



GLENEAGLES PARK, BOTHWELL, GLASGOW **LET**

£1,450 PCM

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The accommodation extends to welcoming entrance hall, dual aspect lounge with dining area and kitchen with a range of floor and wall mounted units. There are two good sized bedrooms one with ensuite and a family bathroom.

The gardens to the front of the property are lawned and a vast driveway with a detached double garage. The rear garden is an enclosed spacious lawn area with patio perfect for entertaining.

Gleneagles Park is centrally located within a popular family development. The property falls within highly desirable school catchments. 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 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.

EPC Rating C73

Council Tax Band G

Landlord Registration Number: Pending


Scottish Lettings Agent Registration Number: LARN2305008

Council Tax Band: G (South Lanarkshire Council)

Deposit: £2,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	76	
(55-68) D		
(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.

