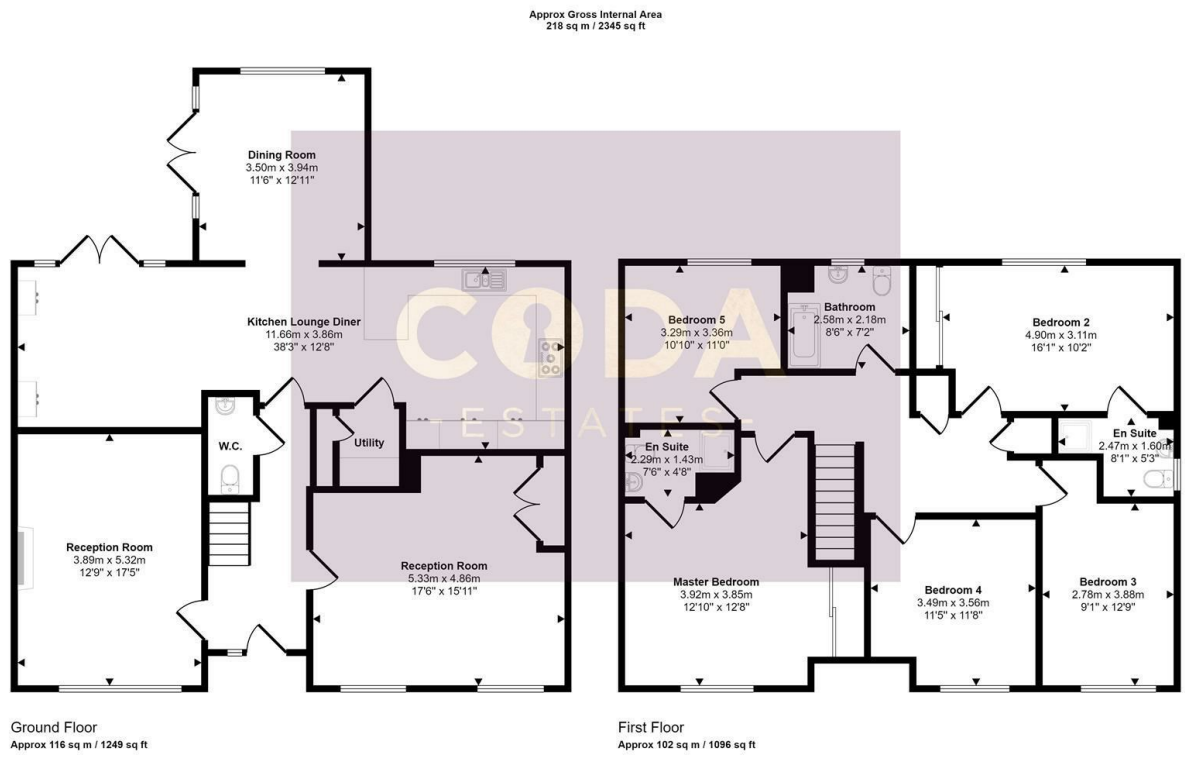




## 18 Cyprian Drive, Lenzie, Glasgow, G66 5BJ

Offers Over £625,000

- Magnificent Robertson Homes Build
- 3 Reception Rooms
- Envious South-West Facing Level Plot
- EER - B
- Fabulously Presented
- Open Plan Kitchen Dining Lounge
- Highly Rated School Catchments
- 5 Double Bedrooms - 2 with En-suite
- Utility Room & Cloakroom
- Walking Distance to Amenities including Station



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



**Directions**

**Viewings**

Viewings by arrangement only. Call 01417751050 to make an appointment.

**Council Tax Band**

G

**EPC Rating:**

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	87
(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	