



RALPH SAYER
SOLICITORS & ESTATE AGENTS

Flat 35 Glen Lednock Drive

Craigmarloch View, Cumbernauld, G68 0EJ

Flat 35, Glen Lednock Drive

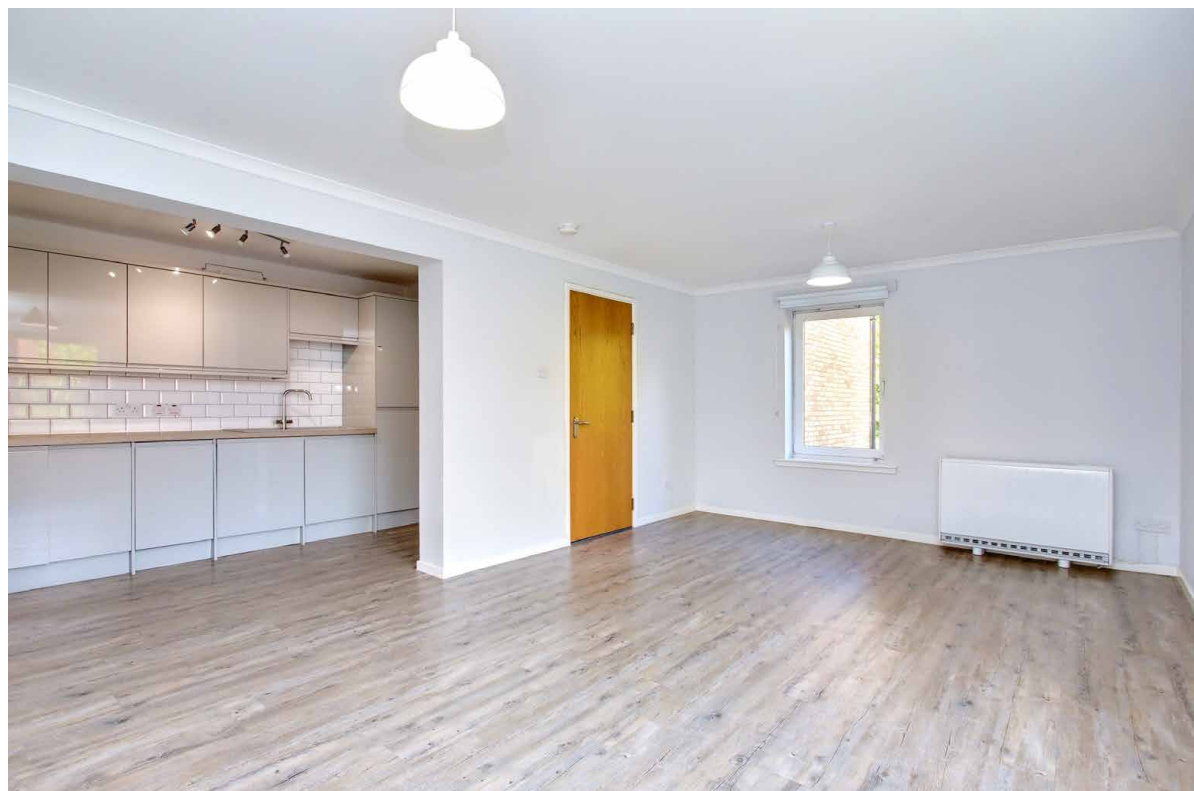
Set in a modern development in Cumbernauld, within driving distance of Glasgow, this first-floor flat is brought to market in move-in condition, offering buyers a blank canvas and modern finishings. The flat comprises two double bedrooms, a sunny triple-aspect reception room open to a modern kitchen, and a contemporary bathroom with a shower-over-bath. Externally, the leafy development benefits from well-kept shared gardens, private residents' parking, and easy access to excellent local amenities, including a variety of shops, schools and transport links.

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.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale. Please note, this property will be sold as seen, with no warranties or guarantees provided as to the working order of the systems and appliances.

Property Summary

- First-floor flat in a modern development
- Convenient location in Cumbernauld
- Freshly decorated, neutral interiors
- Entrance hall
- Triple-aspect living/dining room, open to
- Modern kitchen with fitted units
- Sunny dual-aspect main bedroom
- Versatile second double bedroom
- Family bathroom with overhead shower
- Communal gardens
- Residents' parking
- Electric heating and double glazing
- EPC Rating - C | Council Tax Band - B
- Home Report Value - £120,000





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dream property!



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CHARTERED FIRM

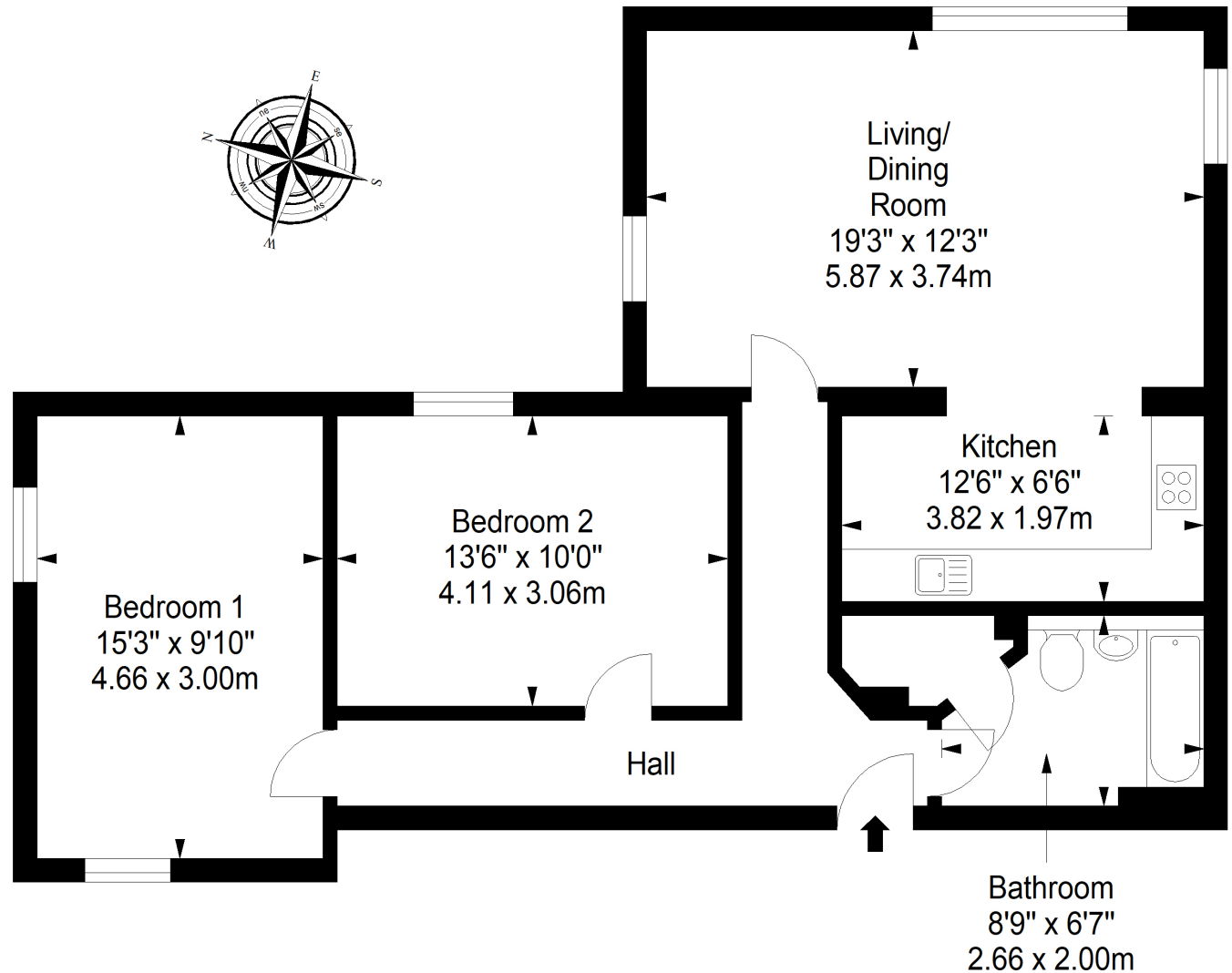
Zoopa.co.uk **rightmove** **onTheMarket.com**

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.

First Floor

Approx. 75.6 sq. metres (813.8 sq. feet)



Total area: approx. 75.6 sq. metres (813.8 sq. feet)