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## KATRINE WAY, GLASGOW OFFERS OVER £125,000

Kirkland Estate Agents are proud to present to the market this two bedroom semi detached villa which offering excellent living accommodation over two levels and is well presented throughout. The property is situated within a popular pocket of Bothwell. Kirkland Estate Agents are proud to present to the market this two bedroom semi detached villa which offering excellent living accommodation over two levels and is well presented throughout. The property is situated within a popular pocket of Bothwell.

The internal accommodation comprises; large entrance vestibule with storage, dining area, fitted kitchen & lounge.

On the upper level there are two well proportioned bedrooms with built in storage and a fully fitted showroom.

Externally this home benefits from low maintenance gardens, both the front and rear are enclosed with the rear offering a secluded area with patio perfect for entertaining.

Katrine Way is ideal for families looking to take advantage of the local primary and secondary schools. The sought-after villages of Bothwell and Uddingston boasts a wide and varied range of shops, stylish bars and restaurants. Further amenities can be found close by in Uddingston with a range of shops and supermarkets including Tesco, Marks and Spencer Foodhall and Lidl.

The location has great access to local transport links being close to Glasgow and Hamilton bus route as well as Uddingston train station with regular direct services to Glasgow and Edinburgh. Ample motorway links for access to the M74, M8 and M73.













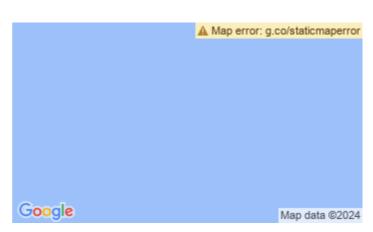


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Floorplans are indicative only - not to scale Produced by Plush Plans Ltd A



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/liftings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your soliciotr/conveyance. Where appliances, including central heating, are mentioned, it cannot be guaranteed, as they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.