

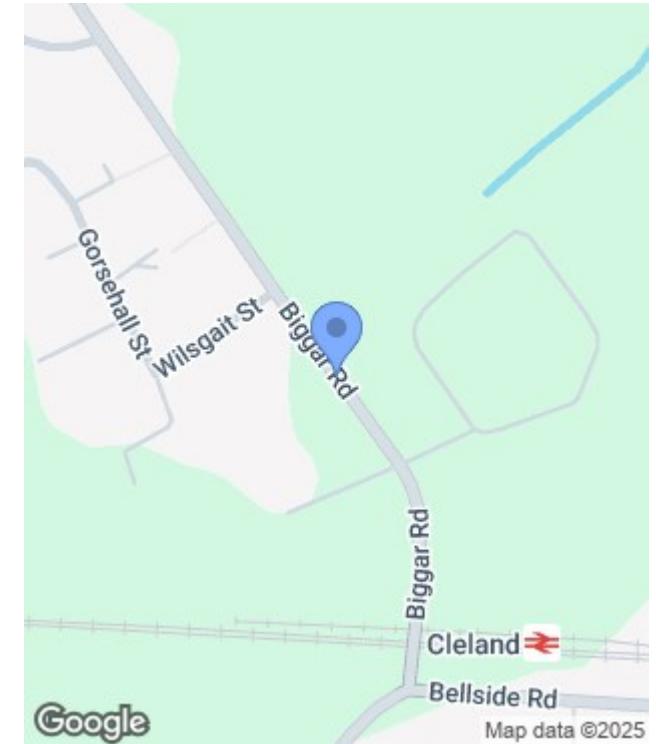


40 Biggar Road, Motherwell, Lanarkshire ML1 5PB

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ML1 5PB**

Empire Property present to the market a one bedroom property, close to travel local amenities.

The property comprises lounge area, double bedroom, fitted kitchen and bathroom area. Parking and drying area to the rear of the property.



| Energy Efficiency Rating | | Environmental Impact (CO ₂) 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 | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| Scotland | EU Directive 2002/91/EC | | |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
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