


OFFERS OVER

**£250,000**

# Braedale Avenue

Motherwell, ML1 3DX




**TOTAL: 1202 sq. ft, 112 m2**
Ground floor: 1003 sq. ft, 93 m2, 1st floor: 199 sq. ft, 19 m2
EXCLUDED AREAS: LOW CEILING: 100 sq. ft, 10 m2, STAIRWELL: 18 sq. ft, 2 m2, WALLS: 108 sq. ft, 10 m2

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

3

2

2





**Energy Efficiency Rating**

| | Current | Potential |
|---|---|---|
| *Very energy efficient - lower running costs* | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 72 |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| *Not energy efficient - higher running costs* | | |
| **Scotland** | 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

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