



RALPH SAYER
SOLICITORS & ESTATE AGENTS

Flat 45 Glen Lednock Drive

Craigmarnock View, Cumbernauld, G68 0EJ

Flat 45 Glen Lednock Drive

Set within the sought-after Craigmarnock View development in Cumbernauld, this duplex flat enjoys a peaceful elevated position with far-reaching countryside views and excellent commuter connectivity. The development is popular for its well-maintained surroundings, residents' parking, and convenient access to local shops, schooling, leisure facilities, and green spaces, while nearby road and rail links provide straightforward travel to Glasgow and surrounding areas. The flexible accommodation can be arranged as either a spacious two-bedroom, two-reception room home or a three-bedroom layout with an open-plan lounge, dining, and kitchen area and bathroom.

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.

- Duplex flat in Cumbernauld
- Part of a sought-after modern development
- Elevated canopy views
- Secure telephone-entry system
- Welcoming hall
- Spacious, dual-aspect open-plan kitchen/lounge/dining area
- Two comfortable double bedrooms
- Versatile third bedroom/sitting room
- Family bathroom with overhead shower and storage cupboard
- Shared garden grounds
- Residents' parking
- Electric storage heating and double glazing
- EPC Rating - D | Council Tax Band - B
- Home Report Value - £145,000







The flat offers three bedrooms, an interconnected lounge/dining/kitchen, as well as a bathroom







Peaceful elevated position
with far-reaching
countryside views and
excellent commuter
connectivity





Let us help you find your next
dream property!



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property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

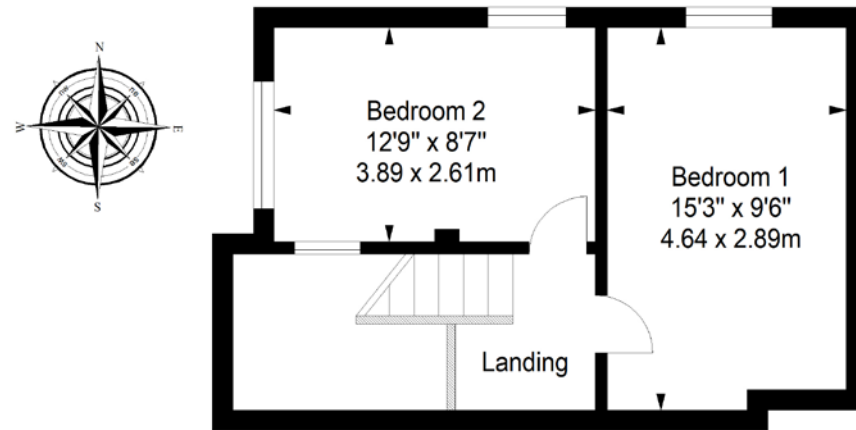
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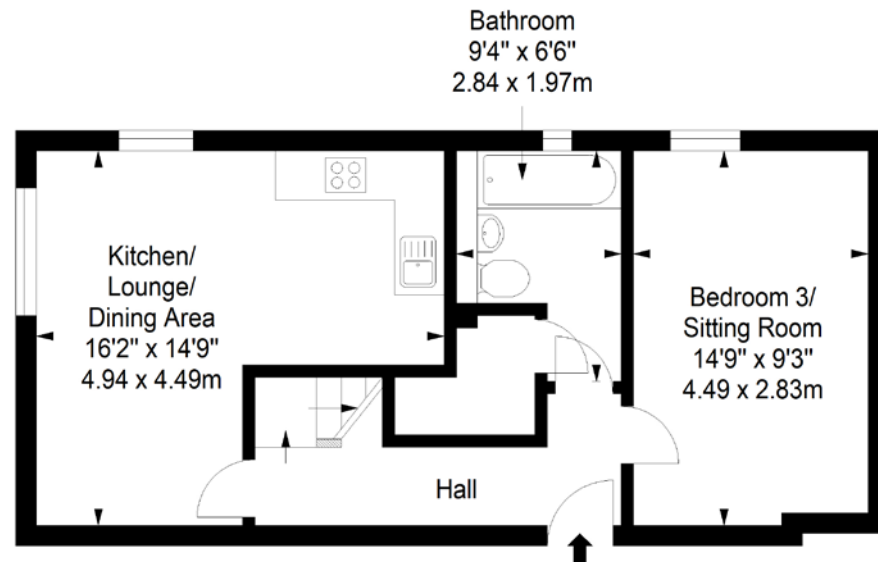
DISCLAIMER

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.

Fourth Floor
Approx. 33.0 sq. metres (355.2 sq. feet)



Third Floor
Approx. 45.8 sq. metres (493.0 sq. feet)



Total area: approx. 78.8 sq. metres (848.2 sq. feet)