



RALPH SAYER
SOLICITORS & ESTATE AGENTS

Flat 37 Glen Lednock Drive

Craigmarloch View, Cumbernauld, Glasgow, G68 0EJ

Flat 37 Glen Lednock Drive

Desirably situated in popular Cumbernauld, just a 20-minute drive from Glasgow, this one-bedroom, first-floor flat, which forms part of a modern development, is sure to appeal to a wide demographic of buyers. The flat boasts a west-facing double-aspect living and dining kitchen, a double bedroom with a mirrored built-in wardrobe and a family bathroom with a shower overhead and fitted storage. Outside, the property offers buyers well-kept gardens and residents' parking. Additionally, the flat lies within easy reach of amenities, shops, schools and transport links.

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.

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

Property Summary

- First-floor flat in Cumbernauld
- Part of a modern development
- Lovely garden views
- Freshly decorated, neutral interiors
- Central hall
- Open-plan living/dining/kitchen
- Spacious double bedroom with a wardrobe
- Bathroom with overhead shower
- Well-kept communal grounds
- Private unallocated parking
- Electric heating
- Double glazing throughout
- EPC Rating - D | Council Tax Band - B
- Home Report Value - £85,000





Open-plan living/dining/kitchen, a spacious double bedroom with a wardrobe and a bathroom with overhead shower



Let us help you find your next
dream property!



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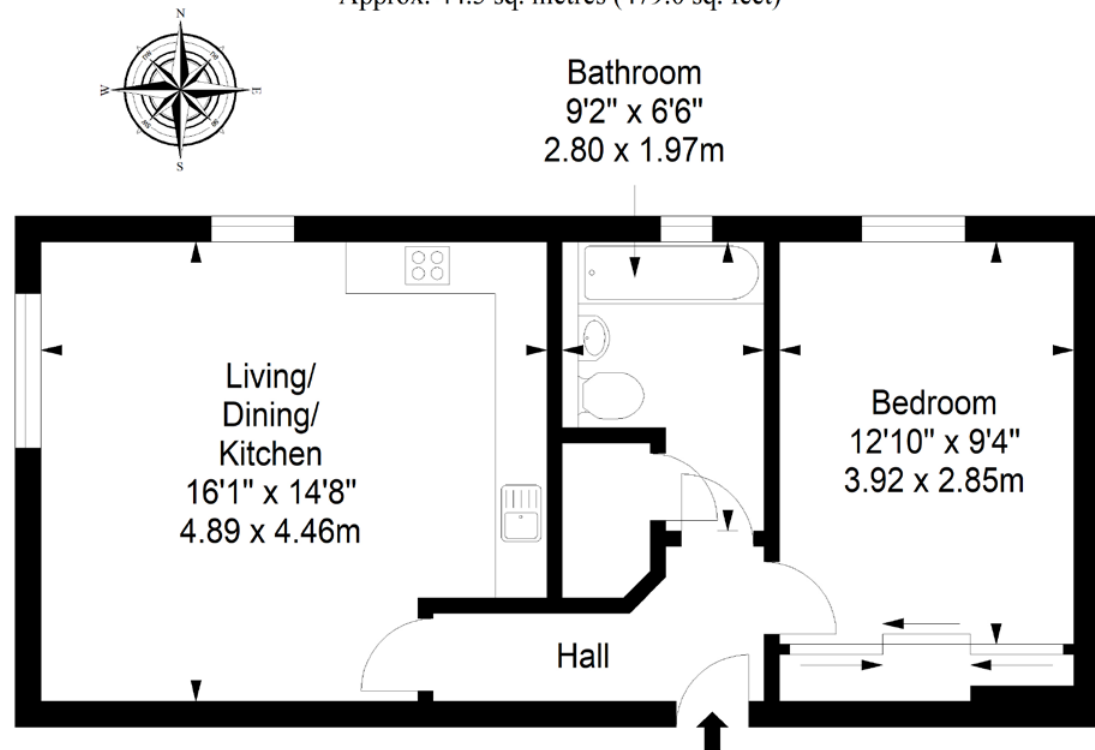
Zoopa.co.uk **rightmove** **onTheMarket.com**

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. 44.5 sq. metres (479.0 sq. feet)



Total area: approx. 44.5 sq. metres (479.0 sq. feet)