



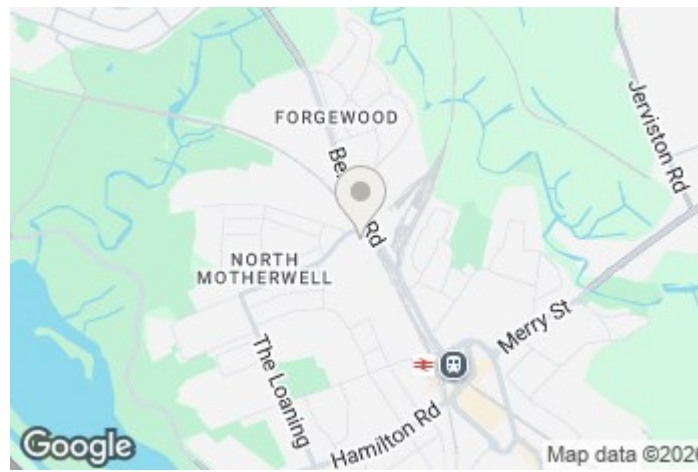
79 John Muir Way, Motherwell, ML1 3GW  
£795 Per Month




A modern and well-presented two-bedroom flat located in the popular John Muir Way development in Motherwell. Offered fully furnished, the property features a bright and spacious lounge, a contemporary fitted kitchen with integrated appliances, two generously sized double bedrooms (with fitted wardrobes to the principal bedroom), and a stylish family bathroom.

The property also benefits from gas central heating, double glazing, secure entry, residents' parking, and excellent storage throughout.

Ideally situated within walking distance of Motherwell Train Station, local shops, restaurants, and leisure facilities, with easy access to the M74 and M8 motorways, making it perfect for commuters.



EPC C  
 Council Tax Band C  
 LARN1904005  
 Landlord registration: Pending

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>Scotland</b>	EU Directive 2002/91/EC 