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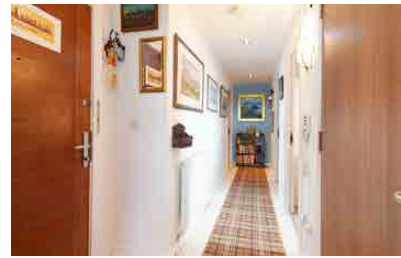


The Athletes Village is a selection of beautiful properties where pride and property care is paramount. Close to the property is a brand new primary school and for local shopping a 24-hour Tesco Extra is a three minute drive away. The location is perfect too, at the heart of a major regeneration initiative and a short distance from Glasgow city centre, with some of the best shopping in the UK, not to mention outstanding nightlife as well.

Closer still is the vibrant Merchant City, offering shops, restaurants, pubs

and a range of great events such as the Merchant City Festival, The Jazz Festival and a farmer's market. Only a five minutes taxi ride away you will find more bars and restaurants as well as a gym, nursery and even a cafe with jazz music every Sunday.

Glasgow Green regularly stages events such as fireworks displays, music concerts, pipe band championships and more. The People's Palace is also a hive of activity with everything from themed murder mystery evenings to exhibitions.



VIEWS



LOCAL AMENITIES



CITY PROPERTY



TRAIN LINKS

We are delighted to bring to the market this stunning two-bedroom apartment. Set in the heart of one of Glasgow's finest and most stylish modern developments 'The Athlete's Village'. Given the second floor location, this impressive apartment benefits from some of the best views of the River Clyde anyone could ever ask for. For those who like to walk or cycle the

Cunnigar Loop is less than 100 yards away on the other side of the serene and tranquil river, all of which can be viewed from your very own balcony. The property is presented in immaculate decorative order throughout, leaving the new owners nothing to do, except move in and start enjoying the stunning views and the fantastic accommodation offered

by this highly aspirational apartment. The accommodation consists of a very spacious and immediately impressive open plan lounge/kitchen/diner with panoramic windows that flood the room with light and lead out beautifully to the decked balcony. The balcony is a real jewel in the crown of this apartment and you can be sure when you move in this will become a great place to start your day with a

breath of fresh air and a coffee before heading out for the day, or indeed when you return to enjoy a well-earned glass of wine and watch the sun go down over the bridge, you've arrived! The stylish kitchen area is bright and fresh and finished in neutral tones with an electric hob and oven, integrated fridge freezer, washing machine and dishwasher. It has been designed

for both style and functionality, and it's clear to see the open plan layout ensures the chef will never be far away from the party. This is the perfect apartment for entertaining family or a group of very special friends. There are two good sized bedrooms in this apartment, both with ample space for free-standing furniture. The master bedroom benefits from lots of natural light to greet you every morning, and an

excellent luxury en-suite awaits with a large standalone shower enclosure. Finally, the property is completed by the stylish bathroom which is very contemporary and is finished with a mains shower over the bath, ensuring an endless supply of instant hot water for long refreshing showers. The apartment is kept warm, comfortable and secure courtesy of

the double glazing, central heating and secure entry system, with a video phone and a lift service. Parking is adjacent to the apartment. Externally the surrounding area is perfect for walks or cycling and the city centre is a mere 10 minutes away. Early viewing is strongly advised for anyone seeking a highly aspirational and stylish place to call home, set

in one of Glasgow's best and most iconic modern developments. These apartments are a real triumph of design, architecture, and lifestyle for the 21st Century and we believe they are only going to get more desirable as time goes by.



Approximate Dimensions (Taken from the widest point)

Open Plan Living 5.80m (19') x 5.20m (17'1")  
 Balcony 5.20m (17'1") x 1.41m (4'7")  
 Bedroom 1 4.10m (13'5") x 3.40m (11'2")  
 Bedroom 2 4.10m (13'5") x 3.60m (11'10")  
 En-suite 2.40m (7'11") x 2.20m (7'3")

Bathroom 2.50m (8'2") x 2.40m (7'10")

Gross internal floor area (m<sup>2</sup>): 70m<sup>2</sup>  
 EPC Rating: B

Extras (Included in the sale): Furniture may be available by separate negotiation

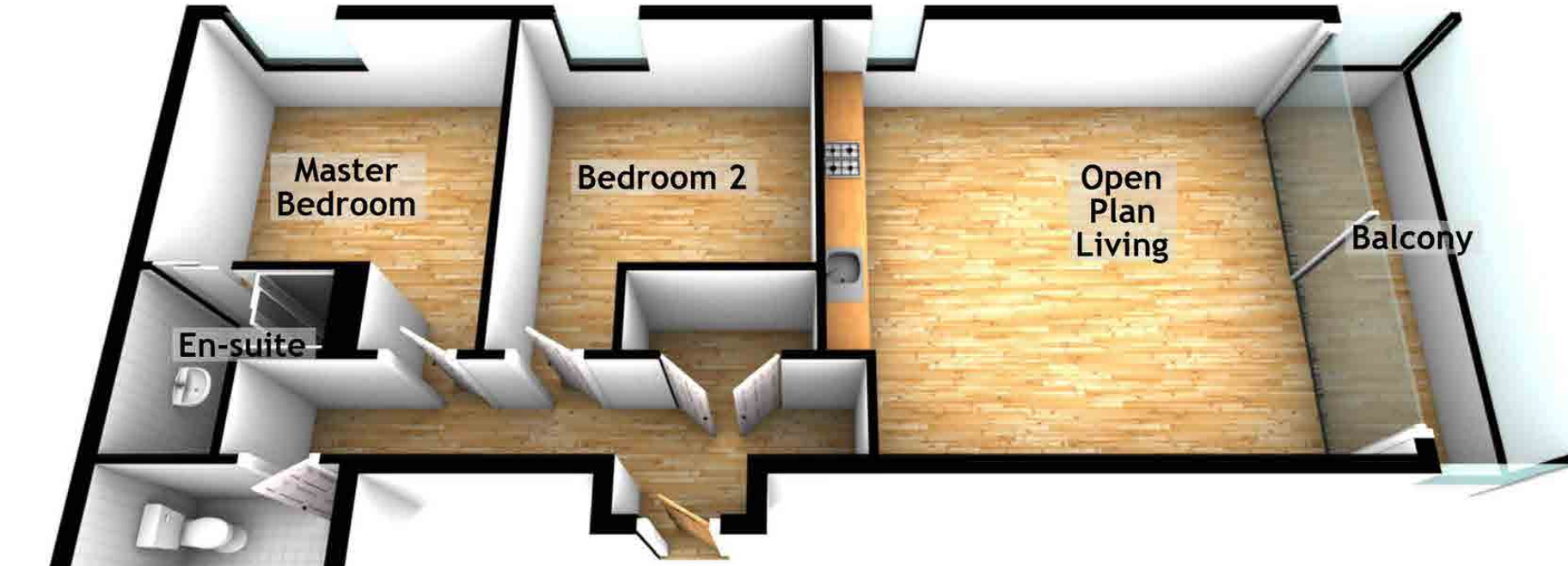
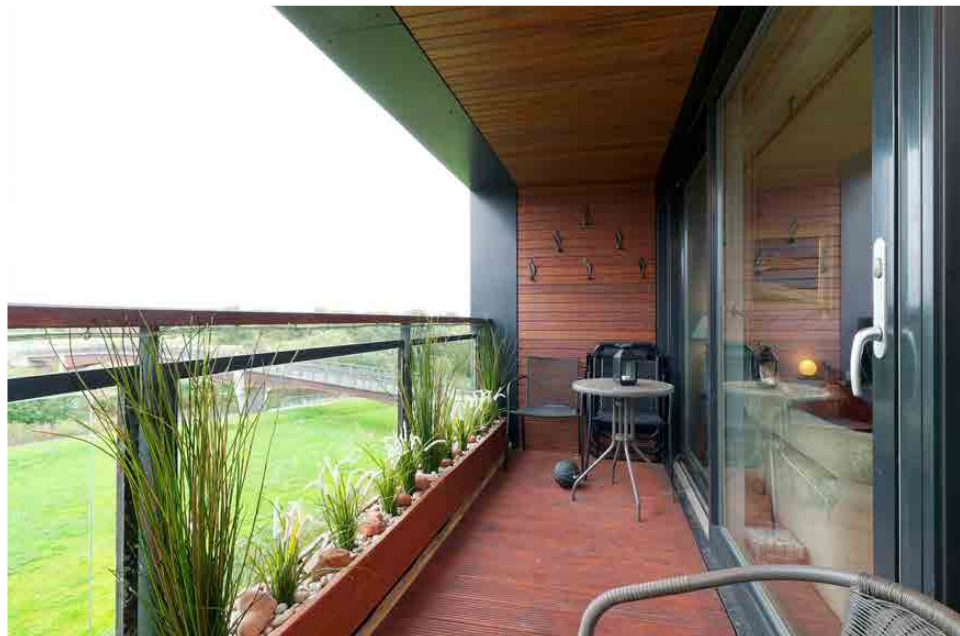


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