



RALPH SAYER
SOLICITORS & ESTATE AGENTS

Flat 61 Glen Lednock Drive

Craigmarloch View, Cumbernauld, Glasgow, G68 0EJ

Flat 61 Glen Lednock Drive

Set within a leafy modern development, this appealing first-floor flat offers well-presented, move-in-ready interiors and spacious accommodation. The flat comprises a welcoming central hall, a spacious double-aspect living/dining kitchen, a comfortable double bedroom with a mirrored built-in wardrobe, and a bathroom with an overhead shower and useful storage. Externally, the property also enjoys communal gardens and private residents' parking. Additionally, the flat is ideally located near amenities, shops, outdoor spaces and transport links, making it an ideal choice for first-time buyers or downsizers.

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 an exclusive modern development
- Secure phone entry and communal stairwell
- Central hall
- Spacious, double aspect living/dining kitchen
- Double bedroom with built-in wardrobe
- Family bathroom with overhead shower and storage cupboard
- Communal gardens
- Private residents' parking
- Electric heating
- Double glazing throughout
- EPC Rating - D | Council Tax Band - B
- Home Report Value - £100,000





"Well-presented, move-in-ready interiors and spacious accommodation."



Let us help you find your next
dream property!



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 **CHARTERED FIRM**

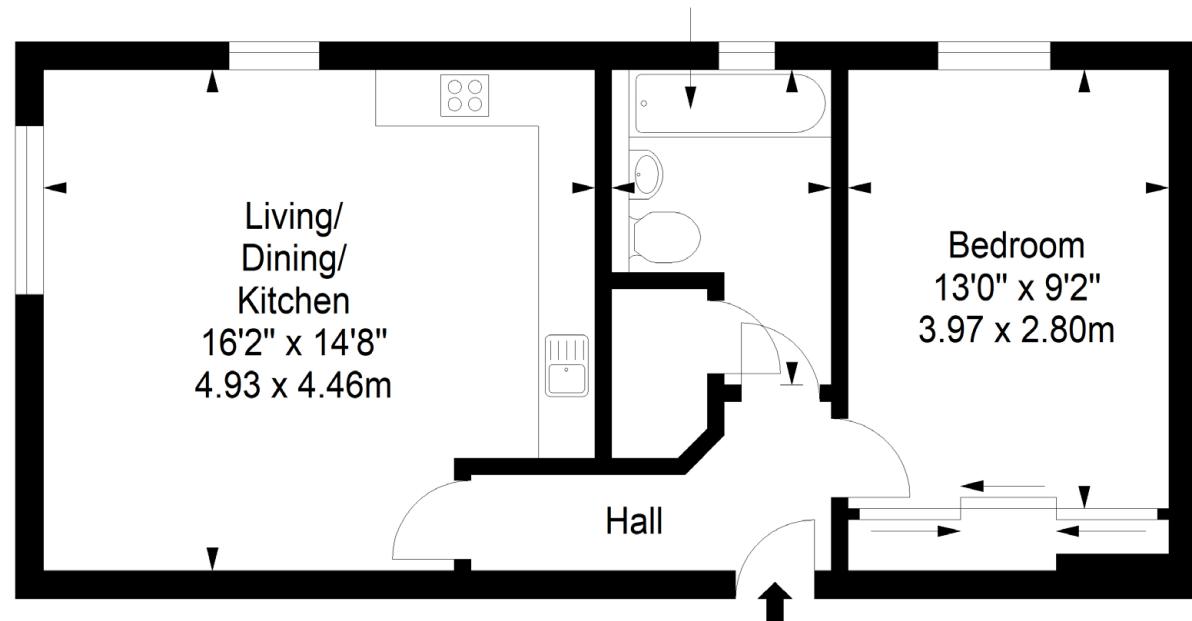
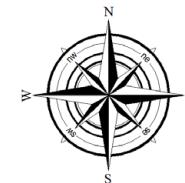
DISCLAIMER

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)

Bathroom
9'5" x 6'6"
2.88 x 1.98m



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