



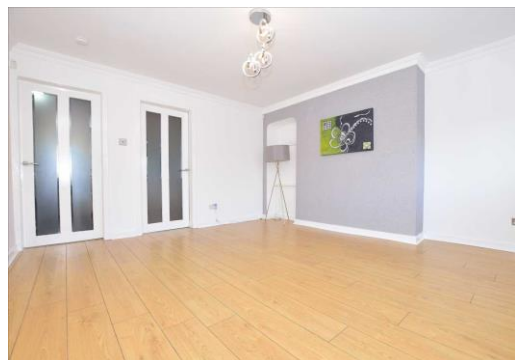
Mearns Road
Motherwell, ML1 3LE

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Mearns Road
Motherwell
ML1 3LE

Mid-Terraced

3 Bedrooms
1 Reception
1 Bathroom



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KEY FEATURES

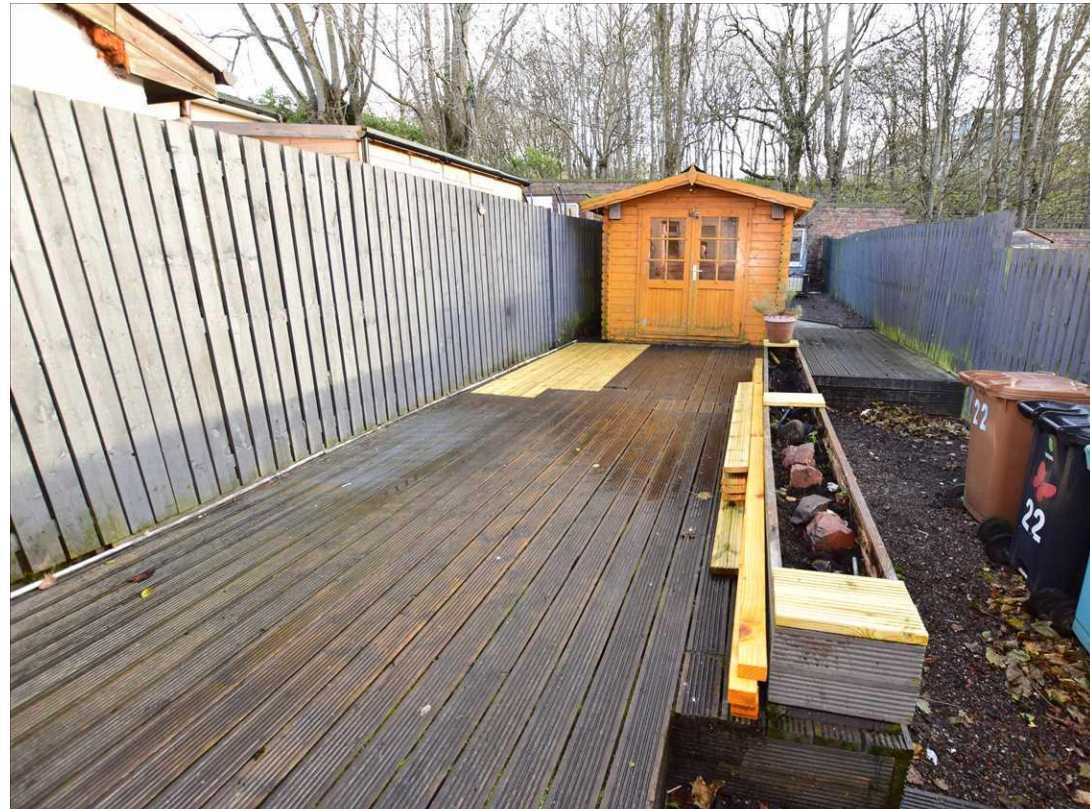
- Well presented mid-terraced home
- Freshly decorated and in walk-in condition
- Bright lounge with laminate flooring
- Gorgeous white high gloss kitchen with black mirrored-chip worktops
- 3 double bedrooms - 2 on the first floor and the other on the ground floor which could alternatively be used as a dining room, 2nd lounge or games room
- Tiled bathroom suite with a shower over the bath
- Large monoblock driveway to the front with parking for up to 6 cars
- Enclosed rear garden with decked patio area, really cool summer house and a further toolshed/store
- Close to Motherwell town centre, shops, bars, restaurants and train station. Easy access to M74 and M8 motorways
- COUNCIL TAX BAND: B - EPC RATING: C



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Mearns Road, Motherwell, ML1 3LE

Move On are delighted to present to the market this lovely 3 bedroom mid-terraced home in Motherwell - Mearns Road.

This fantastic home has been freshly decorated and is in walk-in condition. The accommodation features: A bright, front facing lounge with laminate flooring, neutral decor and feature wall; white high gloss fitted kitchen with contrasting black worktops and flooring, black mirrored-chip worktops, breakfast bar area, tiled flooring, American fridge freezer and a large store/pantry; 3rd bedroom on the ground floor which could alternatively be used as a dining room, 2nd lounge, kids playroom or home office; 2 double bedrooms on the first floor with the main; and a tiled bathroom suite with shower over the bath and white sanitary-ware. There is a further large storage cupboard on the top landing; and the property benefits from gas central heating and double glazing.

Externally the property sits on a generous plot, with a monoblock driveway to the front providing off-street parking for up to 6 cars; and the rear garden is fully enclosed with a decked patio; really cool summer house; paved area and a further store/workshop shed.

Mearns Road is located in North Motherwell, between Logans Road and Scotia Street, within walking distance of the town centre, shops, bars, restaurants, schools and train station. For those commuting by car, the M8 and M74 motorways are just a few moments drive.

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ROOM MEASUREMENTS

Lounge: 4.20m (13' 9") x 4.10m (13' 5")

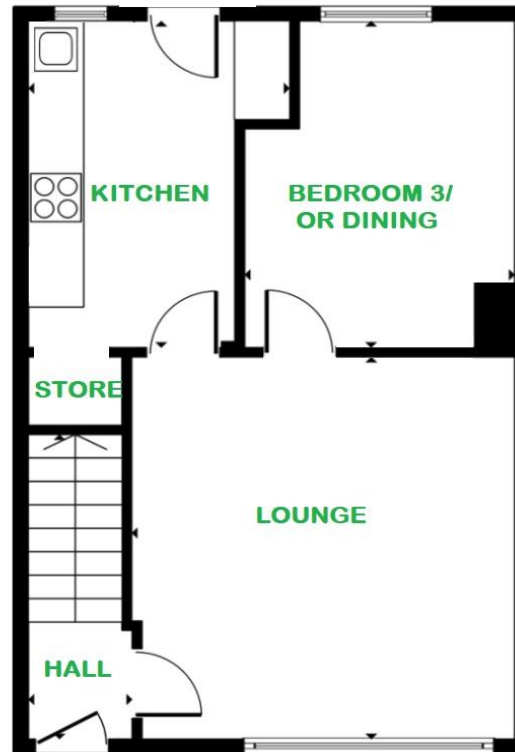
Kitchen: 3.60m (11' 10") x 2.40m (7' 10")

Bedroom 1: 4.10m (13' 5") x 3.80m (12' 6")

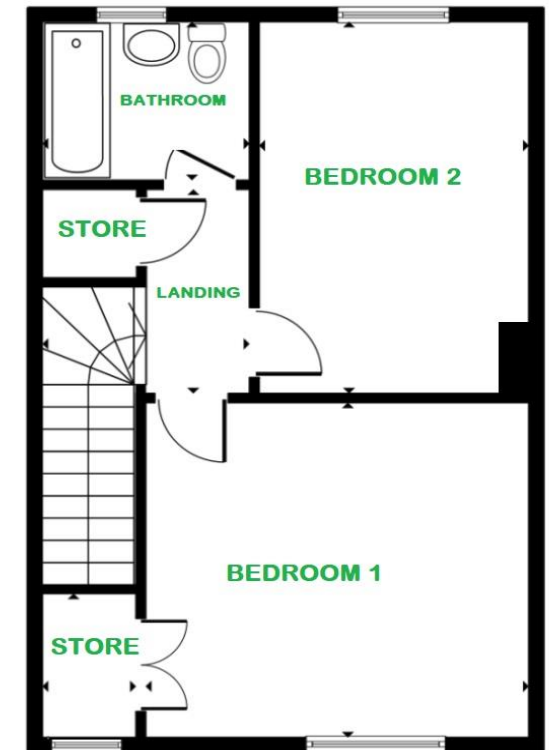
Bedroom 2: 4.10m (13' 5") x 2.90m (9' 6")

Bedroom 3 or Dining: 3.60m (11' 10") x 2.90m (9' 6")

Bathroom: 2.10m (6' 11") x 2.00m (6' 7")



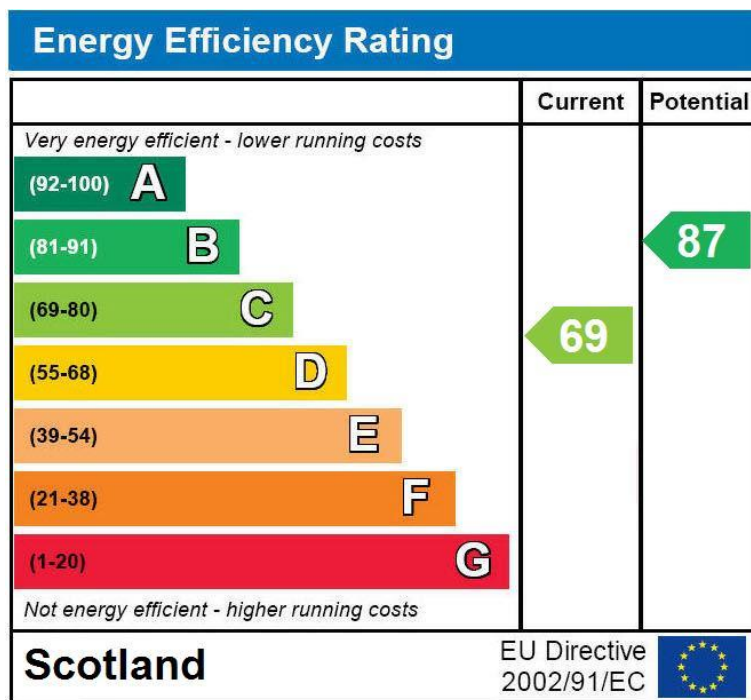
GROUND FLOOR



FIRST FLOOR

Floorplans are indicative only - NOT TO SCALE

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.

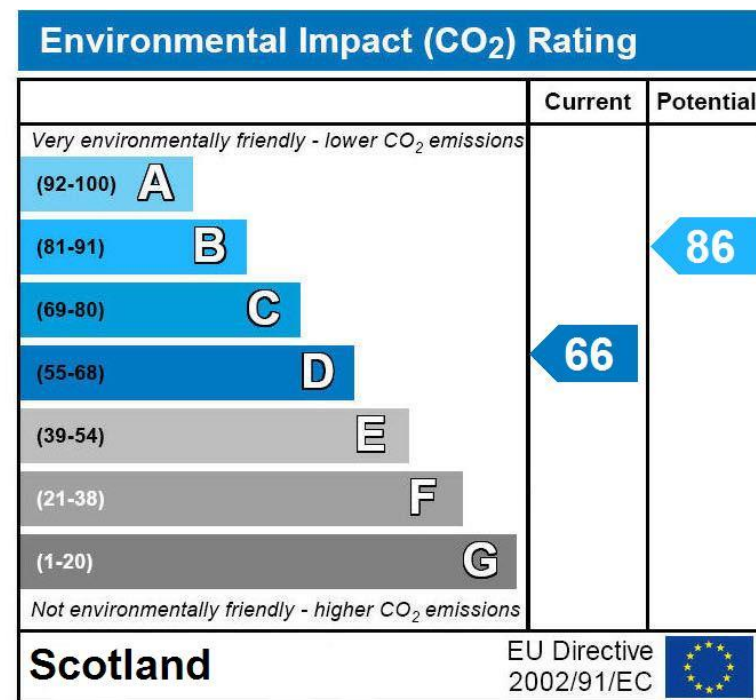


Energy Efficiency Rating

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 C (69)**. 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 (CO₂) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band D (66)**. 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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