

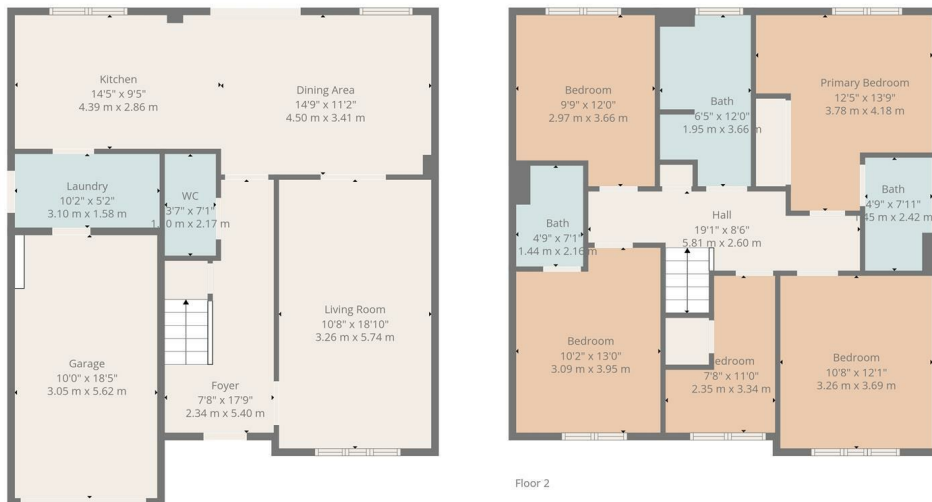


FIXED ASKING PRICE

**£399,995**

**Hewer Lane**

Hamilton, ML3 9FA



Floor 1

Floor 2

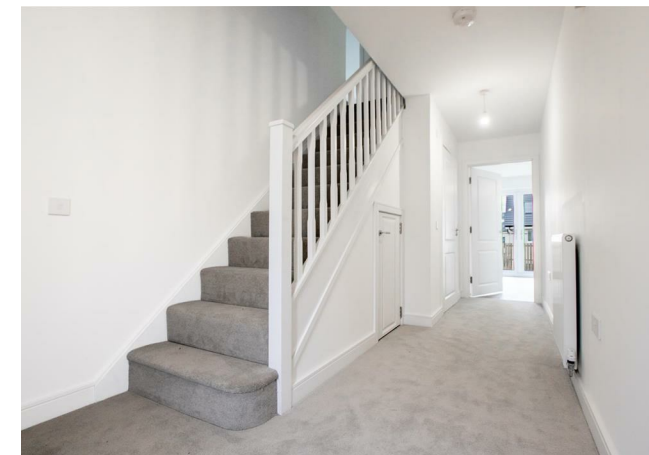


**TOTAL: 1581 sq. ft, 146 m<sup>2</sup>**  
**FLOOR 1: 715 sq. ft, 66 m<sup>2</sup>, FLOOR 2: 866 sq. ft, 80 m<sup>2</sup>**  
**EXCLUDED AREAS: GARAGE: 184 sq. ft, 17 m<sup>2</sup>, WALLS: 137 sq. ft, 14 m<sup>2</sup>**

Floor Plan Created By Cubicore App. Measurements Deemed Highly Reliable But Not Guaranteed.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		93	93
(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>			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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