



42 Firpark Street, Motherwell, Lanarkshire ML1 2PR

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Fantastic Sought After Location

3 Bedrooms

2 Reception Rooms







GROSS INTERNAL AREA
 FLOOR 1: 752 sq. ft, 70 m², FLOOR 2: 517 sq. ft, 48 m²
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 21 sq. ft, 2 m²
 TOTAL: 1269 sq. ft, 118 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
<i>Not energy efficient - higher running costs</i>			
G			
Scotland	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
<i>Not environmentally friendly - higher CO2 emissions</i>			
G			
Scotland	EU Directive 2002/91/EC		

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