



HEMMINGS HOMES

OFFERS OVER

£275,000

Neilsland Drive

Motherwell, ML1 3DZ



Ground Floor

1st Floor

TOTAL: 1084 sq. ft, 100 m²

Ground floor: 746 sq. ft, 69 m², 1st floor: 338 sq. ft, 31 m²
EXCLUDED AREAS: GARAGE: 172 sq. ft, 16 m², PATIO: 312 sq. ft, 29 m², DECK: 28 sq. ft, 3 m²,
BAY WINDOW: 10 sq. ft, 1 m², FIREPLACE: 6 sq. ft, 1 m², WALLS: 135 sq. ft, 12 m²

Floor Plan Created By Cubicore 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	66	77
	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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