



RALPH SAYER
SOLICITORS & ESTATE AGENTS

Flat 63 Glen Lednock Drive

Craigmarloch View, Cumbernauld, G68 0EJ

Welcome to Flat 63 Glen Lednock Drive, a bright and contemporary two-bedroom flat enjoying an elevated position within a modern factored development in Cumbernauld. Surrounded by leafy canopy views, the property offers a peaceful setting while remaining close to a wide range of everyday amenities, shopping facilities, leisure centres, and excellent road links via the M80 for commuting to both Glasgow and Stirling. Inside, a spacious triple-aspect living and dining room flows seamlessly into a sleek modern kitchen with contemporary cabinetry and integrated appliances, creating a bright and sociable living space. Secure entry, well-maintained communal gardens, and private residents' parking further enhance this attractive home.

Extras: to include all fitted carpets and fitted floor coverings, light fixtures and fittings, window coverings and all integrated and freestanding appliances. Please note that the property will be sold as seen, with no warranties or guarantees provided regarding the working order of the systems and appliances.

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

Property Summary

- Two-bedroom flat in Cumbernauld
- Modern factored development setting
- Leafy canopy views
- Secure telephone-entry system and communal stairwell
- Entrance hallway
- Sunny and spacious, triple-aspect living/dining room
- Modern kitchen fitted with contemporary cabinetry and appliances
- Two double bedrooms (one with a sunny dual aspect)
- Bathroom with overhead shower and storage
- Handy utility room
- Communal gardens
- Private residents' parking
- Electric heating and double glazing
- EPC Rating - C | Council Tax Band - B | Home Report Value - £130,000





Sunny and spacious, triple-aspect living/dining room, a modern kitchen and two double bedrooms



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dream property!



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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.

