



RESIDENCE

40 Whitehill Street, Dennistoun, G31 2LR

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2 Bedrooms | 1 Public Room | 1 Bathroom

Situated on the second floor of a traditional blonde sandstone tenement in the heart of Dennistoun, this beautifully proportioned home retains a wealth of original period features while offering generous, versatile accommodation throughout.

The property is entered via large storm doors into an impressive and welcoming reception hallway, setting the tone for the scale and character found within. The bright bay-window lounge is a standout space, flooded with natural light and enhanced by a striking feature fire and surround, providing an elegant focal point ideal for both relaxing and entertaining.

There are two well-proportioned double bedrooms, each offering room for additional storage potential and flexibility for a range of living arrangements. To the rear, the spacious dining kitchen provides ample worktop and cupboard space, making it perfect for everyday family life or hosting guests. The kitchen is further complemented by a highly practical separate utility room, a rare and desirable addition within a traditional tenement.

Throughout the home, original features such as high ceilings, deep skirtings and period detailing enhance the sense of character and timeless appeal. The flat also benefits from access to a communal rear garden, offering a peaceful outdoor retreat.

Located in the ever-popular Dennistoun area, the property is ideally placed for a wide range of local amenities including independent cafés, bars, restaurants and shops along Alexandra Parade and Duke Street. Excellent transport links provide easy access to Glasgow City Centre, while nearby green spaces and leisure facilities further add to the appeal.

This charming tenement flat combines classic character, generous space and a prime location, making it an ideal home for a variety of buyers.



968.75 sq ft | EER = C

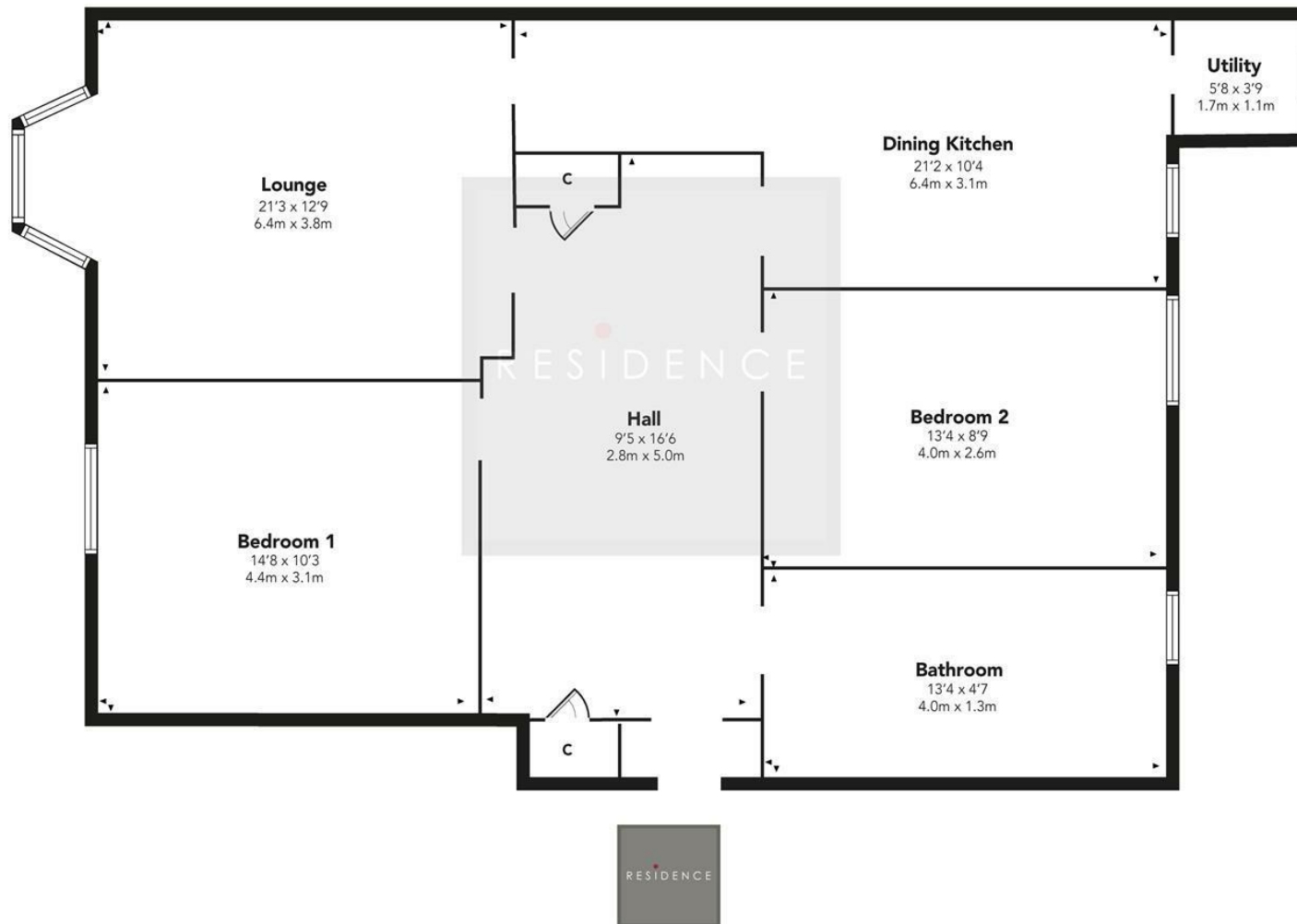


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Whitehill Street



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.