



Riach Gardens

Motherwell, ML1 3UU

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Riach Gardens  
Motherwell  
ML1 3UU

2<sup>nd</sup> floor flat

2 Bedrooms  
1 Reception  
1 Bathroom



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## KEY FEATURES

- 2nd floor flat
- Bright lounge with feature wall decor
- Grey fitted kitchen with large store cupboard
- 2 double bedrooms with fitted mirrored wardrobes
- Communal gardens
- Residents parking
- Close to Motherwell town centre, shops, bars, restaurants and supermarkets
- Easy access to the M74, M8 and East Kilbride Expressway
- Just a short distance from Motherwell train station
- COUNCIL TAX BAND : B - EPC RATING: C



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## Riach Gardens, Motherwell, ML1 3UU

Move On are delighted to present to the market this 2 bedroom, 2nd floor flat in Motherwell - Riach Gardens.

This lovely home would make an excellent first time buy, buy to let investment, or suit those wishing to downsize from a larger property. The accommodation features: A good sized lounge with feature wall decor and carpeted flooring; fitted kitchen with grey wall and floor units and a large store cupboard; 2 double bedrooms with fitted mirrored wardrobes; and bathroom. There is gas central heating, double glazing and security entry.

Externally there is a communal garden area and private parking.

Riach Gardens is a quiet cul-de-sac, set within a popular residential estate in Motherwell, close to the town centre and train station. Motherwell has a fantastic selection of retail facilities, shops, bars, restaurants, major supermarkets and leisure facilities; as well as being conveniently placed for public transport links and close to both the M74 and M8 motorways.

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## ROOM MEASUREMENTS

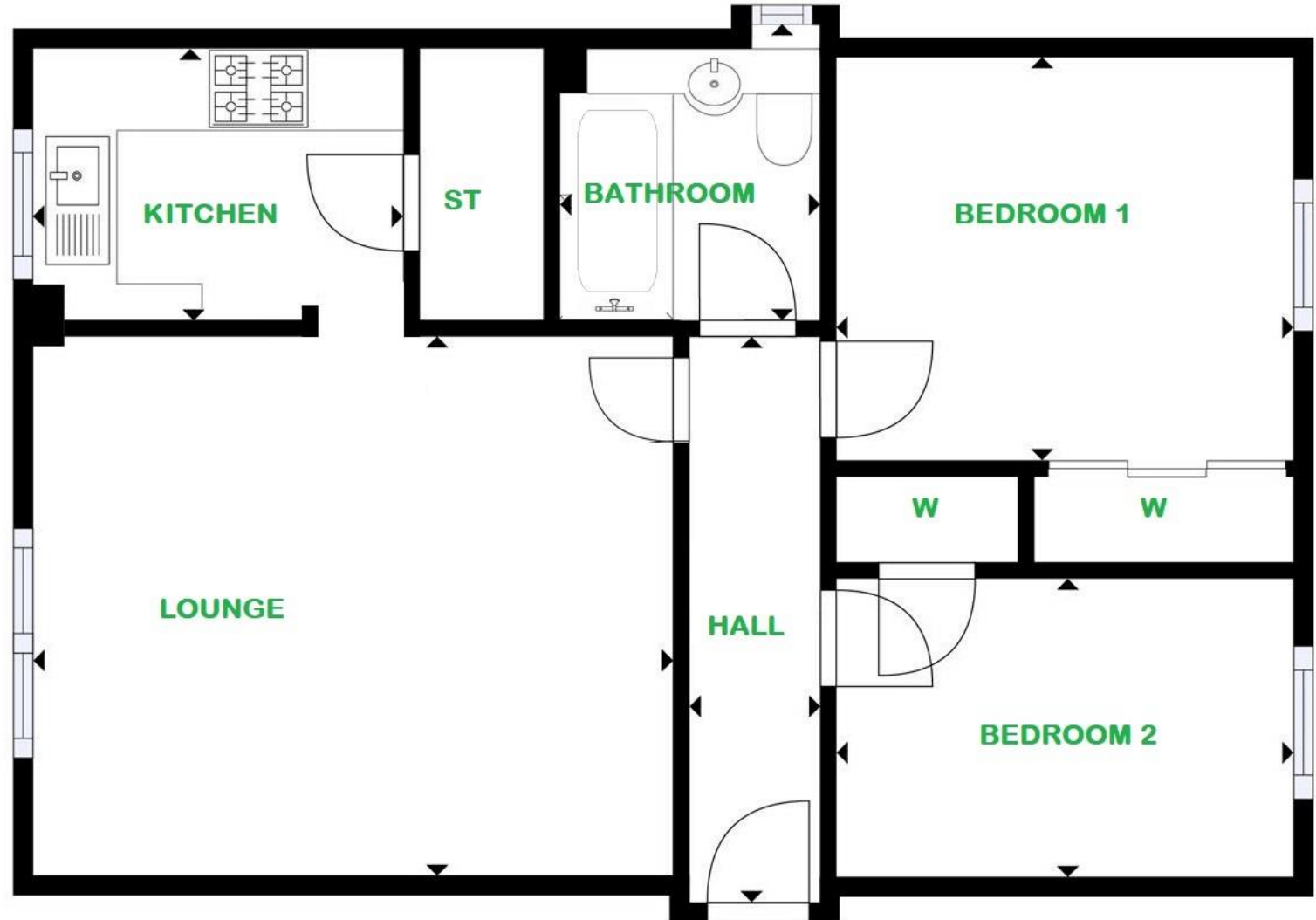
Lounge: 3.80m (12' 6") x 4.40m (14' 5")

Kitchen: 1.90m (6' 3") x 2.60m (8' 6")

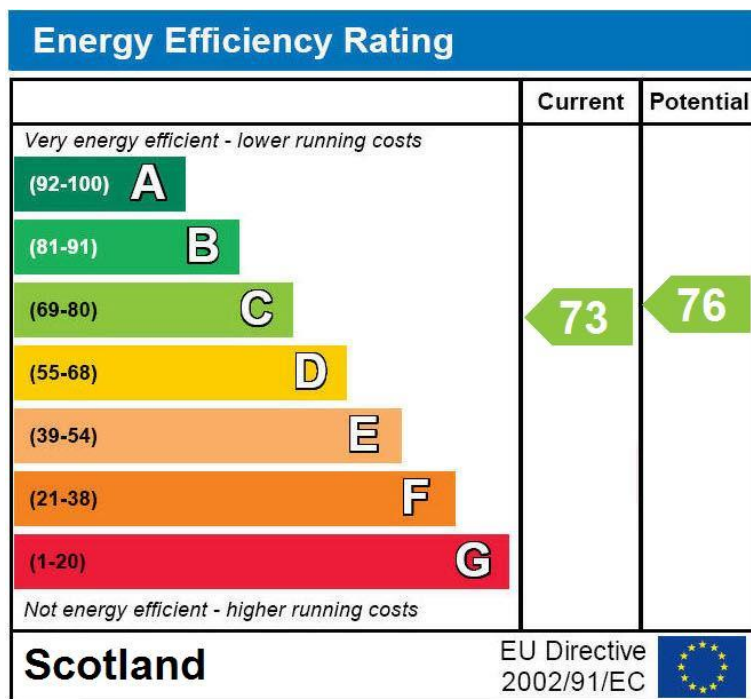
Bedroom 1: 3.30m (10' 10") x 2.80m (9' 2")

Bedroom 2: 3.30m (10' 10") x 2.25m (7' 5")

Bathroom: 1.92m (6' 4") x 1.90m (6' 3")



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.

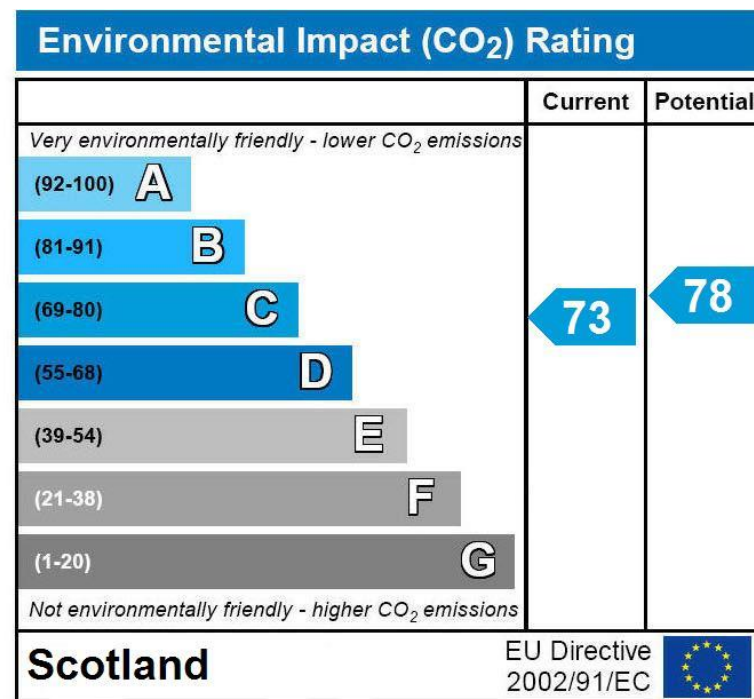


### Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band C (73)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



### Environmental Impact (CO<sub>2</sub>) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band C (73)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.

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