



17 Beechworth Drive, Motherwell, ML1 5AD

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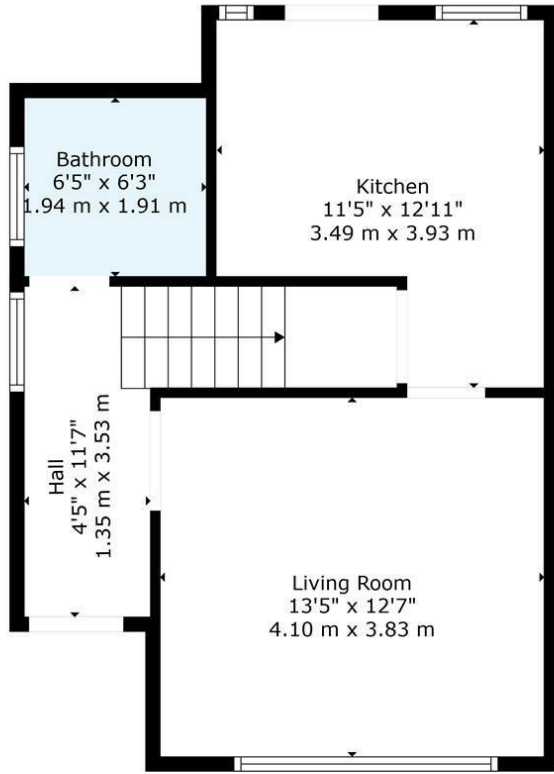
Beechworth Drive in the charming town of Motherwell, this delightful two-bedroom family home presents an excellent opportunity for those seeking a comfortable and spacious living environment. The property boasts a generous plot, offering ample outdoor space that is perfect for families and gardening enthusiasts alike.

Inside, the home features a well-proportioned reception room, providing a welcoming

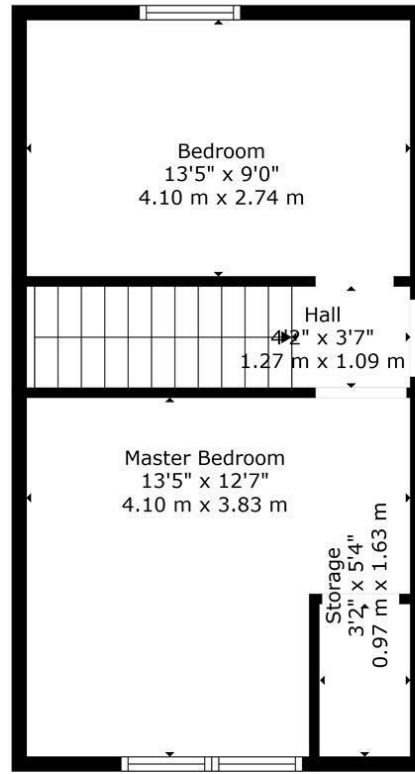
- Two-bedroom family home
- Spacious reception room
- Ground floor bathroom
- Large enclosed gardens
- No onward chain
- Quiet residential location
- Close to amenities and transport links







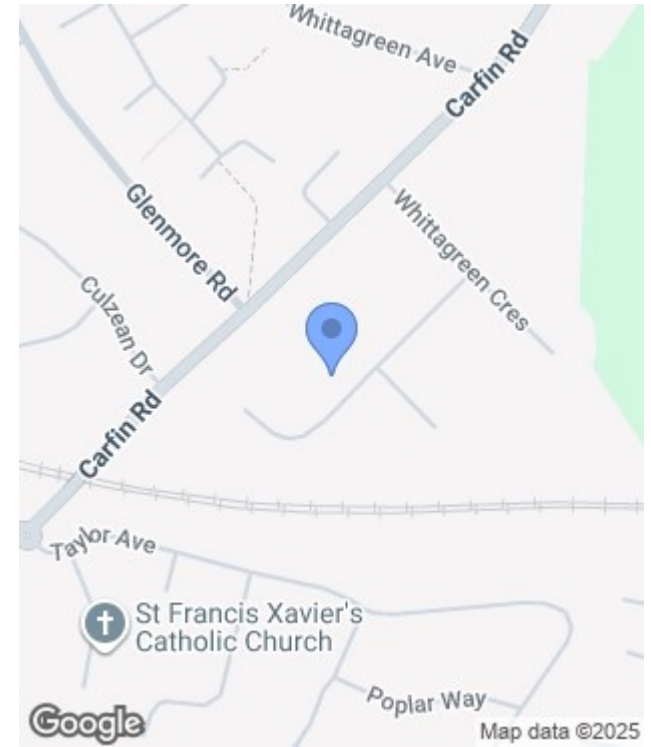
Floor 1



Floor 2

TOTAL: 757 sq. ft, 71 m²
 FLOOR 1: 428 sq. ft, 40 m²; FLOOR 2: 329 sq. ft, 31 m²
 EXCLUDED AREAS: STORAGE: 17 sq. ft, 2 m²
 WALLS: 86 sq. ft, 7 m²

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) 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		
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Not environmentally friendly - higher CO ₂ emissions		
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