



Clyde Avenue, Bothwell, Glasgow
Offers Over £95,000

1 bedroom flat for sale | Freehold

This charming two-bedroom lower cottage flat is set within a traditional four-in-a-block and offers comfortable, well-proportioned accommodation with the added benefits of a private driveway and a large, enclosed garden, making it an ideal purchase for first-time buyers, downsizers or investors.

The property is entered via a welcoming hallway with a useful storage cupboard. To the front is a bright and spacious lounge, enjoying a pleasant outlook and offering ample space for both lounge and dining furniture. The bedroom is a generous double with plenty of room for freestanding furniture.

The kitchen is positioned to the rear and offers a good range of base and wall units, with scope for modernisation to suit the new owner's taste. The shower room is fitted with a practical suite and completes the internal accommodation.

Further benefits include gas central heating, double glazing, and excellent storage throughout. Externally, the property enjoys a private front driveway providing off-street parking, along with a substantial private garden, ideal for outdoor seating, gardening or future landscaping.

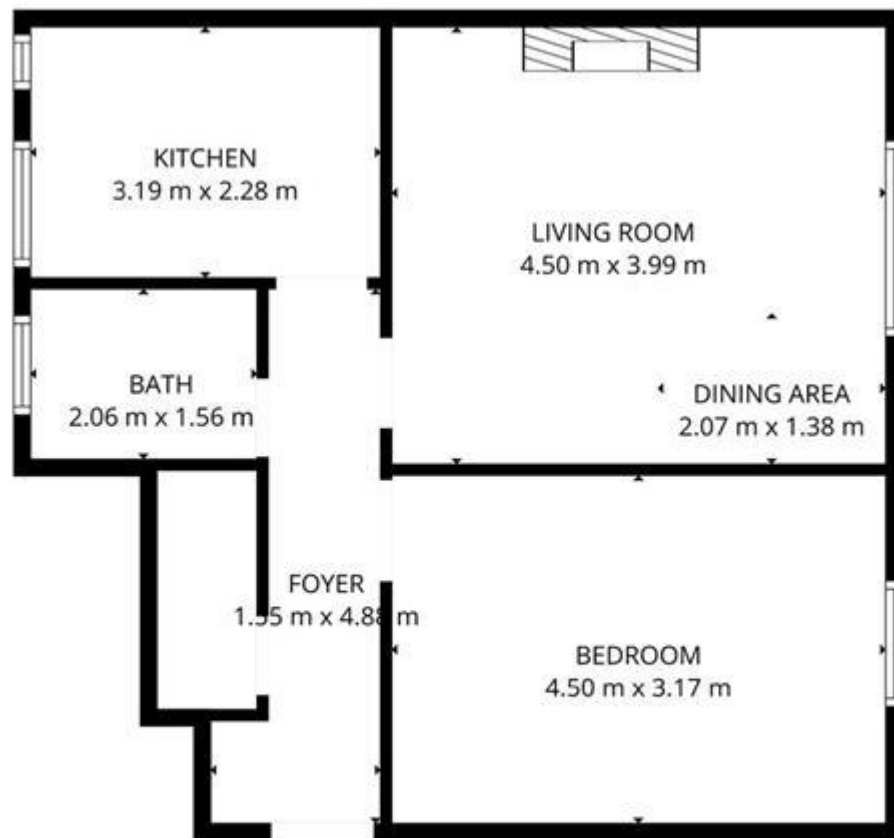
Clyde Avenue is ideally located within the highly sought-after village of Bothwell, an area renowned for its strong community feel and excellent amenities. Bothwell Main Street is nearby and offers a wide selection of cafés, restaurants, boutique shops and everyday conveniences. The area is well served by local schools at both primary and secondary level, while transport links are excellent with easy access to the M74, M73 and nearby rail connections for commuting into Glasgow and beyond. Strathclyde Park, local countryside walks and leisure facilities are also within easy reach.

A well-located home with excellent potential and outdoor space, early viewing is recommended to appreciate what's on offer.

Council Tax Band: A
Tenure: Freehold
Parking options: Driveway, Off Street
Garden details: Rear Garden



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/fitings 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 solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



TOTAL: 52 m2
Ground floor: 52 m2
EXCLUDED AREAS: WALLS: 5 m2

FLOOR PLAN CREATED BY CUNEO.AAP - INFORMATIONAL PURPOSES ONLY & SHOULD NOT BE USED FOR CONTRACTS



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC		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.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂)		