



Leven Street  
Motherwell, ML1 2QL

move  on

Leven Street  
Motherwell  
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Semi-detached

3 Bedrooms  
1 Reception  
1 Bathroom



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## KEY FEATURES

- Great sized semi-detached home in desirable location
- Bright, front facing lounge with laminate flooring
- Good sized kitchen with space for dining
- Tiled bathroom suite
- 3 double bedrooms on the first floor
- Large rear garden, mostly laid to law and with a paved patio area
- Knowetop Primary and Dalziel High school catchment area
- Close to Motherwell town centre, shops, bars, restaurants, and supermarkets as well as both Motherwell and Airbles train stations
- Just a few moments drive from M74 and close to M8 motorways
- COUNCIL TAX BAND: C - EPC RATING: D



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## Leven Street, Motherwell, ML1 2QL

Move On are delighted to present to the market this 3 bedroom semi-detached home in Motherwell - Leven Street.

This spacious family home has living accommodation over 2 levels which includes: A bright, front facing lounge with laminate flooring; good sized kitchen; tiled bathroom suite; and 3 double bedrooms on the first floor. This is a fantastic opportunity to put your own stamp and decor taste on a great sized home in a sought after location.

Externally there is a fully enclosed, sizeable rear garden which is mostly laid to lawn, with a paved patio; and the front garden is laid with decorative red chip stones. There is lots of on street parking available, and a lovely open outlook across the park.

Leven Street is situated in the desirable North Lodge area of Motherwell, within the catchment area for highly regarded local schools including Dalziel High; and within walking distance of the town centre, shops, bars, restaurants, gyms, and supermarket. For those commuting, both Airbles and Motherwell train station are close, and there is easy access to the M74 and M8 motorways.

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## ROOM MEASUREMENTS

Lounge: 4.70m (15' 5") x 4.00m (13' 1")

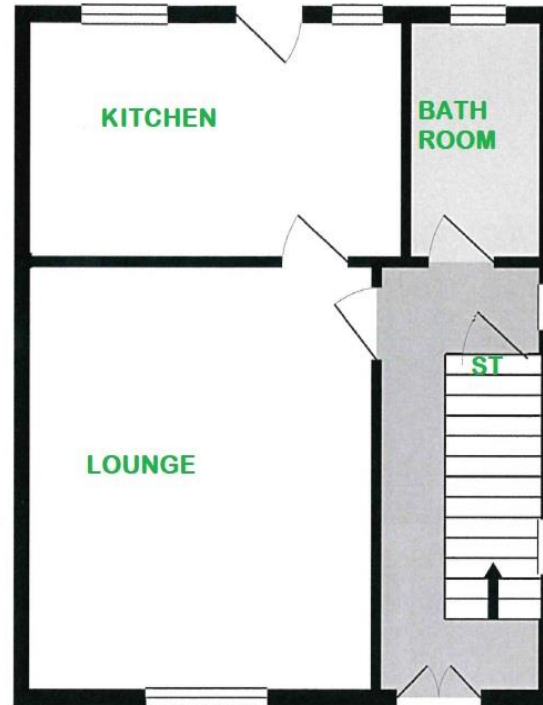
Kitchen: 4.40m (14' 5") x 2.60m (8' 6")

Bathroom: 2.76m (9' 1") x 1.64m (5' 5")

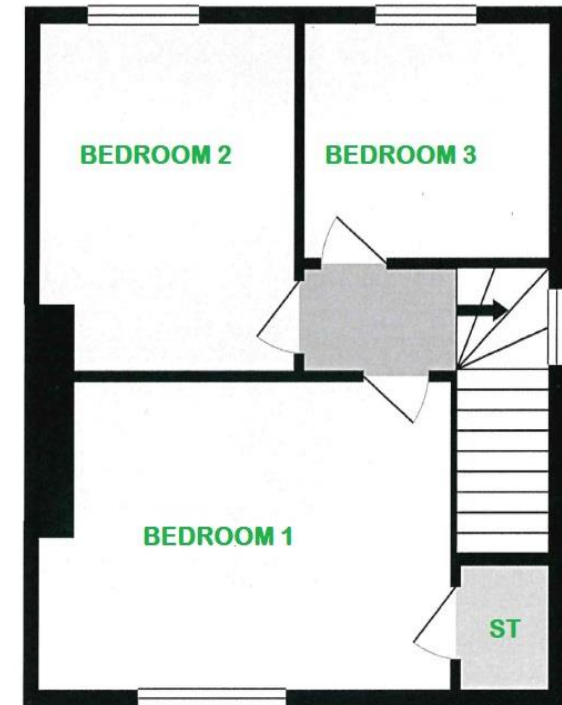
Bedroom 1: 4.94m (16' 2") x 3.40m (11' 2")

Bedroom 2: 3.11m (10' 2") x 3.80m (12' 6")

Bedroom 3: 3.10m (10' 2") x 2.20m (7' 3")

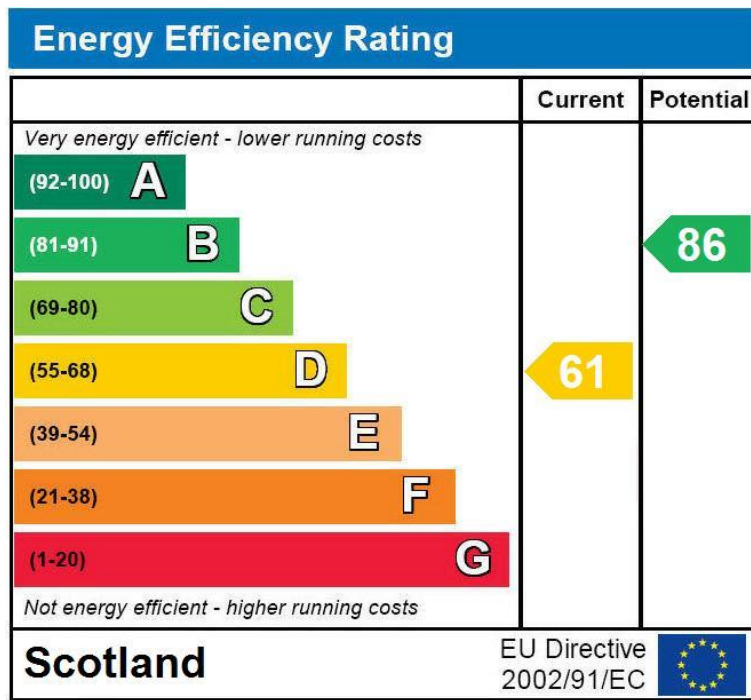


GROUND FLOOR



FIRST FLOOR

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.

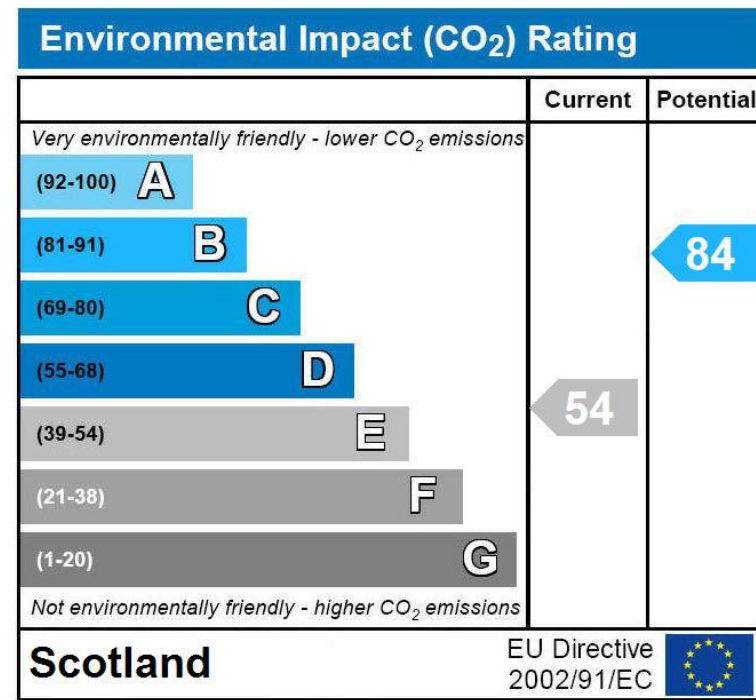


### Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band D (61)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



### Environmental Impact (CO<sub>2</sub>) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band E (54)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



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