



OFFERS OVER

**£220,000**

**Hoy Gardens**

Motherwell, ML1 4GW



**TOTAL: 1123 sq. ft, 104 m2**

Ground floor: 498 sq. ft, 46 m2, 1st floor: 397 sq. ft, 37 m2, 2nd floor: 228 sq. ft, 21 m2  
 EXCLUDED AREAS: PAVED AREA: 220 sq. ft, 21 m2, LOW CEILING: 4 sq. ft, 0 m2, WALLS: 137 sq. ft, 14 m2

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)	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			
<b>Scotland</b>		77	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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