



6 Nelson Crescent, Motherwell, Lanarkshire ML1 2JH





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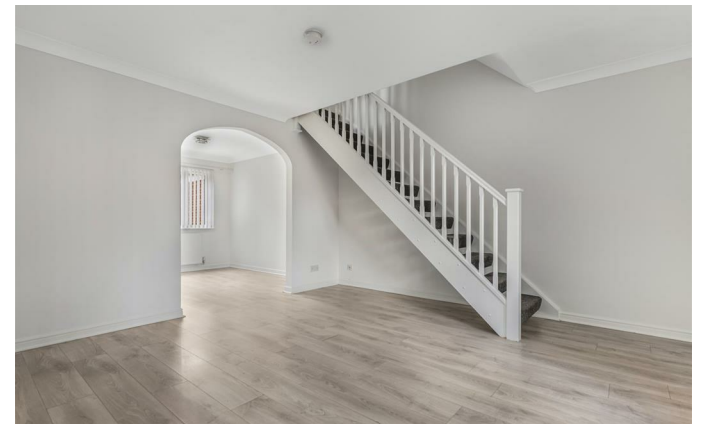
Nelson Crescent, Motherwell, this delightful three-bedroom house presents an excellent place for families seeking a comfortable and inviting home. The property is ideally situated within the catchment area for the highly regarded Dalziel High School, making it a perfect choice for families with school-aged children.

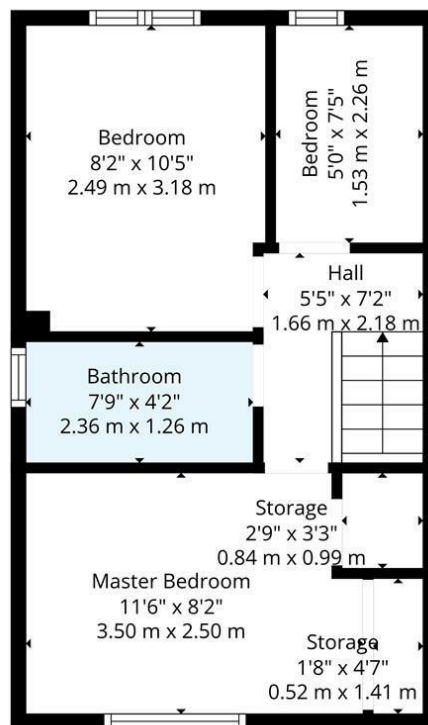
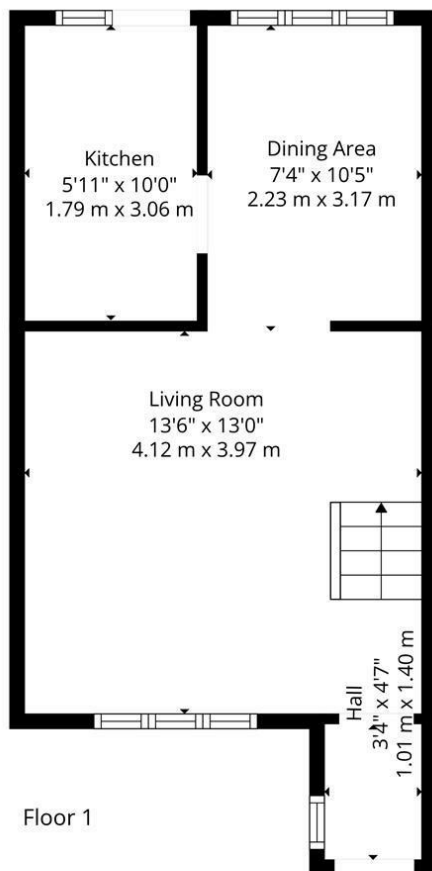
As you approach the house, you will appreciate the convenience of a private

- Three bed family home
- Drive way and gardens
- No forwarding chain
- Available to view now
- Bright and modern
- Desirable area









Floor 1

Floor 2

**TOTAL: 633 sq. ft, 59 m2**  
 FLOOR 1: 333 sq. ft, 31 m2, FLOOR 2: 300 sq. ft, 28 m2  
 EXCLUDED AREAS: STORAGE: 17 sq. ft, 2 m2, WALLS: 81 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) <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>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
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| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
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