



OFFERS OVER

£440,000

Heron View

Motherwell, ML1 2FL



TOTAL: 1593 sq. ft, 148 m²
 Ground floor: 687 sq. ft, 64 m², 1st floor: 906 sq. ft, 84 m²
 EXCLUDED AREAS: UTILITY: 50 sq. ft, 5 m², WALLS: 131 sq. ft, 11 m²
Floor Plan Created By CalcuSoft 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	81	85
	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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