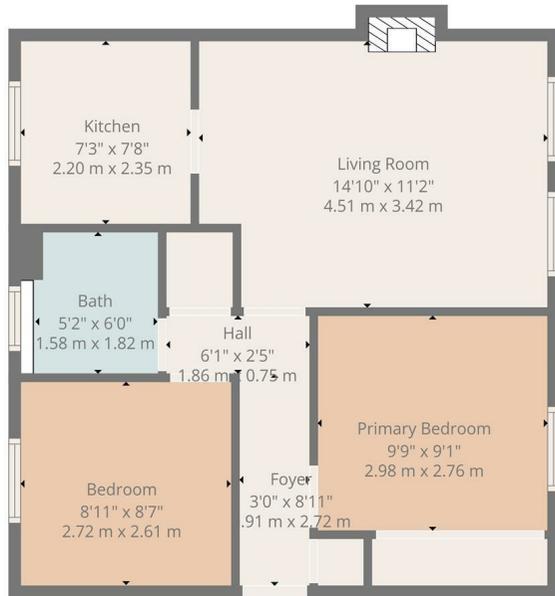




PER CALENDAR MONTH
£800 Per Calendar Month
Caird Gardens
Hamilton, ML3 0AT



TOTAL: 514 sq. ft, 48 m²
 Ground floor: 514 sq. ft, 48 m²
 EXCLUDED AREAS: FIREPLACE: 4 sq. ft, 0 m²; WALLS: 45 sq. ft, 4 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 | | | |
| 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



OFFICE ADDRESS
 376 Brandon Street
 Motherwell
 North Lanarkshire
 ML1 1XA

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