



RALPH SAYER
SOLICITORS & ESTATE AGENTS

Flat 27 Glen Lednock Drive

Craigmarloch View, Cumbernauld, G68 0EJ

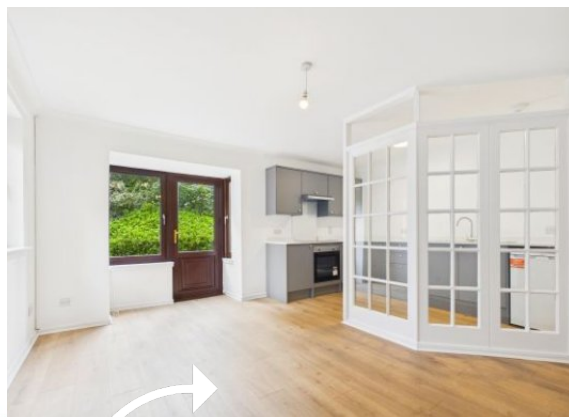
Flat 27 Glen Lednock Drive

Accessed via secure entryphone system to the communal stair, the spacious ground-floor flat is well-presented featuring a bright lounge/ dining area open plan to the contemporary kitchen and has direct access to the private garden. Ideally positioned for local amenities, green spaces and excellent transport links, the property would suit first-time buyers, couples, commuters, downsizers and rental investors. The property also benefits from a double bedroom with mirrored wardrobes and stylish bathroom, electric heating, double glazing and private residents' parking.

Extras: All fitted floor and window coverings, light fittings, and integrated and freestanding appliances are included in the sale. Please note, the property will be 'sold as seen' with no guarantees.

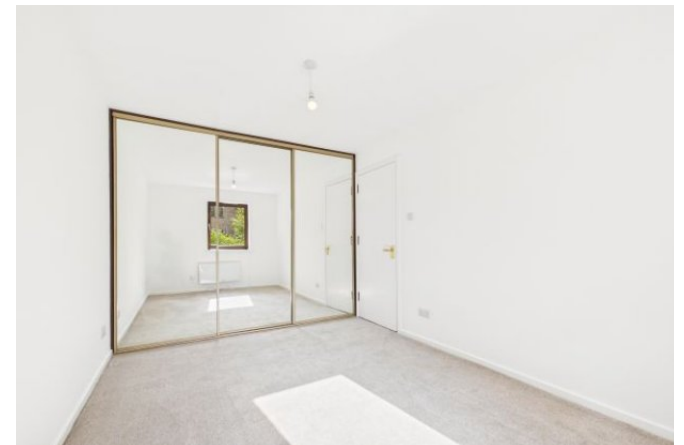
Features

- Attractive ground-floor flat in Cumbernauld
- Bright living/dining room with private garden
- Modern kitchen with grey units and appliances
- Double bedroom with built-in mirrored wardrobes
- Contemporary bathroom with shower-over-bath
- Utility cupboard
- Electric heating and double glazing
- Unallocated residents' parking
- Factor: Newton Property Management is the factor with an approx cost of £100pcm, covering the cleaning, lighting and maintenance of all communal areas, garden grounds and block buildings insurance.
- Home Report Value: £110,000
- EPC Band: D | Council Tax Band: B



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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.

Floorplan

