



OFFERS OVER

**£285,000**

**Lyman Drive**

Wishaw, ML2 8TQ



Ground Floor

1st Floor



**TOTAL: 1554 sq. ft, 144 m<sup>2</sup>**  
 Ground floor: 970 sq. ft, 90 m<sup>2</sup>, 1st floor: 584 sq. ft, 54 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 135 sq. ft, 13 m<sup>2</sup>, PATIO: 301 sq. ft, 28 m<sup>2</sup>, BAY WINDOW: 22 sq. ft, 2 m<sup>2</sup>,  
 WALLS: 146 sq. ft, 13 m<sup>2</sup>

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	70	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



HEMMINGS HOMES

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