



## 3A FIFE CRESCENT, BOTHWELL, GLASGOW OFFERS OVER £290,000

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Occupying the rear upper section of this traditional Victorian villa, the home layout could be reconfigured to suit if required. Features include gas central heating, double glazing, a security door entry system and generous storage space with the master bedroom.

The accommodation comprises reception hall, spacious lounge/dining room, two bedrooms, fitted kitchen and a family bathroom. To the rear of the property is a sandstone remote controlled double garage with power and light.

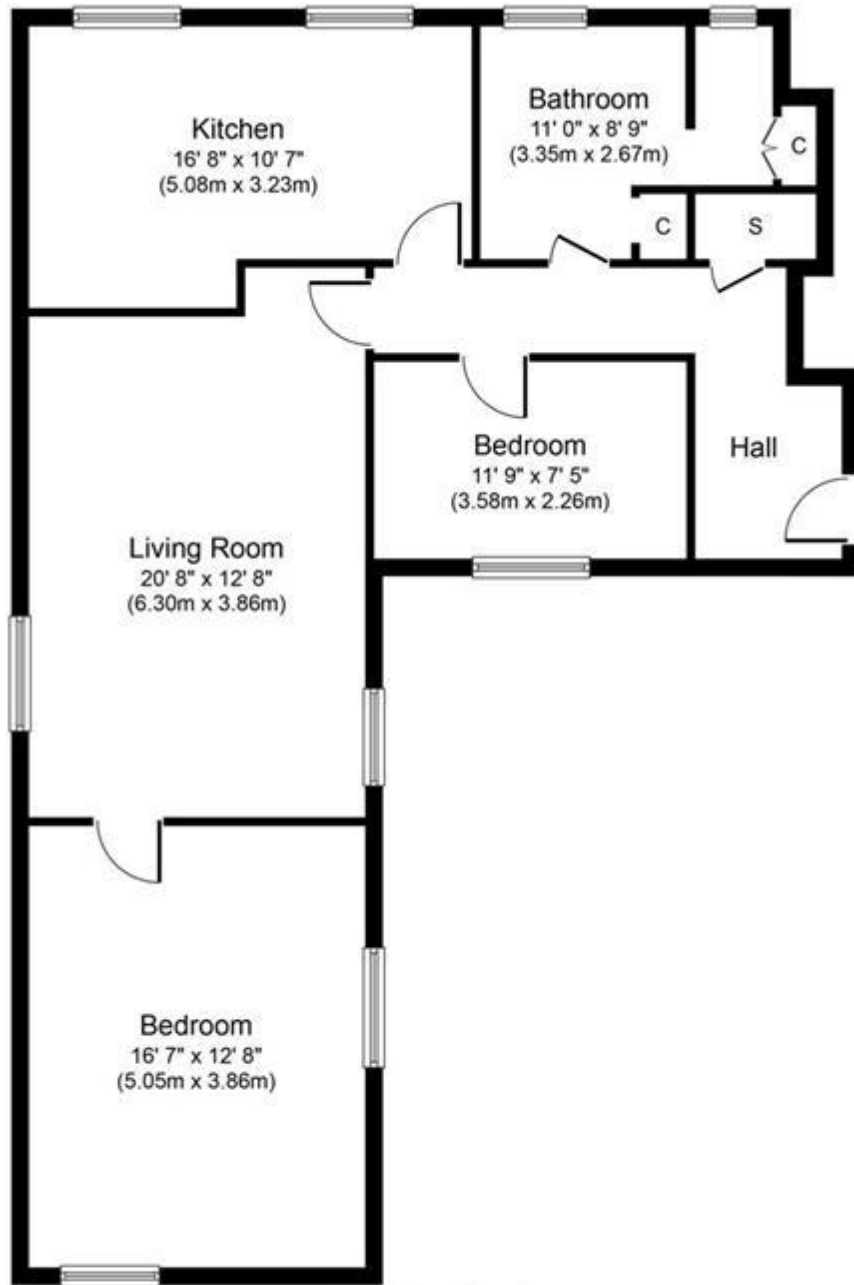
The floor plan shall provide you with a detailed layout of this well laid out and comfortable home, however we recommend viewing to appreciate the quality of finishings, the spacious layout and the convenient setting that's on offer.

There is a private garden which contains an established lawn and is bound by fencing and a traditional stone wall. From the rear courtyard there is access via lockable gate onto Ferry Road from which there is access out onto Bothwell Main Street and its amenities.

Fife Crescent enjoys a particularly convenient location within the village of Bothwell and has a wide selection of individual and charming homes. The village of Bothwell is highly regarded for its excellent main street where you can find the majority of every day shopping needs. There is a great choice of restaurants, bistros, pubs and many more found within nearby Hamilton town centre. The property is located within popular school catchments and also within short proximity to Hamilton College. For those commuting by public transport there are regular bus and train services from Hamilton and Uddingston to the surrounding towns and cities including Glasgow and Edinburgh. The M74 motorway provides excellent access to the central belt linking the surrounding towns and cities. Sports facilities are in abundance and include golf courses, swimming pools, gyms and country parks with picturesque walks.



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**Approximate Floor Area**  
**926 sq. ft.**  
**(86.1 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser of tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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