



RALPH SAYER
SOLICITORS & ESTATE AGENTS

Flat 69 Glen Lednock Drive

Craigmarloch View, Cumbernauld, G68 0EJ

This spacious duplex flat offers bright, flexible accommodation enhanced by inspiring elevated views and a modern interior layout. The home features a generous living and dining room, openly connected to a contemporary kitchen, creating an ideal everyday living and entertaining space. Two comfortable double bedrooms, including one with built-in storage, are complemented by a versatile third bedroom or sitting room, allowing flexibility for home working or additional living space. A bathroom with an overhead shower and storage completes the accommodation, while double glazing, electric heating, communal gardens, and private residents' parking add further everyday practicality.

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

- Spacious duplex flat with inspiring elevated views
- Part of a modern development in Cumbernauld
- Secure telephone-entry system
- Entrance hall
- Large living/dining room
- Openly accessed modern kitchen
- Two double bedrooms (one with a built-in wardrobe)
- Flexible third bedroom/sitting room
- Bathroom with overhead shower and storage
- Communal gardens
- Private residents' parking
- Electric heating
- Double glazing throughout
- EPC Rating - D | Council Tax Band - B | Home Report Value - £140,000





Large living/dining room, an openly accessed modern kitchen
Two double bedrooms and a flexible third bedroom/sitting room



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dream property!



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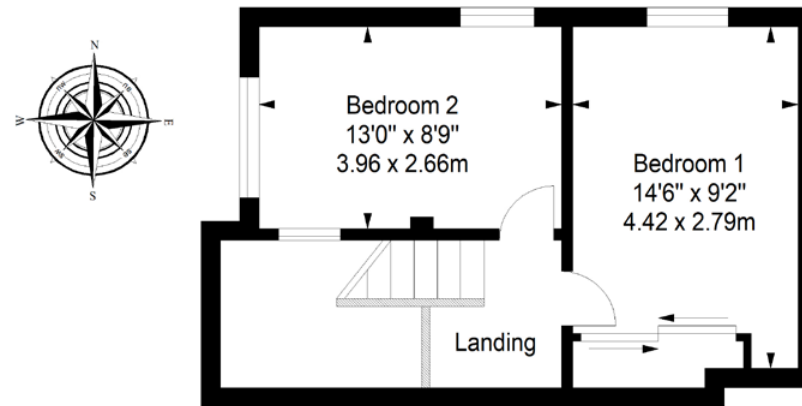
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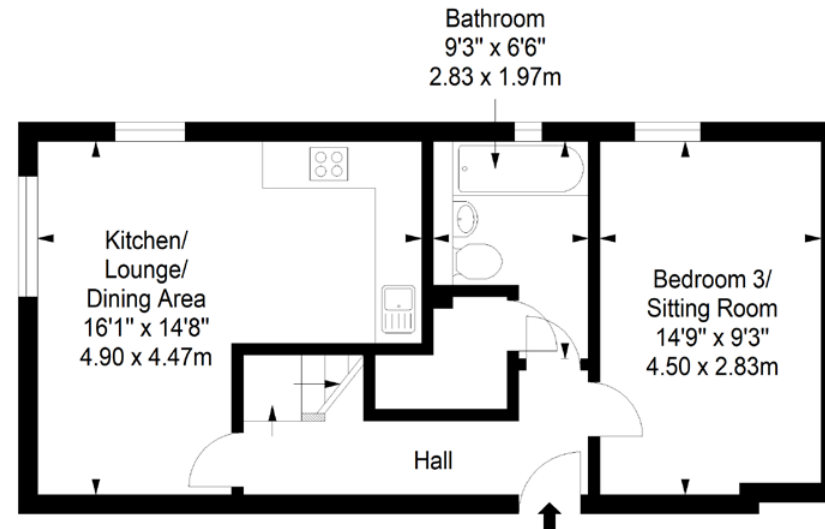
DISCLAIMER

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.

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



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



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