



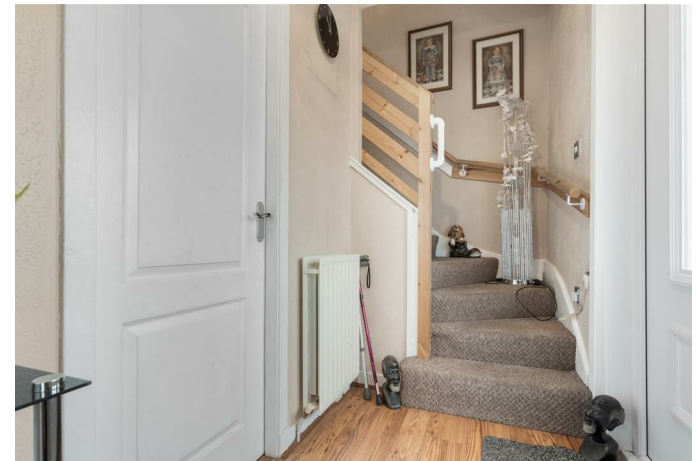
164 Watling Street, Motherwell, ML1 3RW



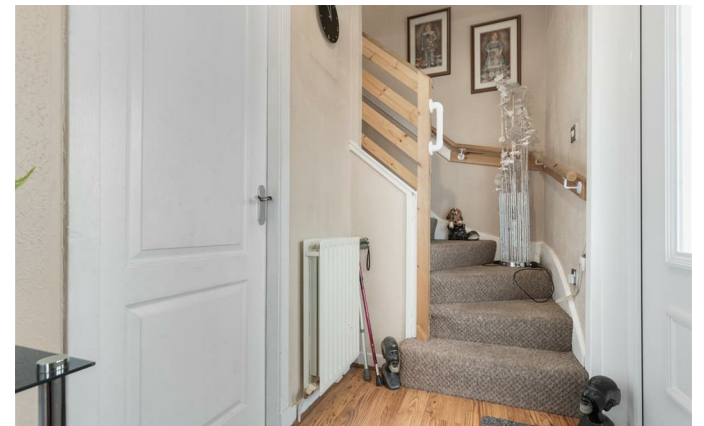
## 164 Watling Street, Motherwell, ML1 3RW

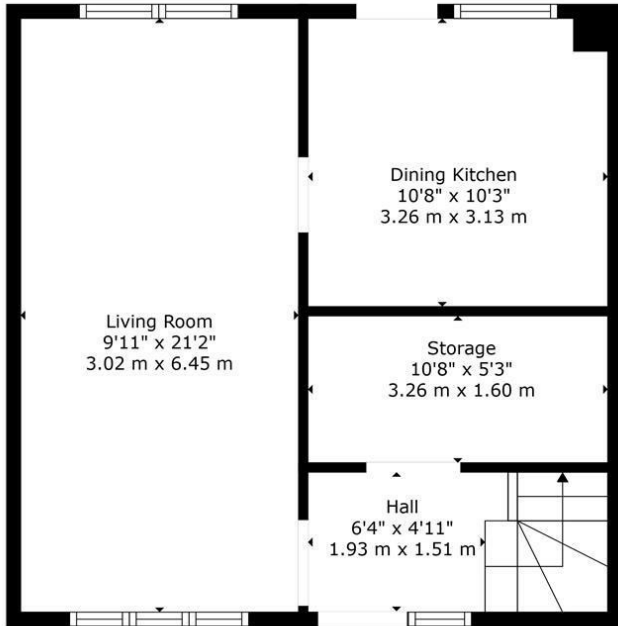
Watling Street in Motherwell, this delightful mid-terrace house presents an excellent opportunity for families seeking a warm and inviting home. With three well-proportioned bedrooms, this much-loved family residence offers ample space for both relaxation and entertaining.

Upon entering, you are greeted by a welcoming reception room that serves as the

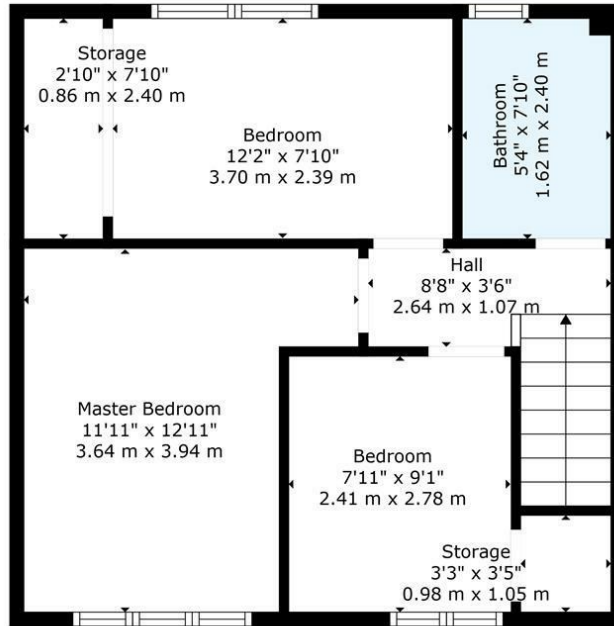




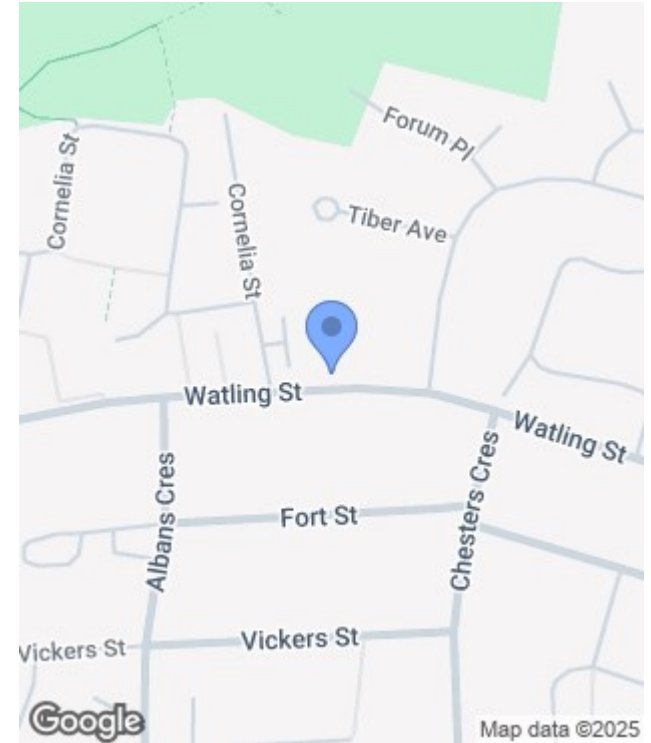




Floor 1



Floor 2



**TOTAL: 797 sq. ft, 74 m2**  
 FLOOR 1: 387 sq. ft, 36 m2, FLOOR 2: 410 sq. ft, 38 m2  
 EXCLUDED AREAS: STORAGE: 89 sq. ft, 8 m2  
 WALLS: 87 sq. ft, 8 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) <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		
(02 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 environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland	EU Directive 2002/91/EC	