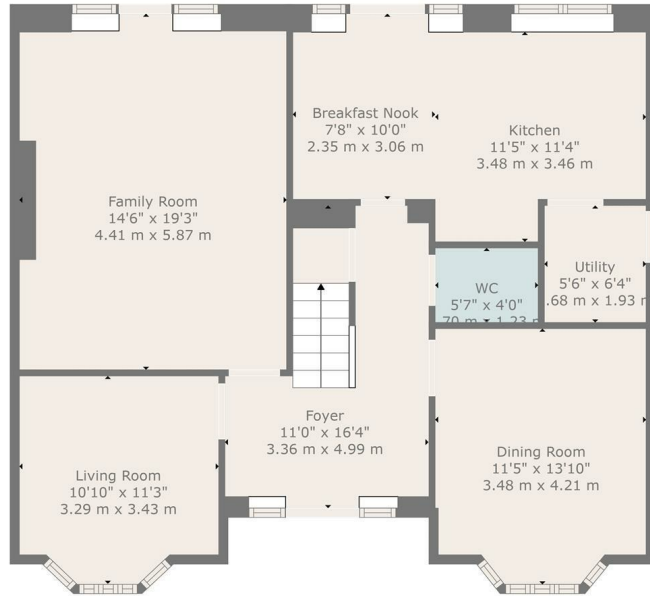




OFFERS OVER
£399,000
Shearer Avenue
Hamilton, ML3 7FX



TOTAL: 1942 sq. ft, 180 m²
 FLOOR 1: 979 sq. ft, 91 m², FLOOR 2: 963 sq. ft, 89 m²
 WALLS: 134 sq. ft, 13 m²

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

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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	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

376 Brandon Street
 Motherwell
 North Lanarkshire
 ML1 1XA

OFFICE DETAILS

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