



HEMMINGS HOMES

OFFERS OVER

**£205,000**

**Leyland Road**

Motherwell, ML1 3FX



**TOTAL: 1534 sq. ft, 142 m<sup>2</sup>**  
 Basement: 89 sq. ft, 8 m<sup>2</sup>, Ground floor: 829 sq. ft, 77 m<sup>2</sup>, 1st floor: 616 sq. ft, 57 m<sup>2</sup>  
 EXCLUDED AREAS: BALCONY: 147 sq. ft, 13 m<sup>2</sup>, LOW CEILING: 35 sq. ft, 4 m<sup>2</sup>, WALLS: 137 sq. ft, 13 m<sup>2</sup>



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>		84	84
	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**

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**OFFICE DETAILS**

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