



44 Montalto Avenue, Motherwell, ML1 4AP



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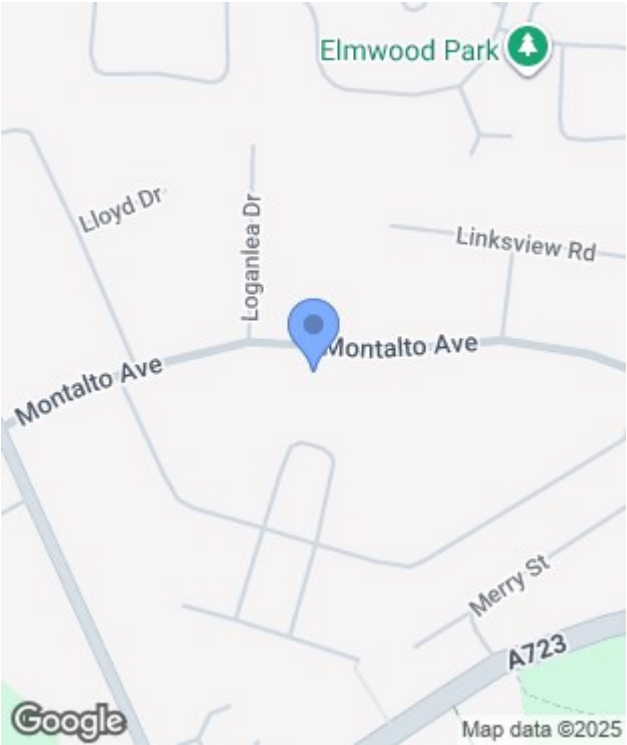
This lovely home is ideal for a growing family seeking space, comfort, and a convenient setting close to schools, shops, and parks. With a flexible layout, bright rooms, and a private rear garden, it's the perfect place to settle and make lasting family memories. Arrange your viewing today.

This welcoming home has been thoughtfully arranged to suit family life. The ground

- four bed family home
- close to town center
- downstairs wc
- family bathroom
- 4 good sized bedrooms
- modern kitchen
- council tax band B
- private parking







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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	