



RALPH SAYER
SOLICITORS & ESTATE AGENTS

15 Glen Lednock Drive

Cumbernauld, North Lanarkshire, G68 0EJ

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Enjoying far-reaching leafy views, convenient on-site parking, and access to shared gardens, this appealing two-bedroom flat lies on the second floor of a modern development in the popular town of Cumbernauld, within a 30-minute commute of central Glasgow. Presented in true move-in condition with tastefully understated décor, the home comprises two comfortably carpeted double bedrooms, a bathroom with a shower-over-bath, and a sunny, spacious reception room open to a sleek contemporary kitchen.

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; no warranties or guarantees are provided regarding 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

- Leafy setting with scenic open views
- Modern second-floor flat in turn-key condition
- Secure entry and communal stairs
- Entrance hall
- Spacious triple-aspect living/dining room open to:
- Sleek contemporary kitchen
- Two double bedrooms (one dual-aspect)
- Bathroom with shower-over-bath and linen storage
- Maintained communal gardens
- Convenient residents' parking
- Electric heating and double glazing
- EPC Rating - C | Council Tax Band - B
- Home Report Value - £125,000





Spacious triple-aspect living/dining room open to a sleek contemporary kitchen
and two double bedrooms (one dual-aspect)



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dream property!



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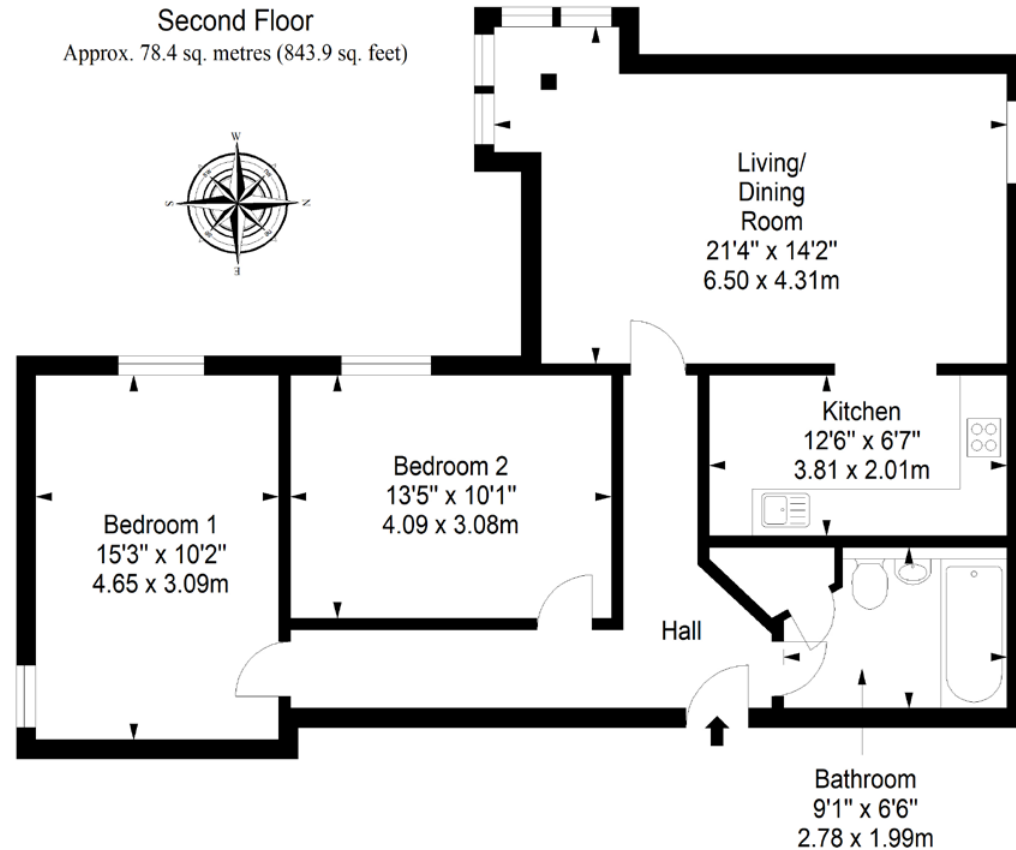
CHARTERED FIRM

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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.

Second Floor
Approx. 78.4 sq. metres (843.9 sq. feet)



Total area: approx. 78.4 sq. metres (843.9 sq. feet)