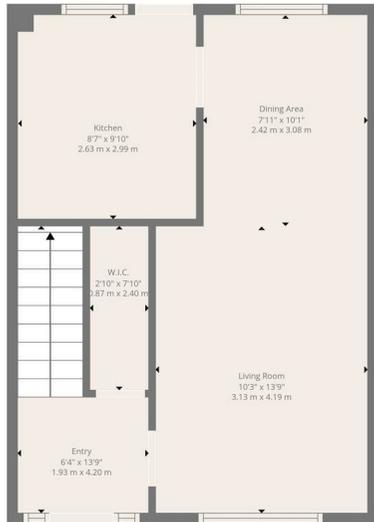




OFFERS OVER  
**£230,000**  
**Ross Gardens**  
Motherwell, ML1 3BE



Ground Floor



1st Floor

**TOTAL: 810 sq. ft, 76 m<sup>2</sup>**

Ground floor: 405 sq. ft, 38 m<sup>2</sup>, 1st floor: 405 sq. ft, 38 m<sup>2</sup>  
EXCLUDED AREAS: WALLS: 84 sq. ft, 8 m<sup>2</sup>

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



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>Scotland</b>	67	78
	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



HEMMINGS HOMES

**OFFICE ADDRESS**

376 Brandon Street  
Motherwell  
North Lanarkshire  
ML1 1XA

**OFFICE DETAILS**

01698 263413  
enquiries@hemmingshomes.co.uk  
hemmingshomes.co.uk