



Albion Street
Motherwell, ML1 1XJ

move n

Albion Street
Motherwell
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Ground floor flat

2 Bedrooms
1 Reception
1 Bathroom



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KEY FEATURES

- Ground floor flat
- Rear facing lounge with patio doors leading to the back garden
- Good sized kitchen
- 2 double bedrooms
- Great opportunity to put your own stamp on a property requiring some cosmetic upgrading
- Large storage cupboard in hall
- Own main door entry and own rear garden
- Walking distance to Motherwell town centre, supermarkets, shops, bars, restaurants and train station
- Easy access to M74 and M8 motorways
- COUNCIL TAX BAND: A - EPC RATING:C



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Albion Street, Motherwell, ML1 1XJ

Move On are delighted to present to the market this 2 bedroom, ground floor flat in Motherwell - Albion Street.

The accommodation features: A rear facing lounge with patio doors looking out to the back garden; good sized kitchen with cream and light oak coloured wall and floor units; 2 double bedrooms; and a bathroom. This is a great opportunity to put your own stamp on a property requiring some cosmetic upgrading, situated in a convenient location, and with living accommodation all on the ground level. The property further benefits from its own main door entry, own rear garden which is mostly laid to lawn, and on street parking.

Albion Street is located between Watson Street and Airbles Street, within walking distance of Motherwell town centre which has a variety of retailers, shops, bars, restaurants and supermarkets. Motherwell has a main train station linking Glasgow, Edinburgh and beyond, and there are frequent local bus routes to nearby towns. For those travelling by car, the M74 and M8 motorways are within a few minutes drive. There is lots of sports and recreational facilities in the area including leisure centres, gyms, golf courses and Strathclyde Country Park.



ROOM MEASUREMENTS

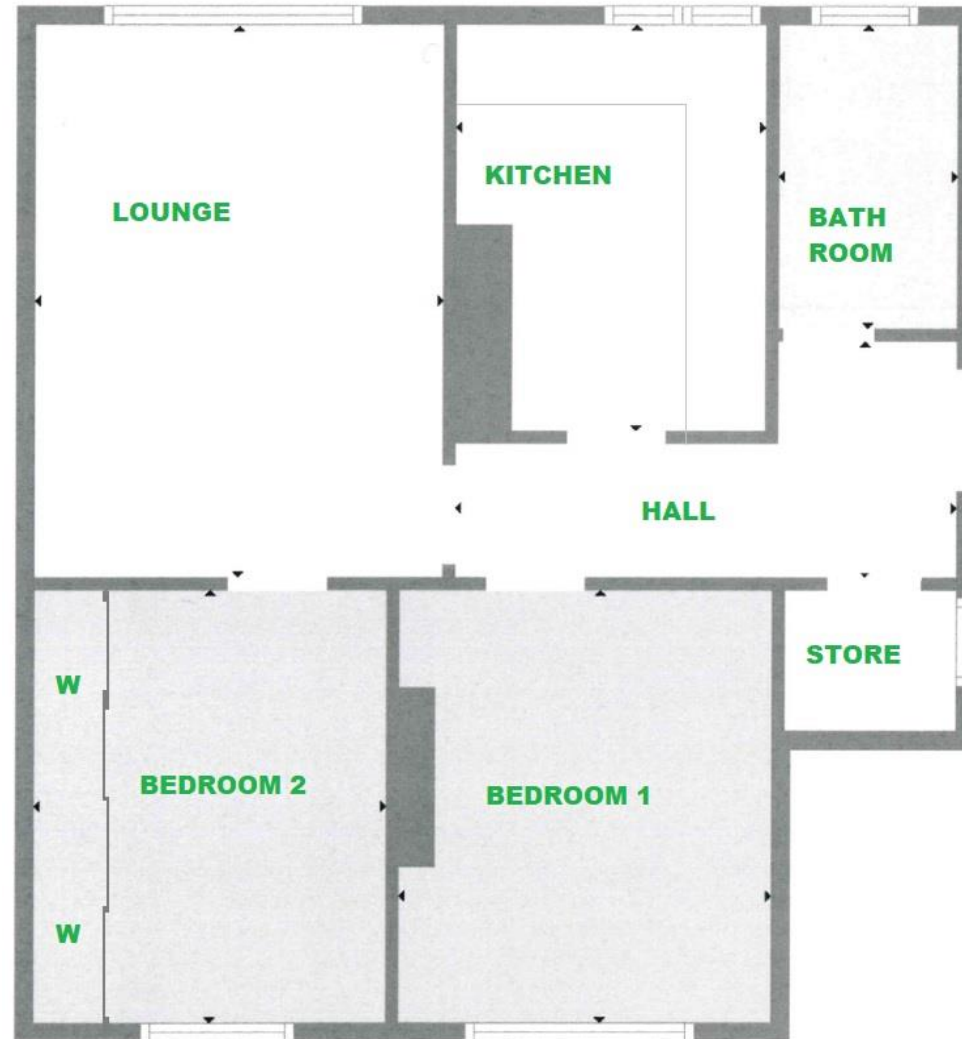
Lounge: 4.50m (14' 9") x 3.30m (10' 10")

Kitchen: 3.40m (11' 2") x 2.02m (6' 8")

Bedroom 1: 3.76m (12' 4") x 3.24m (10' 8")

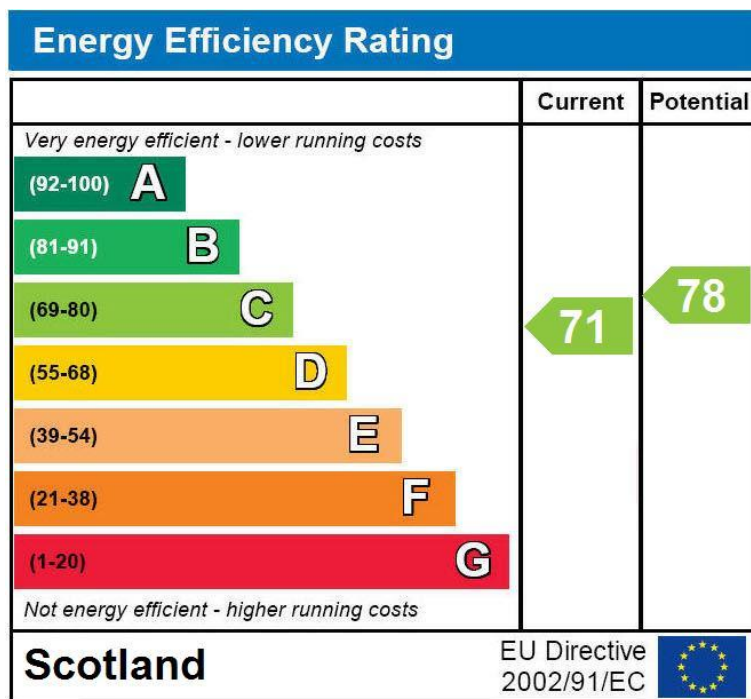
Bedroom 2: 3.76m (12' 4") x 2.90m (9' 6")

Bathroom: 2.60m (8' 6") x 2.00m (6' 7")



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.

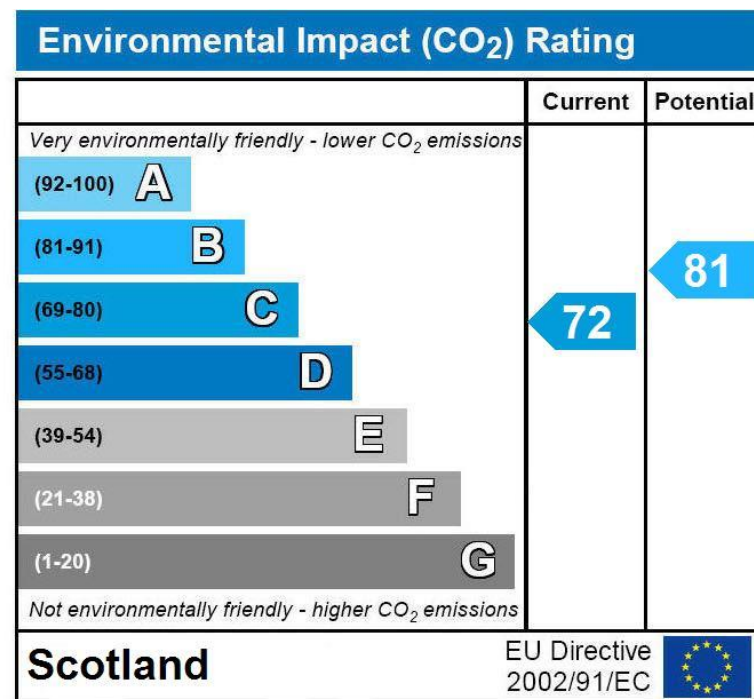


Energy Efficiency Rating

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 C (71)**. 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 C (72)**. 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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