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The Athletes Village is a selection of beautiful properties that have been specially built and zoned as 'Buy-To-Live' only properties. They are not for rental, which is a major positive step for all residents and ensures 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.







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. Given the second floor location, this impressive apartment benefits from some great views and the nearby walks of the bridge and the Cuningar Loop are only two minutes away.

The surrounding landscape is truly stunning and has a really special appeal for people who like to keep fit and active with walking or cycling activities. This is where you can enjoy the banks of the River Clyde, as it slows down, turning back on itself, as it meanders its way through the metropolis that is the modern city of Glasgow.

The property is presented in immaculate decorative order, leaving the new owners nothing to do, except move in and start enjoying 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 balcony. The stylish kitchen area is finished in cream white units and is fitted with an electric hob, oven, integrated 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. The breakfast bar is a real boon on busy work mornings where time is precious. The washing machine is situated in the utility cupboard in the hallway outside the kitchen.

There is also a balcony, which makes the perfect place to relax with a glass of wine at the end of a hard day or just to

grab a coffee and a breath of the fresh air before you head out for the day.

There are two good sized bedrooms, 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 en-suite with a large standalone shower enclosure.

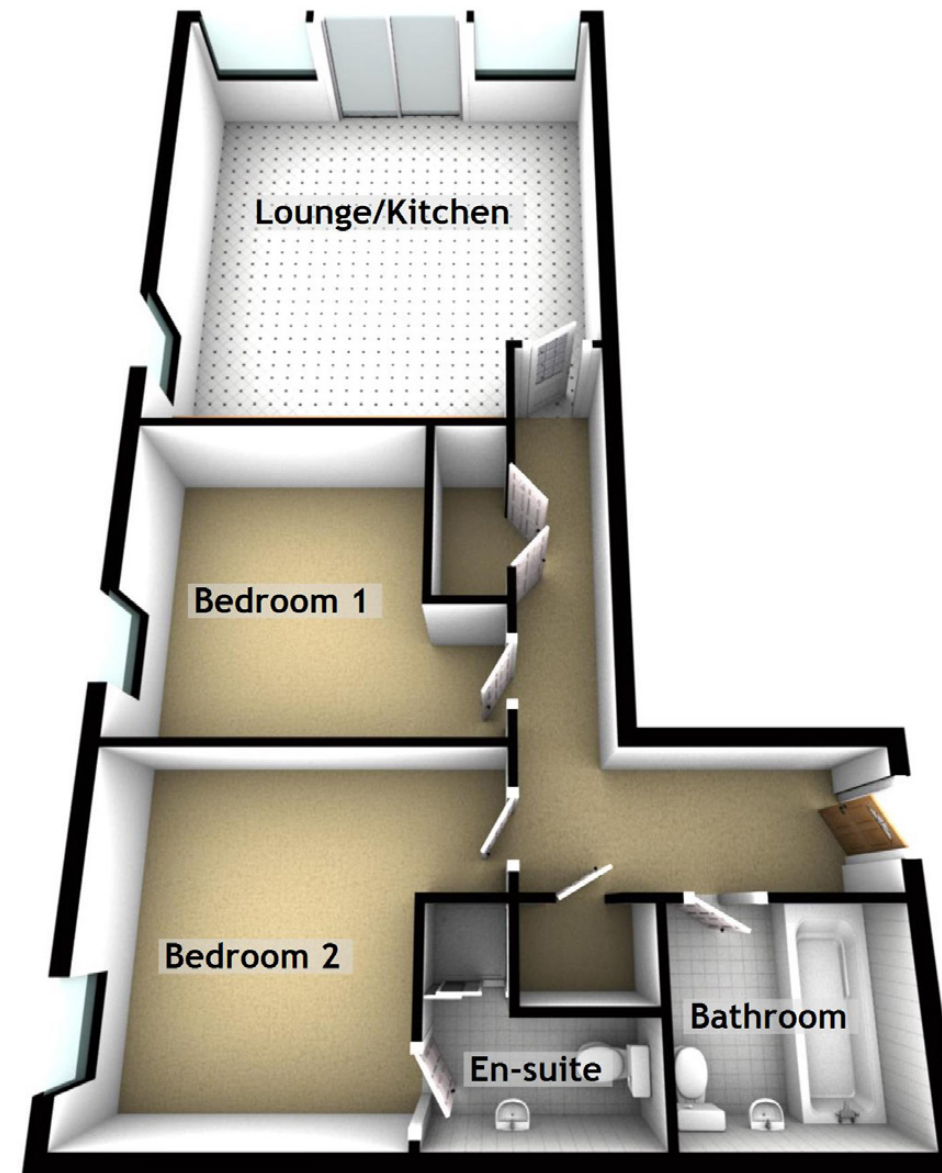
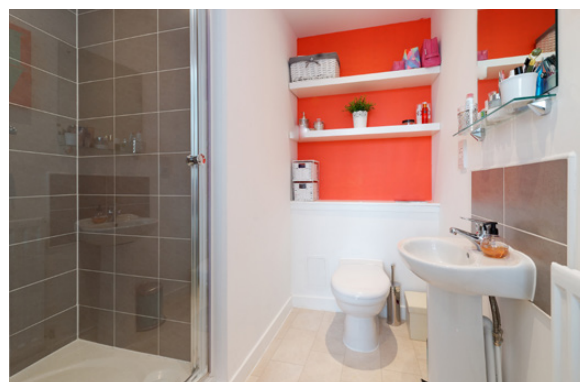
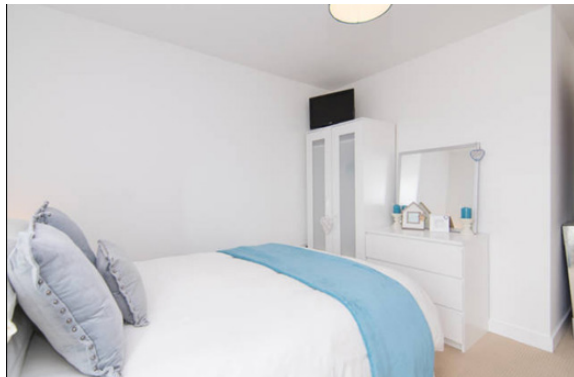
Finally, the property is completed by the stylish bathroom, which is very contemporary and is finished with a mains shower over the bath.

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.

For anyone looking for a very stylish apartment in one of Glasgow's best and most iconic developments, early viewing is strongly advised.





Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	5.80m (19') x 5.20m (17'1")
Bedroom 1	4.10m (13'5") x 3.50m (11'6")
Bedroom 2	4.10m (13'5") x 3.60m (11'10")
En-suite	2.40m (7'10") x 2.20m (7'3")
Bathroom	2.30m (7'6") x 2.10m (6'11")

Gross internal floor area (m<sup>2</sup>): 76m<sup>2</sup> | EPC Rating: B

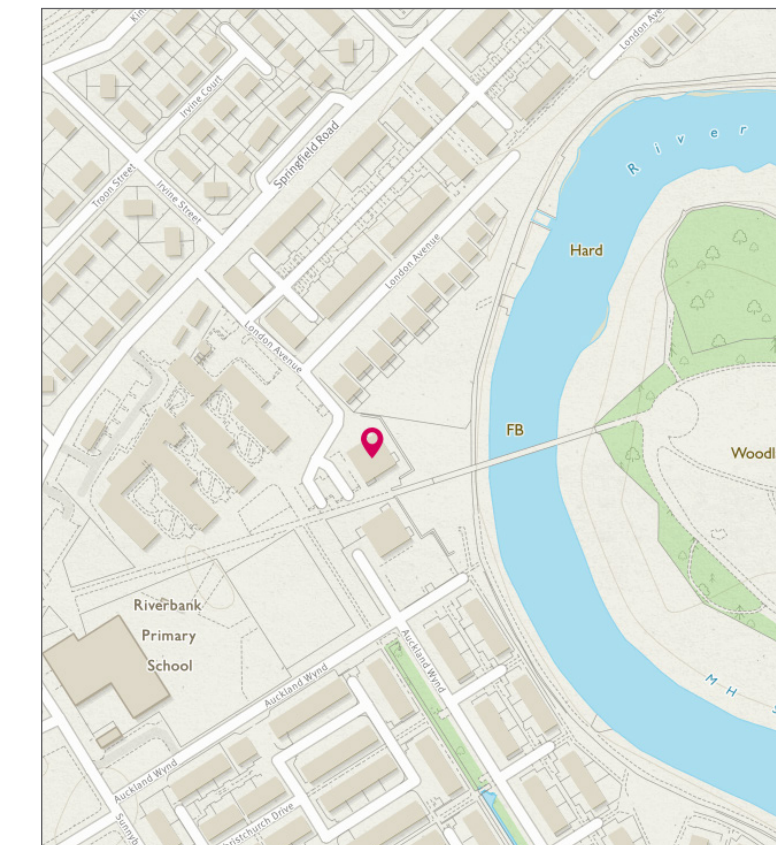


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