



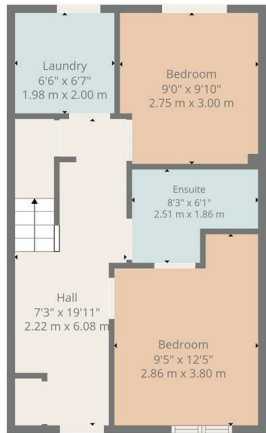
HEMMINGS HOMES

OFFERS OVER

£219,995

Hoy Gardens

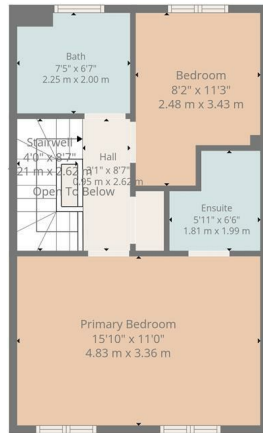
Motherwell, ML1 4GW



Basement



Ground Floor



1st Floor



TOTAL: 1207 sq. ft, 111 m2
 Basement: 425 sq. ft, 39 m2. Ground floor: 391 sq. ft, 36 m2. 1st floor: 391 sq. ft, 36 m2
 EXCLUDED AREAS: STAIRWELL: 68 sq. ft, 6 m2, WALLS: 131 sq. ft, 15 m2

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) 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	79	83
	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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