



17 Beechworth Drive, Motherwell, ML1 5AD

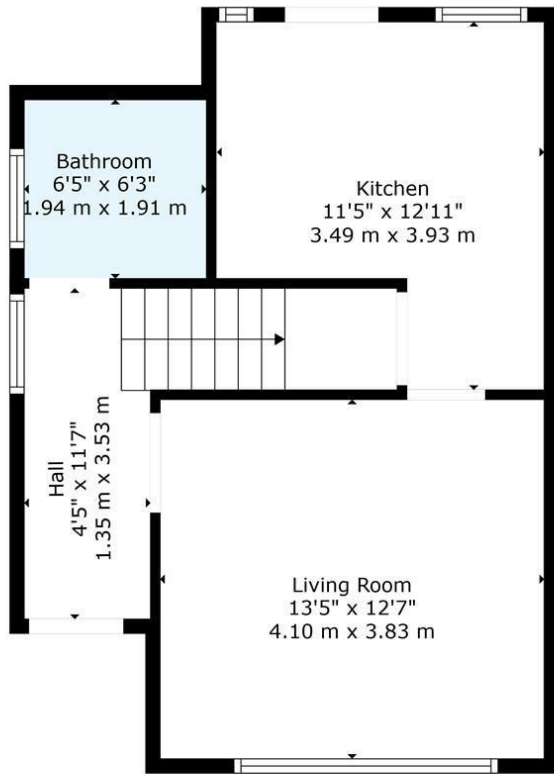
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Beechworth Drive in the charming town of Motherwell, this delightful two-bedroom family home presents an excellent opportunity for those seeking a comfortable and spacious living environment. The property boasts a generous plot, offering ample outdoor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

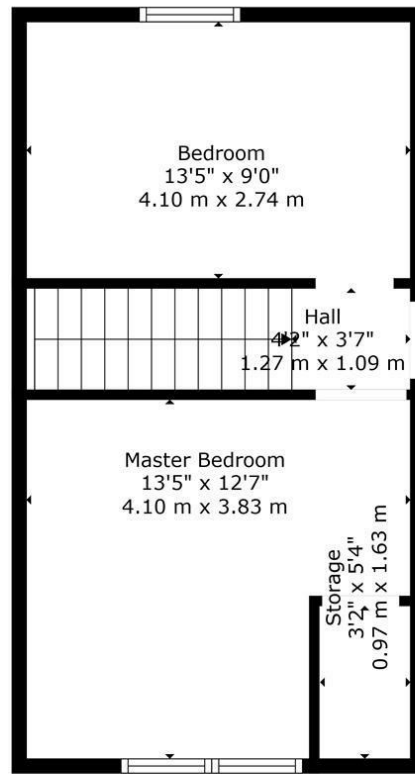
Inside, the home features a well-proportioned reception room, providing a welcoming







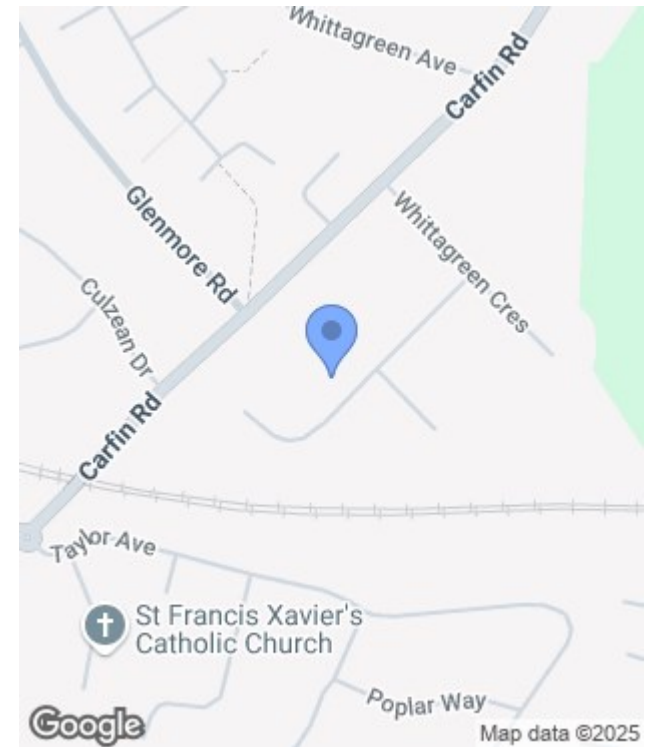
Floor 1



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		
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