



## DUNCRAIGAN, OLD BOTHWELL ROAD, GLASGOW OFFERS OVER £360,000

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To the front of the property is a large driveway leading to steps up to an enclosed porch. The accommodation comprises a welcoming entrance hallway, large dining area, modern fitted kitchen with a range of base and wall mounted units leading directly into the utility room. To the front of the property is a spacious lounge extending to 23 feet with marble fireplace and a bay window with views onto the garden. Down three steps towards the rear of the property are three well proportioned bedrooms with the main bedroom offering built in wardrobes & en suite bathroom. There is a large four piece family bathroom with separate shower.

The gardens to the rear are predominately lawn with tiered mature borders and a further driveway, leading directly to a detached single garage with remote control access.

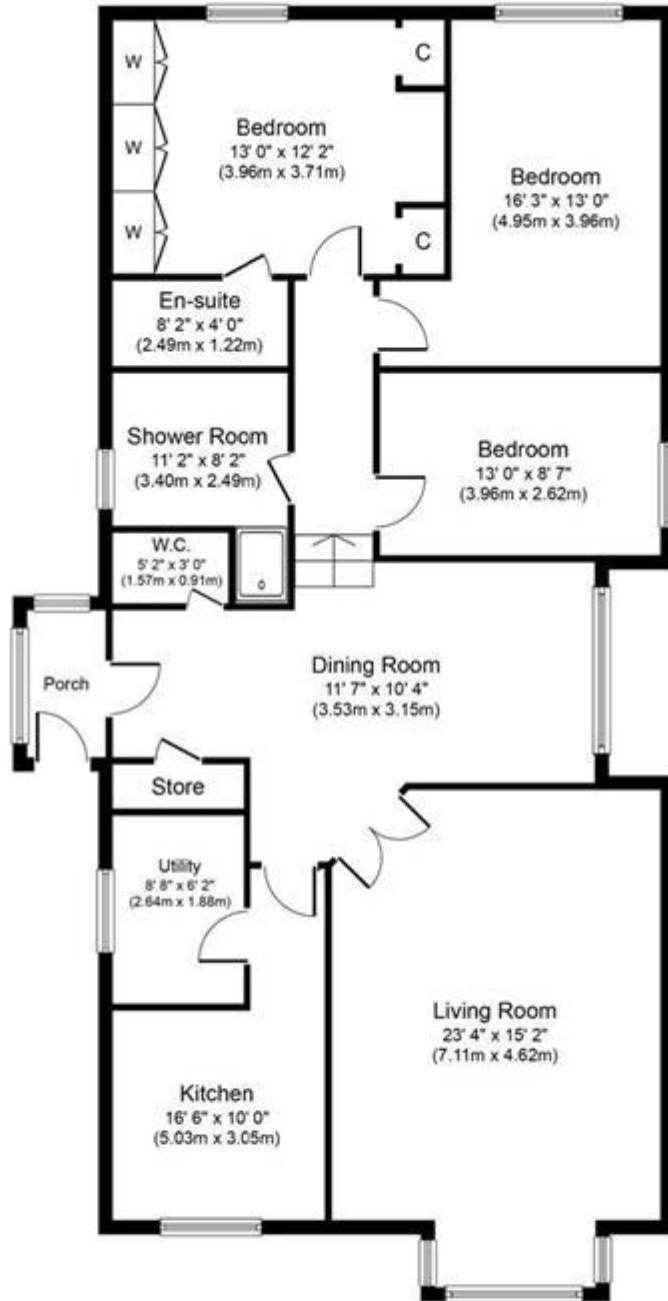
The property features double glazed windows, gas central heating and ample storage space, including integrated ladder access to a fully boarded loft.

There is scope for further enhancement and expansion subject to planning permission.

The nearby village of Bothwell, highly regarded for its excellent main street catering for the majority of every day shopping needs, is within a short walk. The local school catchment is well regarded for both primary and secondary schooling. There is a great choice of restaurants, bistros and pubs, with many more found in nearby in Uddingston and Hamilton town centre. For those commuting by public transport there are regular bus and train services from Bothwell and Uddingston to the surrounding towns and cities whilst for those commuting by car, the M74 and M8 motorways provide excellent access to the central belt.

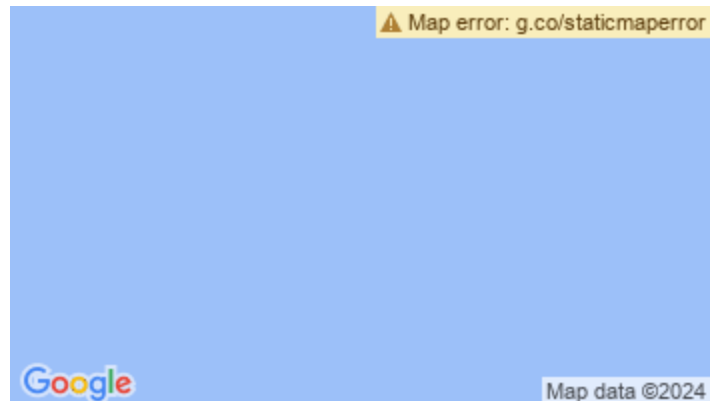


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**Approximate Floor Area**  
**1,471 sq. ft.**  
**(136.7 sq. m.)**

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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