



RALPH SAYER
SOLICITORS & ESTATE AGENTS

23 Glen Lednock Drive

Cumbernauld, Glasgow, G68 0EJ

Set on a peaceful cul-de-sac near a golf course, this two-bedroom top-floor apartment has a picturesque location as part of a modern development in Cumbernauld. It is presented in immaculate decorative order too, enjoying bright and spacious accommodation decorated in crisp neutral hues and with quality finishings. It boasts a large living area, as well as a modern, generously-appointed kitchen and three-piece bathroom. In addition, the property has a private attic space and residents' parking. A large supermarket, schools, and bus and rail links are close by, and Glasgow city centre can be reached in just 20 minutes by car.

Extras: all fitted carpets and fitted floor coverings will be included in the sale, along with all white goods (integrated oven, induction hob, and extractor hood, and freestanding fridge/freezer, washing machine, and dishwasher). Please note, the property is sold as seen with no warranties or guarantees provided as to the working order of the systems and appliances.

Factor: Newton Property Management is the factor with an approximate cost £100pcm, covering the cleaning, lighting and maintenance of all communal areas, garden grounds and block buildings insurance.

Property Summary

- A top-floor apartment in walk-in condition
- Part of a sought-after modern development
- Leafy green setting in Cumbernauld
- Far-reaching elevated views over the countryside
- Secure telephone-entry system
- Welcoming hall with access to a private attic
- Spacious, triple-aspect living/dining room
- Openly accessed modern kitchen
- Two bright and airy double bedrooms
- Bathroom with overhead shower and storage
- Well-maintained communal garden grounds
- Ample residents' parking
- Electric heating and double glazing
- EPC Rating - C | Council Tax Band - B
- Home Report Value - £125,000







Spacious, triple-aspect
living/dining room and
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modern kitchen







Two bright and airy double bedrooms and a bathroom with overhead shower and storage





Let us help you find your next
dream property!



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Second Floor
Approx. 78.7 sq. metres (847.1 sq. feet)

