from the reception hallway, creating a practical and well-connected ground-floor layout.

On the upper level, there are three well-proportioned bedrooms, with the principal bedroom benefiting from built-in wardrobes. A modern family bathroom completes the accommodation on this level.

Externally, the property continues to impress. The beautifully maintained rear garden has been thoughtfully designed for easy upkeep and features a paved patio area ideal for outdoor dining and entertaining, a neat lawn, useful external storage and gated rear access.

Bothwell is one of Lanarkshire's most sought-after villages, offering an excellent selection of shops, cafés, restaurants and bars along its vibrant Main Street. With convenient transport links, easy access to the M74 and a range of leisure facilities nearby, Bothwell is an ideal location for families and commuters alike.



925.70 sq ft | EER = C



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## Pinwherry Place



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.