



29a Carlisle Road, Motherwell, Lanarkshire ML1 5NX

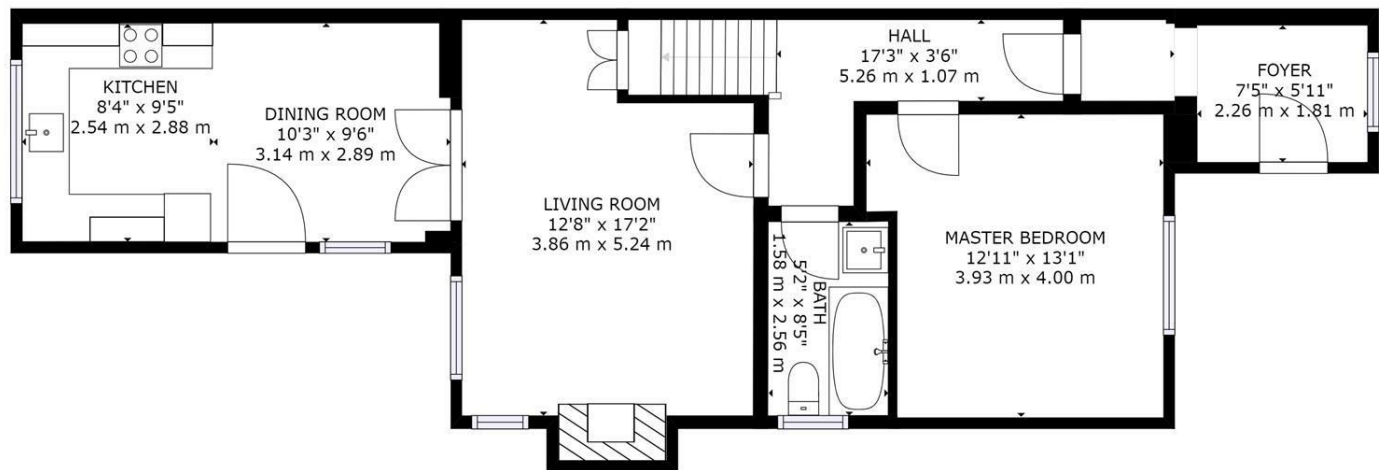
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Empire Property are delighted to present to the market a rarely available three bed semi-detached property located on the desirable Carlisle Road, Cleland. The property is conveniently located close to local amenities, travel links and schools.

Ground floor the property boasts a welcoming entrance way, double bedroom, family bathroom, large living room with feature fireplace and open plan kitchen / diner with

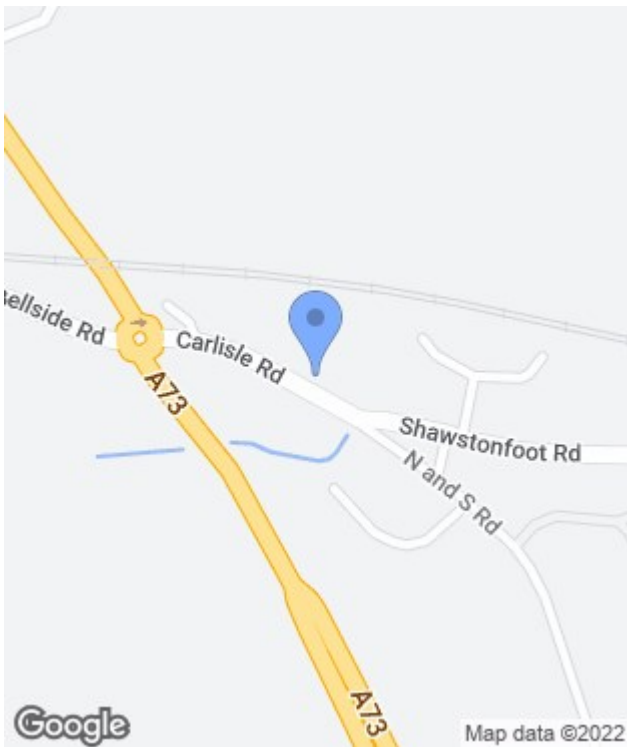






GROSS INTERNAL AREA
FLOOR 1: 768 sq. ft, 71 m², FLOOR 2: 401 sq. ft, 37 m²
EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 12 sq. ft, 1 m²
TOTAL: 1169 sq. ft, 109 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	