



Auckland Wynd, Dalmarnock, Glasgow
Offers Over £209,995

Two Bedroom Terraced Villa | Freehold **SSTC**

Bohome Estate Agents proudly presents this stunning two-bedroom mid-terrace villa, situated within the highly sought-after Athletes Village development in Glasgow. Offering a modern and stylish living space, this property is perfect for first-time buyers, professionals, or those looking for contemporary city living.

Upon entering, you are welcomed by a bright and spacious reception hallway leading to the impressive open-plan lounge and kitchen area, designed to maximise space and natural light. Floor-to-ceiling windows flood the room with natural light, creating a bright and inviting living space. The kitchen has been finished to an exceptional standard, boasting integrated appliances including a dishwasher, electric oven and hob, a chrome cooker hood, marble-effect worktops, and stylish tiled splashbacks.

A utility room provides additional storage and space for a washing machine, while also offering direct access to the private rear garden. A large downstairs shower room completes the ground floor.

Upstairs, there are two well-proportioned double bedrooms, both featuring built-in storage and plush grey carpets. The stunning family bathroom is finished to the highest standard, featuring a luxury overhead rainfall shower, a glass screen, and sleek chrome finishes.

The property further benefits from a floored and lined attic space, with access provided via a fixed staircase with a vaulted ceiling, providing valuable additional storage or future use potential.

Externally, the home enjoys a private rear garden, landscaped with lawn and timber fencing, creating a low-maintenance outdoor space perfect for relaxation. A double Monoblock driveway provides off-street parking for two cars.

Location

Auckland Wynd is set within the highly desirable Athletes Village, offering a vibrant community feel with an array of local amenities, parks, and excellent transport links. Dalmarnock Train Station is just a short walk away, providing quick and convenient rail connections to Glasgow City Centre, Edinburgh, and surrounding areas, making this an ideal location for commuters.

The area boasts scenic riverside walks, cycling paths leading directly into Glasgow city centre, and fantastic recreational facilities such as the Emirates Arena and Sir Chris Hoy Velodrome, offering top-tier gym facilities and sports amenities. Glasgow Club Gorbals is also easily accessible, providing tennis and swimming facilities for fitness enthusiasts.

For those who enjoy the outdoors, Glasgow Green is just a short distance away, offering a variety of attractions, including a Hockey and Football Centre, The People's Palace, and the iconic Doulton Fountain.

For shopping and dining, The Forge Shopping Centre is minutes away, featuring a variety of retail stores, cafes, and restaurants. The property is well-connected with easy access to the M8 and M74 motorways, making it an ideal location for commuters travelling to Glasgow, Edinburgh, or beyond.

This exceptional home offers a rare opportunity to purchase in one of Glasgow’s most sought-after modern developments. Early viewing is highly recommended!

Call Bohome Estate Agents on 01698 440322 to arrange your viewing or free valuation today!

- Council Tax Band: B
- Tenure: Freehold
- Parking options: Driveway, Off Street
- Garden details: Private Garden, Rear Garden
- Electricity supply: Mains
- Heating: Communal
- Water supply: Mains
- Sewerage: Mains



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂)		