



88 Wrangholm Drive, Motherwell, ML1 4EN

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A sizable family home that requires some upgrading. Perfect for an investor or buy-to-let investment. The house is spacious throughout, with three good sizeable bedrooms, a modern bathroom, a fully fitted kitchen spacious bathroom, front and rear gardens, gas central heating and double glazing. Its should be noted that the property is a non-standard construction.







| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>Scotland</b>                                    | EU Directive<br>2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                            |           |
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| (81-91) <b>B</b>  |                            |           |
| (69-80) <b>C</b>  |                            |           |
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| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                            |           |
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