



LANGSIDE ROAD, BOTHWELL, GLASGOW

£1,095 PCM

LET AGREED

Kirkland Letting Agents are delighted to offer to the rental market this fantastic centrally located top floor apartment set within central Bothwell which has been upgraded to a high standard throughout.

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The property benefits from its own main door entrance at the rear of the building and offers a large entrance hallway with storage cupboard off, spacious, bright lounge with feature fireplace, two double sized bedrooms, fitted dining kitchen and modern tiled bathroom.

Further benefits are gas central heating, double glazing and on street parking.

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.

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.

EPC Rating D59

Council Tax Band C

Landlord Registration Number: 384665/380/16421

Scottish Lettings Agent Registration Number: LARN2305008

Deposit: £1,500



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	59	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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 tenant.