



RESIDENCE

83 Vancouver Walk, Glasgow, G40 4TP

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



Viewing by appointment with Residence Uddingston  
T: 01698 444222 | E: [uddingston@residencestateagents.co.uk](mailto:uddingston@residencestateagents.co.uk) | A: 61-63 Main Street, Uddingston, G71 7EP



RESIDENCE





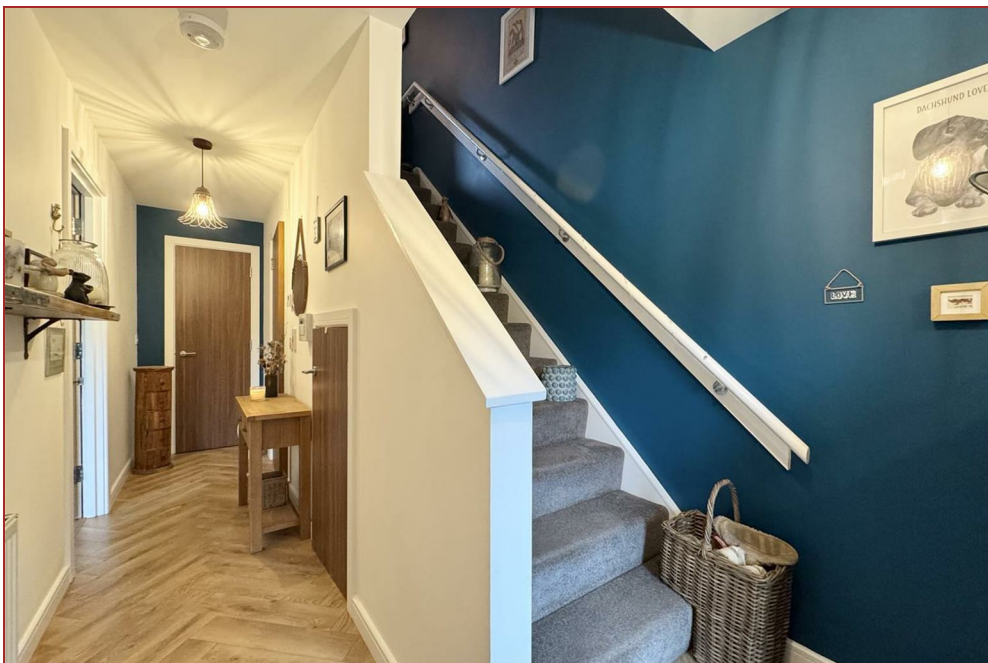
## 4 Bedrooms | 1 Public Rooms | 4 Bathrooms

Situated within the iconic and sought-after Athletes' Village development in Glasgow, this beautifully presented four-bedroom townhouse offers stylish, contemporary living across three spacious levels. Set in an enviable position with lovely open views to the front over the River Clyde, the property combines modern architectural design with practical family living. Upon entering, you're welcomed into a thoughtfully laid-out house with entrance hallway, open-plan lounge and kitchen area, flooded with natural light and finished to an exceptional standard. The centerpiece of this impressive space is a feature kitchen island, creating a perfect hub for family gatherings or entertaining guests, while the sleek kitchen units and integrated appliances provide both style and function.

The property offers four generously sized bedrooms, ideal for families or those working from home. With three modern shower rooms and an additional main bathroom, there is ample convenience for busy households. Each bathroom has been finished with contemporary fixtures and fittings, offering a clean and elegant feel throughout. The layout of the home has been designed with flexibility and comfort in mind, with well-proportioned rooms that cater to a variety of lifestyles.

Outside, the house is complemented by well-maintained gardens to both the front and rear, offering pleasant outdoor spaces for relaxation or play. The front garden enhances the kerb appeal of the home, while the rear garden is private and functional, with access to a private parking space, adding another level of convenience.

Located in one of Glasgow's most innovative and sustainable developments, the Athletes' Village offers a tranquil riverside setting with excellent transport links, schools, and amenities close at hand. This is a rare opportunity to acquire a stylish and spacious family home in a vibrant, award-winning community, with the added benefit of riverside views and a peaceful yet connected location.



1345.50 sq ft | EER = C





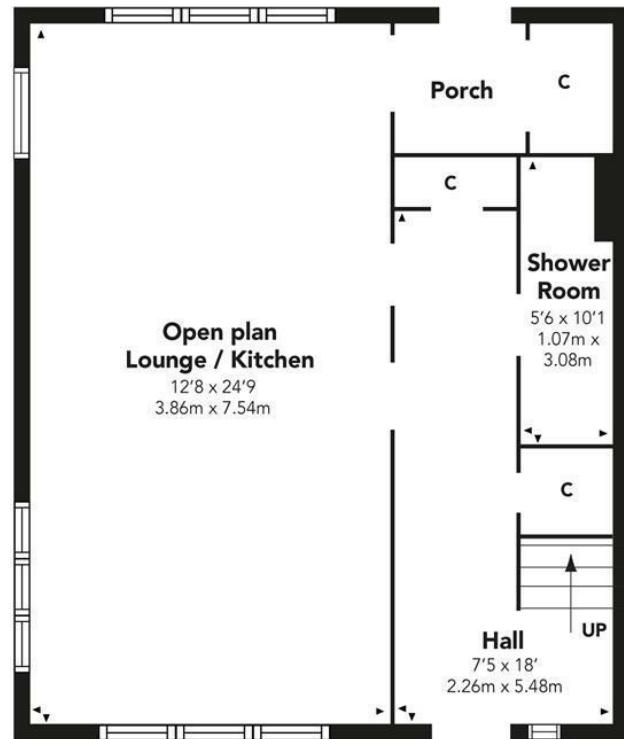
RESIDENCE



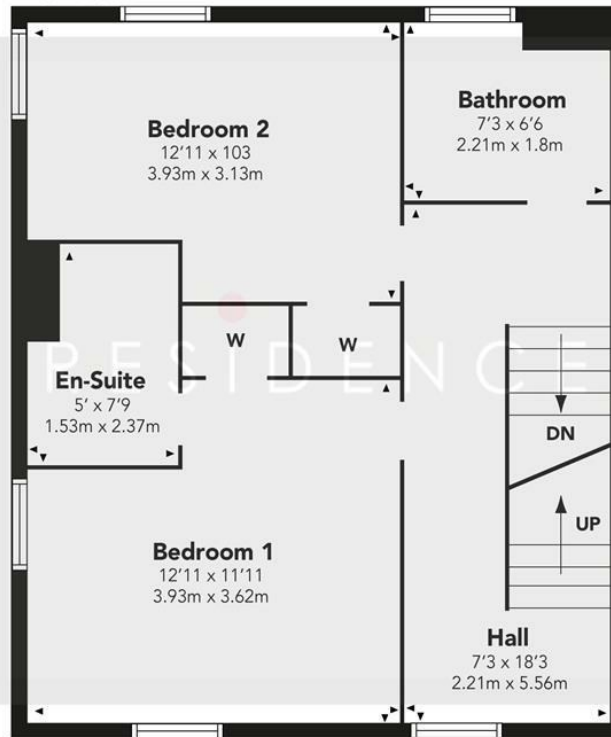


# Vancouver Walk

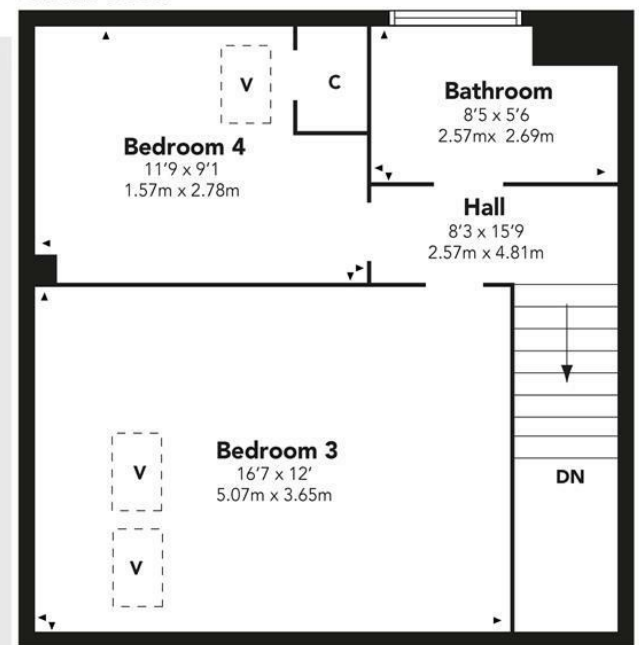
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.