



63 Morven Drive, Motherwell, ML1 2TT





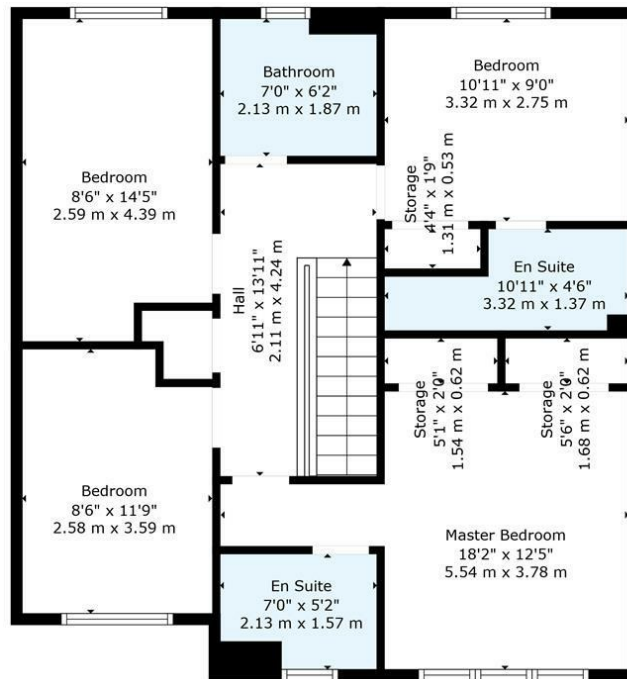
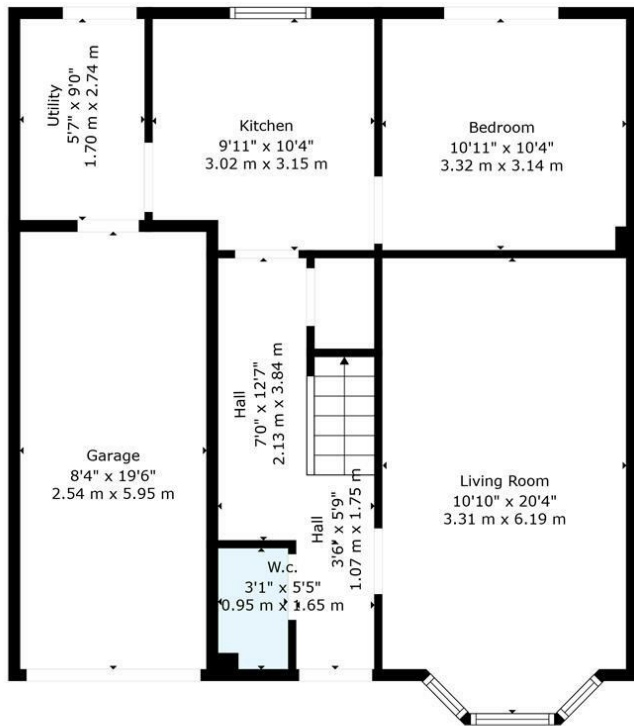
## 63 Morven Drive, Motherwell, ML1 2TT

Set in the desirable area of Morven Drive, Motherwell, this splendid detached family home offers an ideal blend of comfort and convenience. Boasting four spacious bedrooms, two public rooms, this property is perfect for families seeking ample living space. With three well-appointed bathrooms, morning routines will be a breeze, ensuring that everyone has their own space.







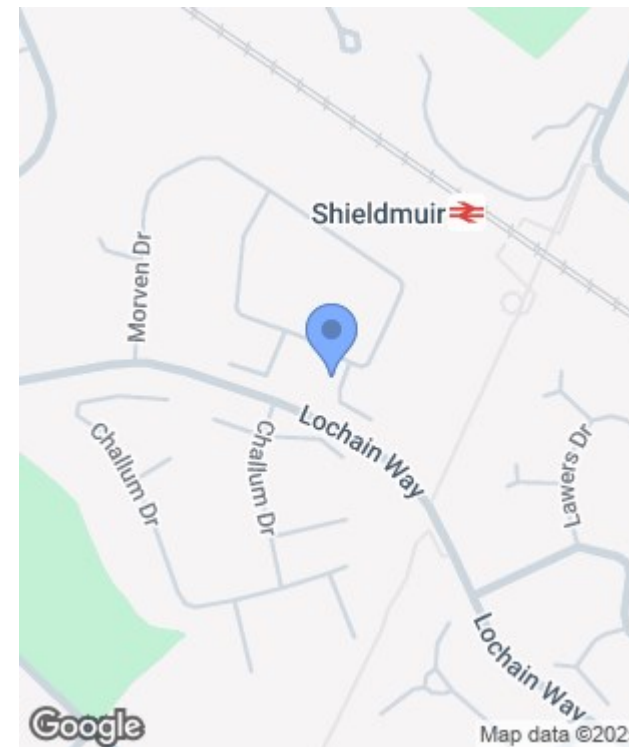


Floor 1

Floor 2



**TOTAL: 1352 sq. ft, 126 m<sup>2</sup>**  
 FLOOR 1: 619 sq. ft, 58 m<sup>2</sup>; FLOOR 2: 733 sq. ft, 68 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 162 sq. ft, 15 m<sup>2</sup>; STORAGE: 29 sq. ft, 3 m<sup>2</sup>  
 Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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