



**15 Riach Gardens, Motherwell, Lanarkshire ML1 3UU**



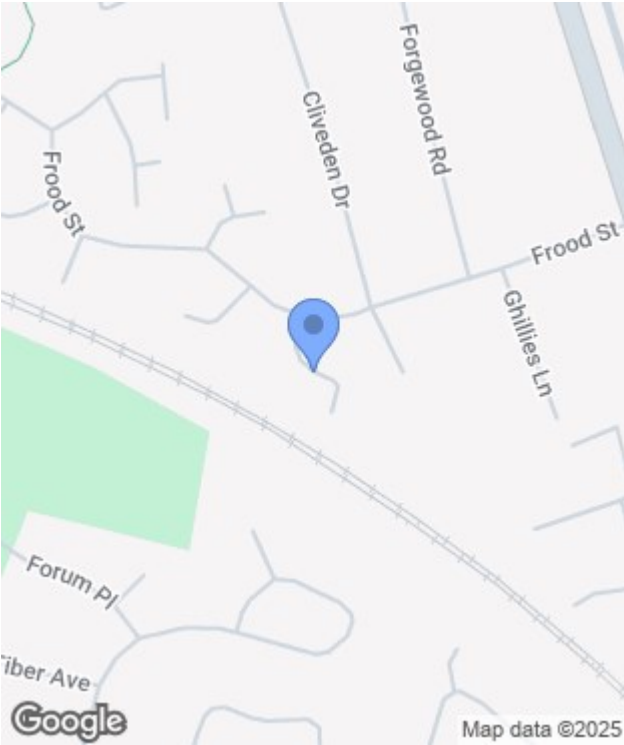



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Welcome to this charming two-bedroom upper flat located in the desirable area of Riach Gardens, Motherwell. This delightful property is ideally situated close to a variety of amenities, making it perfect for those who appreciate convenience and accessibility. With excellent road and rail links nearby, commuting to surrounding areas is both easy and efficient.







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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(02 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland	EU Directive 2002/91/EC 