



**1 Broad Cairn Court, Motherwell, ML1 2PE**  
**Offers Over £127,000**



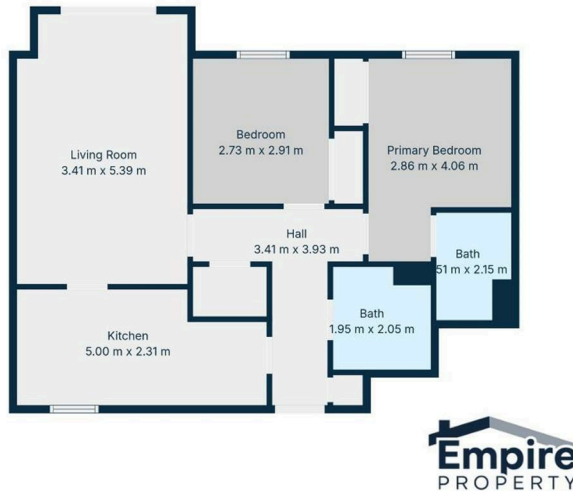
## Broadcain Court, Motherwell

This well-presented two-bedroom ground-floor flat is located within the popular Broadcain Court, Motherwell and offers comfortable, modern living in a convenient setting.

The accommodation comprises a bright and spacious lounge, a well-equipped sizable kitchen with two double doors leading to lounge, and two generous bedrooms, with the principal bedroom benefiting from a private ensuite shower room. A family bathroom completes the layout. The property's ground-floor position adds excellent accessibility and practicality.

Ideally suited to first-time buyers, downsizers, or buy-to-let investors, the flat is well placed for local amenities, transport links, and easy access throughout Motherwell and beyond.

Early viewing is highly recommended.



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			
<b>Scotland</b>	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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>	EU Directive 2002/91/EC		