



**16 Rice Way, Motherwell, ML1 2JL**  
**Offers Over £128,000**



Welcome to this beautifully presented two-bedroom mid-terraced home located in the ever-popular residential area of Rice Way, Motherwell. Perfect for first-time buyers, small families, or those looking to downsize, this property offers modern living in a convenient setting.

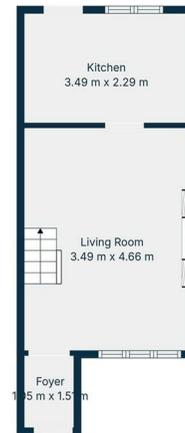
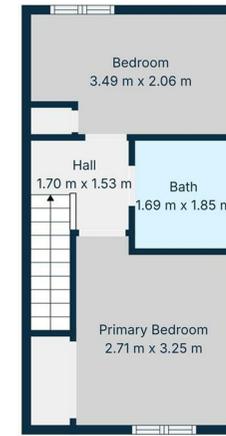
Upon entering, you are greeted by a bright and spacious lounge flowing into a newly fitted, stylish kitchen boasting contemporary units and quality finishes. The home further benefits from a modern newly installed bathroom, designed with comfort and practicality in mind.

Upstairs, you will find two generously sized bedrooms, both offering ample space for storage and relaxation.

Externally, the property features a private garden, ideal for outdoor dining, entertaining, or simply enjoying some peaceful downtime.

Located close to local amenities, transport links, and schooling, this attractive property is available to view now and is sure to appeal to a range of buyers.

Early viewing is highly recommended to appreciate the standard on offer.



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>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>	EU Directive 2002/91/EC		