

# 24 Manchester Place

ATHLETE'S VILLAGE, GLASGOW, G40 3HQ



*Stunning one-bedroom ground floor garden apartment in the iconic 'Athletes Village'*



0141 404 5474



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



We are delighted to bring to the market this stunning one-bedroom apartment. Set in the heart of one of Glasgow's finest and most stylish modern developments 'The Athlete's Village'. Given the rarely available ground-floor position, 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 garden area.

# THE LOUNGE/KITCHEN



The property is presented in immaculate decorative order, 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 with panoramic windows that flood the room with light and lead out beautifully to the sun patio.



The stylish kitchen area is bright and fresh and finished in neutral tones with an electric hob and oven, brand new freestanding fridge freezer and dishwasher. It's 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. The washer-dryer is neatly tucked away in the utility cupboard. Some new items may be available separately including furniture if required.





# THE SUN PATIO



The outside space 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 double bedroom benefits from lots of natural light to greet you every morning along with excellent built-in mirrored wardrobes.

Finally, the property is completed by the stylish shower room which is very contemporary and is finished with a mains shower within a quadrant enclosure, ensuring an endless supply of hot water for long refreshing showers.

## THE BEDROOM



# THE SHOWER ROOM





The apartment is kept warm, comfortable and secure courtesy of the double glazing, central heating and secure entry system. 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.

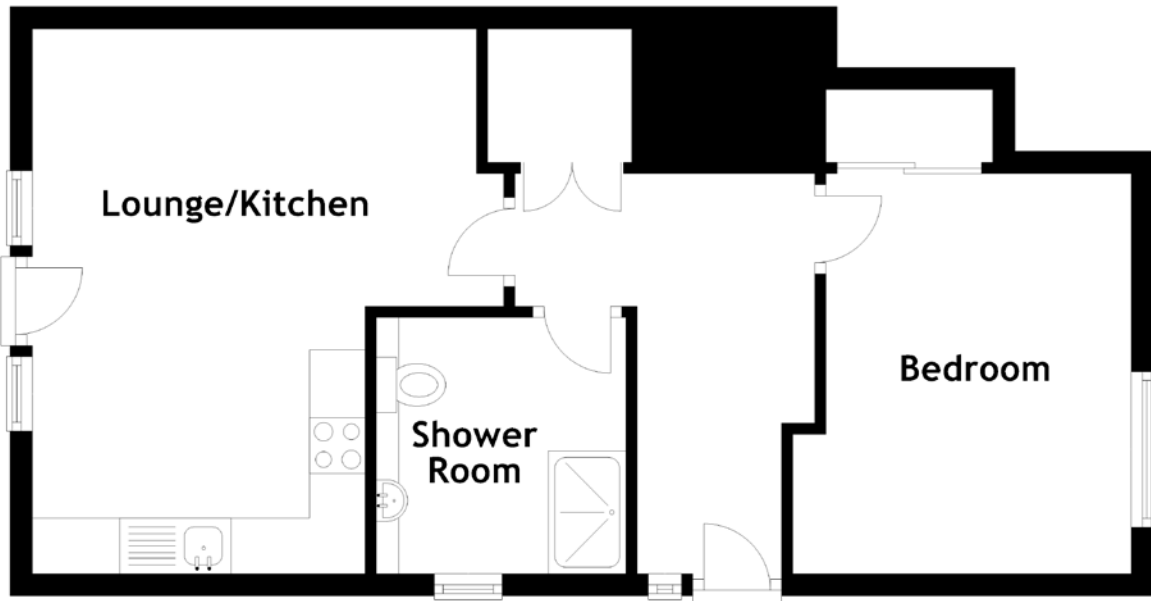
Early viewing is strongly advised for anyone seeking a highly aspirational and stylish place to call home, set in one of Glasgow's best and most iconic modern developments. These apartments are a real triumph of design, architecture, and lifestyle for the 21st Century and we believe they are only going to get more desirable as time goes by. The outside space is sure to be popular and affords the flat another level of sophistication and appeal that is certain to be popular with many prospective purchasers.

## THE REAR VIEW





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

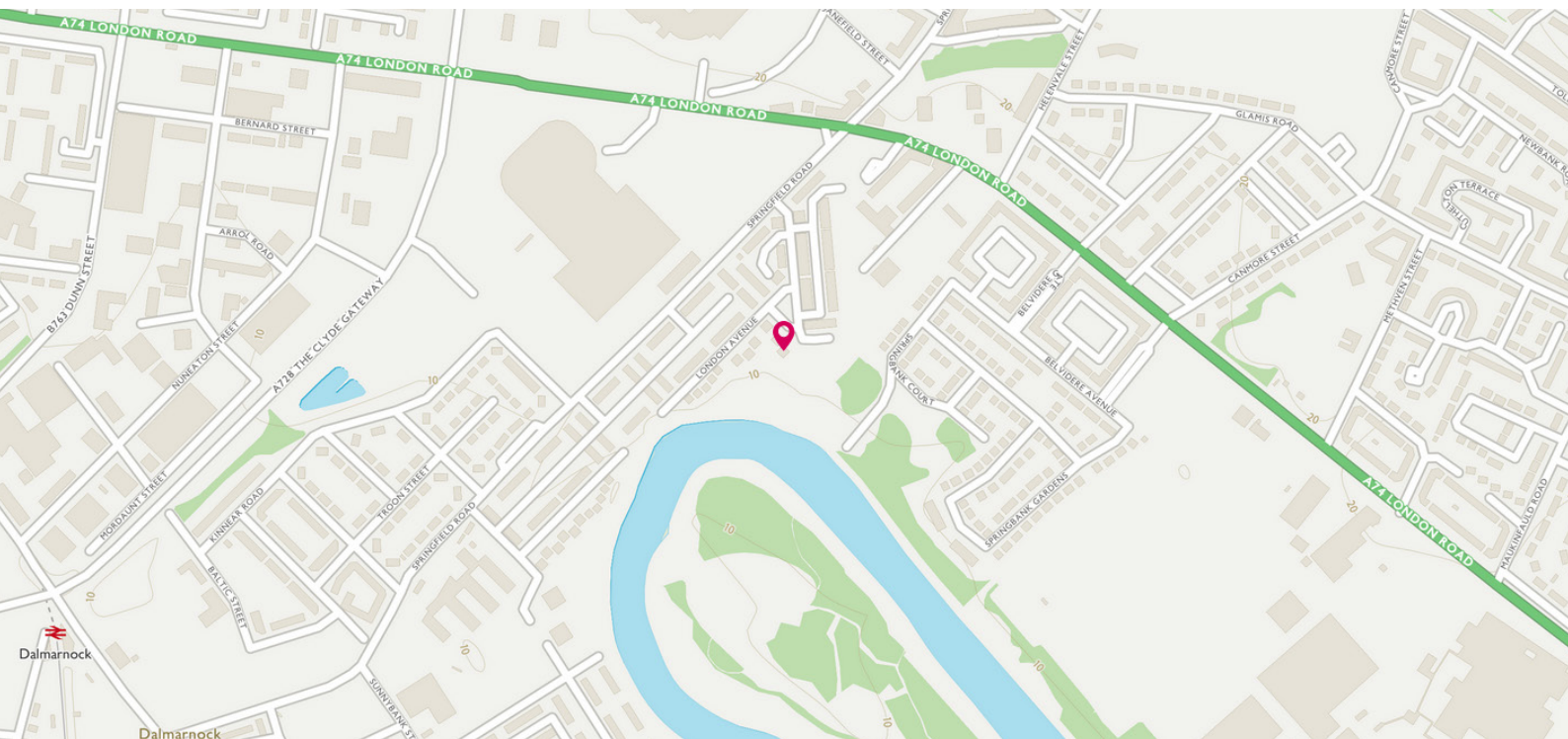
Lounge/Kitchen	4.90m (16'1") x 4.00m (13'1")
Bedroom	3.40m (11'2") x 3.05m (10')
Shower Room	2.30m (7'7") x 2.25m (7'5")

Gross internal floor area (m<sup>2</sup>): 42m<sup>2</sup>

EPC Rating: C

Extras (Included in the sale): The Factors are Lowther at circa £40 per month. The owner is willing to consider the separate sale of some brand new furniture and white goods items, which include a bed, recliner chair, two-seater settee, dishwasher and a fridge freezer. The specification includes solar panel technology, a Nuaire ventilation system and a community heating system.

Council Tax Band A





# THE LOCATION

The Athletes Village is a selection of beautiful properties where pride and property care is paramount. As you would expect the neighbourly spirit is very high and everyone seems to know each other. 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.



**McEwan Fraser Legal**  
Solicitors & Estate Agents

Tel. 0141 404 5474  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

**Part Exchange Available**



Text and description  
**KEN MEISAK**  
Area Sales Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

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