



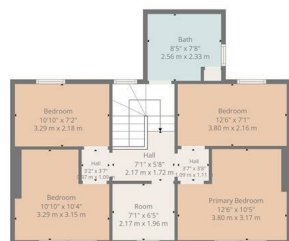
HEMMINGS HOMES

OFFERS OVER

£325,000

Hawthorn Gardens

Larkhall, ML9 2TD



TOTAL: 1954 sq. ft, 182 m²
 Ground floor: 1334 sq. ft, 124 m², 1st floor: 620 sq. ft, 58 m²
 EXCLUDED AREAS: GARAGE: 167 sq. ft, 16 m², WALLS: 161 sq. ft, 14 m²

Floor Plan Created By Cubicool App. Measurements Deemed Highly Reliable But Not Guaranteed.



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	70	81
	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS
 376 Brandon Street
 Motherwell
 North Lanarkshire
 ML1 1XA

OFFICE DETAILS
 01698 263413
enquiries@hemmingshomes.co.uk
hemmingshomes.co.uk