



3 South Calder, Motherwell, Lanarkshire ML1 1LB



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Empire are delighted to present to the market this rarely available main door apartment. Being set on the ground floor makes it the perfect place for downsizers or first time buyers alike. The property is immaculate throughout, entry via vestibule to bright lounge with wood flooring, and floor-to-ceiling windows to allow for optimum light. Two well-proportioned bedrooms with fitted robes, A spacious modern kitchen with appliances and tiled floors and walls. The bathroom is finished to a very high







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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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