



HEMMINGS HOMES

OFFERS OVER

**£360,000**

**Wellview Drive**

Motherwell, ML1 3ET





**TOTAL: 1517 sq. ft, 141 m<sup>2</sup>**  
**FLOOR 1: 999 sq. ft, 93 m<sup>2</sup>, FLOOR 2: 518 sq. ft, 48 m<sup>2</sup>**  
**EXCLUDED AREAS: LOW CEILING: 39 sq. ft, 4 m<sup>2</sup>**  
**WALLS: 130 sq. ft, 12 m<sup>2</sup>**

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

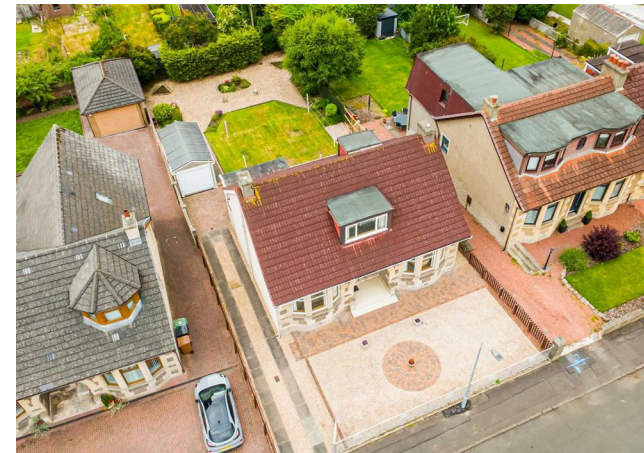
3



2



2



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

#### 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>	65	72
EU Directive 2002/91/EC		



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#### OFFICE ADDRESS

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#### OFFICE DETAILS

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