



Lamlash Place
Motherwell, ML1 3NE

move  **on**

Lamlash Place
Motherwell
ML1 3NE

Mid-Terraced

3 Bedrooms
1 Reception
1 Bathroom



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01698 757 125

KEY FEATURES

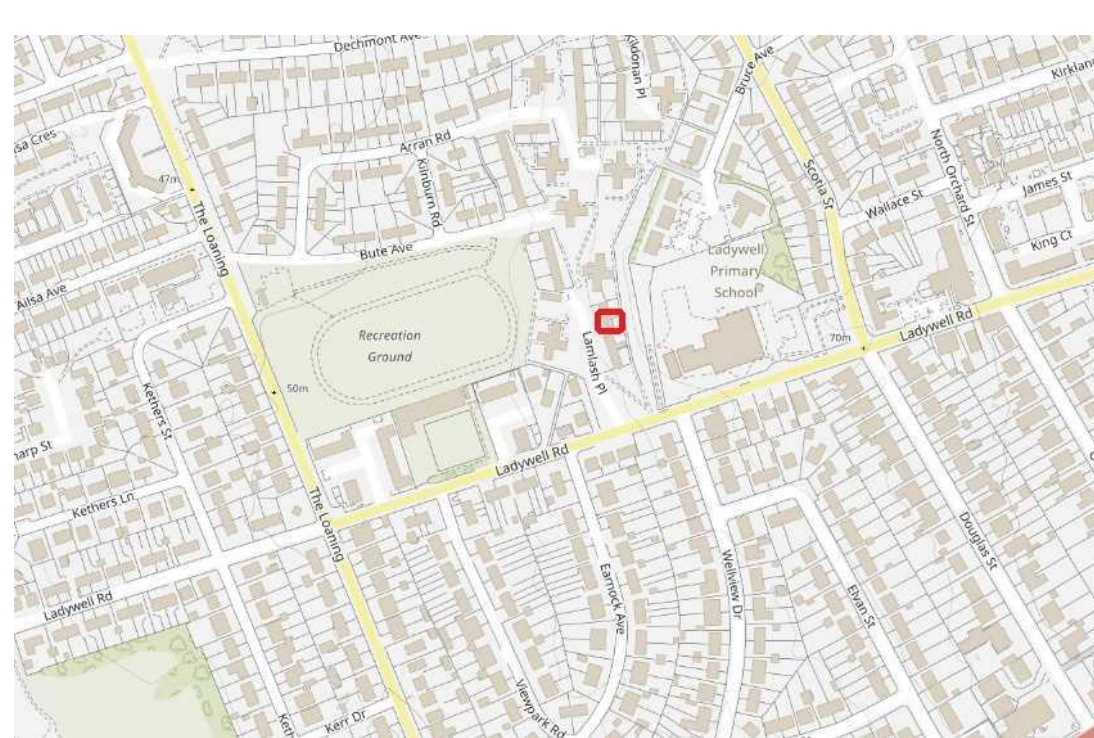
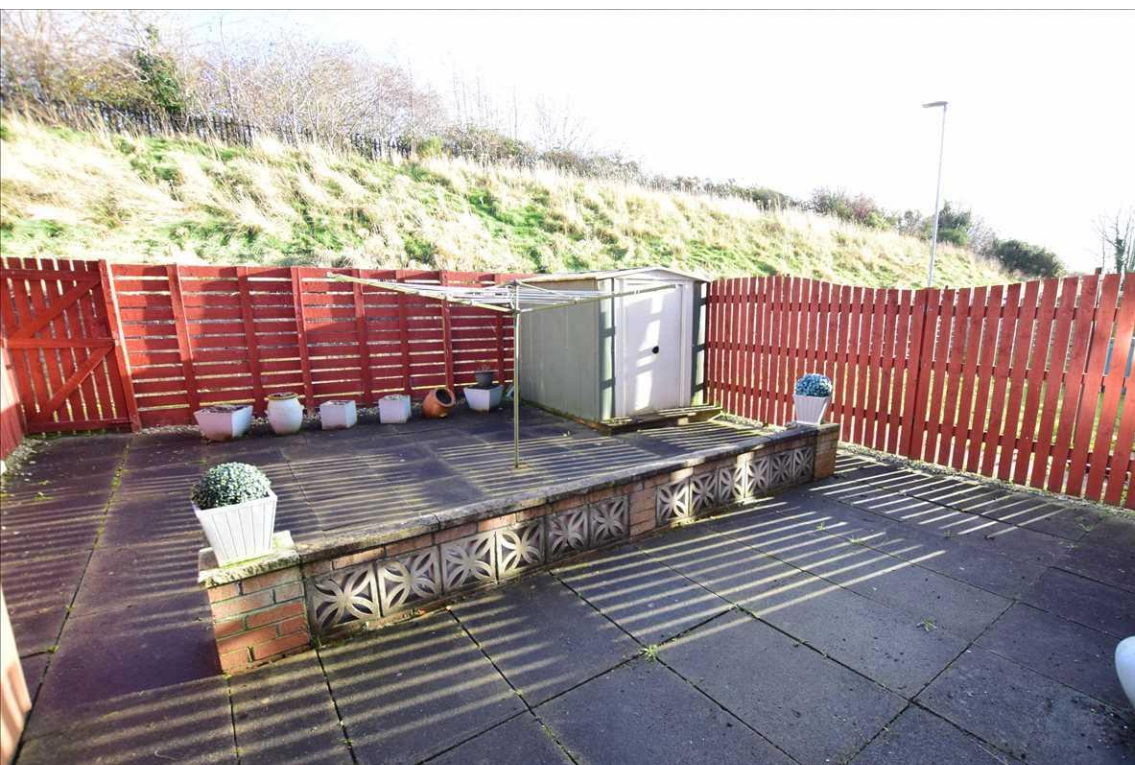
- Beautifully presented mid-terraced home in walk-in condition
- Spacious, full length lounge and open plan dining area with feature fireplace and patio doors leading to the rear garden
- Gorgeous white high gloss kitchen with contrasting grey worktops
- 2 large storage cupboards in the downstairs hallway
- Modern shower room
- 3 bedrooms with fitted wardrobes
- Low maintenance enclosed rear garden + lawn to front
- Close to Motherwell town centre, shops, bars, restaurants and Motherwell train station which has frequent services to Glasgow and Edinburgh
- Just a few moments drive from the M74, M8 and M73 motorways, as well as the A725 East Kilbride Expressway providing easy access to locations throughout Central Scotland
- COUNCIL TAX BAND:B - EPC RATING: D

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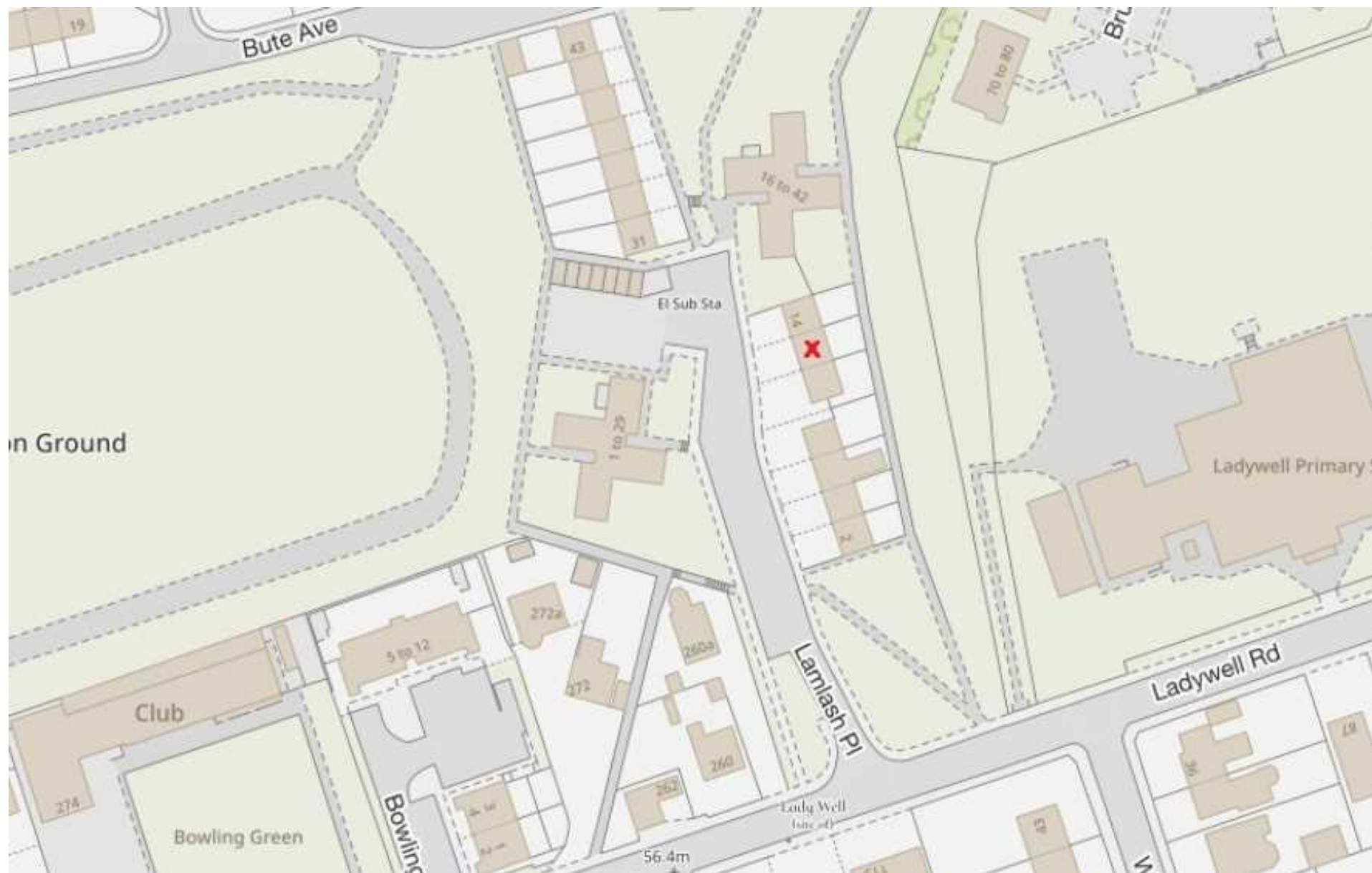
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Lamlash Place, Motherwell, ML1 3NE

Move On are delighted to present to the market this lovely 3 bed-terraced home in Motherwell - Lamlash Place.

This beautifully presented home is in true walk-in condition, and the accommodation features: A bright, full length lounge and open plan dining area, with fresh, modern decor, feature fireplace and patio doors leading out to the rear garden; stunning kitchen with white high gloss wall and floor units, contrasting grey worktops and tiled splashback; stylish shower room, and 3 bedrooms, all of which have fitted wardrobes. There is gas central heating and double glazing.

Externally there is an enclosed, low maintenance garden to the rear which is fully paved; and to the front is a lawn area and there is parking for residents and guests.

Lamlash Place is located just off Logans Road in a popular area of 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 providing easy access to Glasgow, Edinburgh and throughout the central belt.



ROOM MEASUREMENTS

Lounge: 6.38m (20' 11") x 3.62m (11' 11")

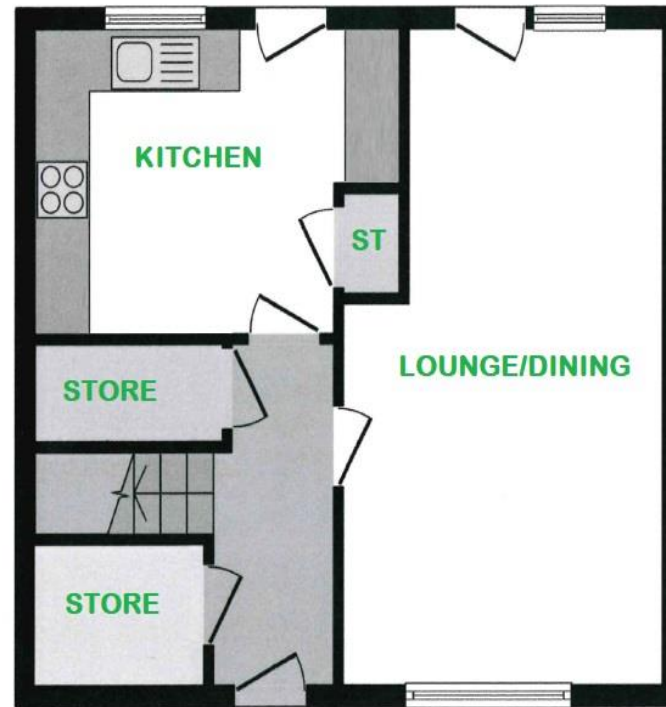
Kitchen: 3.90m (12' 10") x 2.80m (9' 2")

Bedroom 1: 3.22m (10' 7") x 3.10m (10' 2")

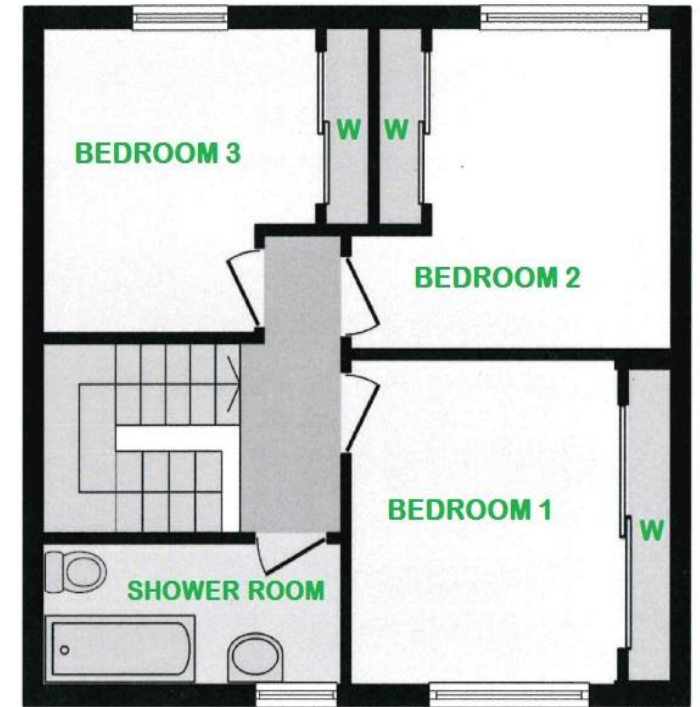
Bedroom 2: 3.62m (11' 11") x 3.16m (10' 4")

Bedroom 3: 2.91m (9' 7") x 2.25m (7' 5")

Bathroom: 3.08m (10' 1") x 1.46m (4' 9")



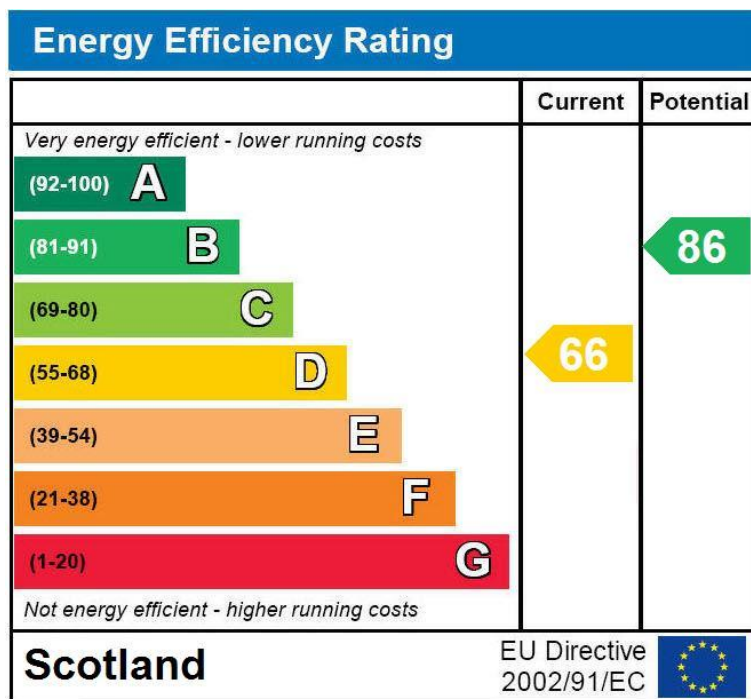
GROUND FLOOR



FIRST FLOOR

Floorplans are indicative only - NOT TO SCALE

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.

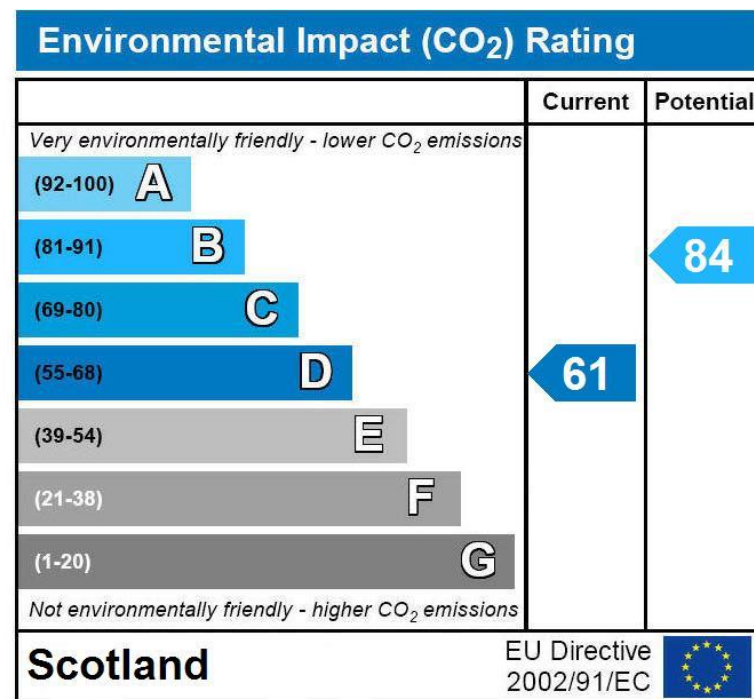


Energy Efficiency Rating

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 D (66)**. 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 (CO₂) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band D (61)**. 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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