



18 Fergusson Road, Seafar, Cumbernauld, G67 1LS

Property

Detached 5-bedroom property located in the popular town of Cumbernauld.

The property is ideally situated for public transport links to Glasgow and is conveniently placed within walking distance to pubs, local takeaway and convenience stores.

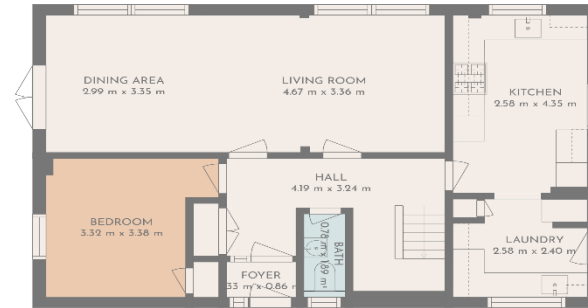
With 5 bedrooms, a dining room, and a laundry/utility space, the property is bright and spacious with large rooms throughout.

On the ground floor is a large living room and dining room along with a large kitchen and utility area. The first bedroom is also located on the ground along with a small W.C.

On the first floor we have the four remaining bedrooms along with the two bathrooms.

The property also benefits from having a large area ground to the front, side and rear of the property.

Gross Internal floor area- 145sqm or thereby



FLOOR 1



FLOOR 2



GROSS INTERNAL AREA
FLOOR 1: 72 m², FLOOR 2: 72 m²
TOTAL: 143 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Local Area

Cumbernauld has a selection of shops, restaurants, pubs and two major supermarkets. Further attractions include the Antonie Shopping Centre and sporting grounds and leisure facilities such as Cumbernauld United Football Club Stadium.

There are excellent public transport links and easy access by car via M80 to Glasgow which is a short 20-minute drive and the M73 to North Lanarkshire. The property is a short walk to both a bus stop and Cumbernauld train station which both offer express services into Glasgow.



Viewing Arrangements

By appointment with The Church of Scotland Law Department. Please email properties@churchofscotland.org.uk

Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please can offers be sent via email in the first instance.

Church of Scotland Law Department
121 George Street
Edinburgh EH2 4YN
Telephone 0131 2402263
Email: properties@churchofscotland.org.uk

It should be noted that the title deeds to the property contain a right of pre-emption in favour of North Lanarkshire Council. It is anticipated this right will not be exercised. It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers. The Church of Scotland -Scottish Charity No SC011353

